

# **GAINESVILLE AND HALL COUNTY COMPREHENSIVE PLAN**



## **INTERGOVERNMENTAL COORDINATION ELEMENT**

ADOPTED: JUNE 24, 2004

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## **7.0.0.0: INTERGOVERNMENTAL COORDINATION**

### **7.1.0.0: INVENTORY**

#### **7.1.1.0: INVENTORY OF AGENCIES AND JURISDICTION**

Decisions made by local jurisdictions, adjacent counties, the school system, service delivery agencies and independent development authorities can be influenced by the policies presented in the Comprehensive Plan, or can have their own policies that may conflict with the policies in the Comprehensive Plan. Throughout the planning process, the city and county pursued coordination with the surrounding jurisdictions and agencies. When available the decision documents, plans and policies of these entities were reviewed for impact and elements of influence on the Gainesville and Hall County Comprehensive Plan. The planning consultant and planning staff conducted a series of interviews with many of the agencies and local jurisdictions to help establish their positions and role in the plan. The following is an inventory of agencies and jurisdictions that will have an impact on the implementation of the Gainesville and Hall County Comprehensive Plan.

##### **7.1.1.1: Hall County and Local Jurisdictions**

The actions and decisions made by local jurisdictions dealing with land use annexation and development will have an impact on the City of Gainesville and Hall County. The following are the other local jurisdictions in Hall County. As their plans are amended and adopted, Hall County and Gainesville should try to take an active role to come to agreement in areas of conflict.

- Town of Clermont
- City of Flowery Branch
- Town of Gillsville
- City of Lula
- City of Oakwood
- City of Buford

##### **7.1.1.2: Surrounding Counties**

Development adjacent to the county boundary or projects of regional impact that occur in a surrounding county may impact the economy, transportation, and land demand in Hall County and Gainesville. The following counties share a border with Hall County.

- Lumpkin
- Dawson
- Forsyth
- Gwinnett
- Jackson
- Banks
- Habersham
- White
- Barrow

##### **7.1.1.3: Service Providers**

The policies and decisions of service providing or regulating agencies can either enhance or hinder the decisions of the city and county depending on the level of coordination and agreement. The following is a list of service providers who play an important role in Gainesville and Hall County.

- School Boards
- Fire and Safety Providers
- Detention and Jail Services
- Communication Providers
- Community Facilities Providers
- The Development Council Authority
- The Economic Development Council
- Inspection Service Providers
- City and County Public Administration
- Recreation Boards

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- Oakwood and Flowery Branch Wastewater
- Lanier Technology and Wastewater Authority
- South Hall Sewer Service District
- Lake Lanier Islands Development Authority
- Georgia Department of Transportation
- Metropolitan North Georgia Water Planning District

### **7.1.2.0: INTERGOVERNMENTAL AGREEMENTS**

The following inventory of major intergovernmental agreements lists the agencies and governments involved in the agreement as well as the purpose of the agreement. Additional intergovernmental coordination is presented in the Service Delivery Strategy (House Bill 489), which was recently updated. Unless specified otherwise, the primary coordination for these activities take place through the County Administrator's and City Manager's offices. Many of the issues of coordination for service delivery are addressed in the Community Facilities Element of this Plan. The implementation section of this element includes other options to enhance the ability of Gainesville and Hall County to successfully implement the Comprehensive Plan. The individual issue elements contain additional options for successful coordination and are referenced in the assessment section of this element. Some of these agreements apply to the city and county and others only to the county or city.

#### **7.1.2.1: Agreements including both the city and county**

##### **7.1.2.1.A: WASTEWATER MANAGEMENT – SOUTH HALL SEWER SERVICE DISTRICT, 2001**

The Wastewater Management-South Hall Sewer Service District was established in an intergovernmental agreement between Hall County and the cities of Gainesville, Oakwood, and Flowery Branch. Upon being approved to provide sewer services, Oakwood and Flowery Branch will create a Joint Authority known as the Lanier Technology and Wastewater Development Authority, which would provide the sewer services and related infrastructure in the Oakwood/Flowery Branch Sewer Service District. This agreement will impact the ability to provide necessary sewer service to the recommended residential densities in the South Hall area.

##### **7.1.2.1.B: GREENSPACE PROGRAM- CITY OF GAINESVILLE AND HALL COUNTY, 2001**

Intergovernmental Agreement between the City of Gainesville and Hall County entered into in March 2001 and amended in 2002. The respective governments agreed to work in partnership for as long as the State of Georgia continues to fund the Greenspace Program.

Hall County received \$638,450 in FY 2002 and \$735,222 in FY 2001 from the Georgia DNR. There were no funds forthcoming in 2003 and no new funds are anticipated from the state in the foreseeable future. These state Greenspace funds were always understood to be "seed funds" to assist the local government in beginning its own program funding.

On November 6, 2001, Hall County asked a non-binding referendum question to ascertain if voters were in favor of a 0.5 mill addition to property taxes for funding the acquisition of parks and greenspace. The public did not support this question. Since that time, there has been no effort to generate an independent and sustainable funding stream for the Hall County Greenspace Program. There are approximately \$150,000 in unencumbered funds left in the Hall County Greenspace Program.

Hall County has an adopted Parks Facility Master Plan from 1999 and is currently in the process of developing an update to that plan. The City of Gainesville is also in the process of updating their park master plan entitled Vision 2014.

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**7.1.2.1C: AUTOMATIC AID FOR FIRE SERVICES – HALL COUNTY AND GAINESVILLE, 1997**

Both Gainesville and Hall County maintain and staff a fire department for the suppression, protection, and prevention from fire, and medical emergency. Gainesville and Hall County have determined that it is to the advantage and benefit of both parties to render supplemental fire suppression and limited emergency medical services to the other jurisdiction, in the event of a fire or medical emergency, and to take part in joint training exercises.

**7.1.2.1D: CENTRAL COMMUNICATIONS – HALL COUNTY AND GAINESVILLE, 1997**

This agreement provided for the consolidation of communication facilities. The City of Gainesville and Hall County recognize the cost savings that result from the elimination of certain overhead costs associated with the operation of two separately staffed communication centers. The agreement called for the county to have responsibility for the radio communications and the incoming emergency (911) and non-emergency telephone calls 24 hours a day, 365 days a year and fall under the organizational command of the Hall County Central Communications Director and staff who shall have sole responsibility for the structure, function, and operation of the Communications Center.

**7.1.2.1E: COMMUNITY SERVICES – HALL COUNTY AND GAINESVILLE, 2001**

The City of Gainesville and Hall County entered into an agreement to provide Community Services. The original ratios established to fund each program are:

Home Based Family Support is funded 48% by the City of Gainesville and 52% by Hall County

Hall Area Transit (HAT) is funded 62% by the City of Gainesville and 38% by Hall County.

Senior Programs (Senior Adult Services, Senior Center, and Meals on Wheels) is funded 44% by the City of Gainesville and 56 % by Hall County.

Personal and Family Guidance Services (PFGS) is funded 11% by the city of Gainesville and 89% by Hall County.

**7.1.2.1F: CORRECTIONAL OFFICERS – HALL COUNTY AND GAINESVILLE, 1998**

This agreement sets forth operation, funding, and administration of Corrections Officers. The agreement is intended to avoid duplication of services where the same level of services may be provided to the citizens of both entities for the same or at lesser costs. The joint agreement is to provide the use of inmate crews and Correction Officers to help serve the citizens of Hall County and Gainesville in a more efficient manner.

**7.1.2.1H: FIBER CONNECTION – HALL COUNTY AND GAINESVILLE, 2002**

The City of Gainesville offers this agreement to supply a fiber connection between a city computer room and the Hall County Detention Center (HCDC) for the purpose of extending the Hall County data network. This provides Hall County with a 100mb capable fiber network connection to that building.

**7.1.2.1I: DEVELOPMENT COUNCIL AUTHORITY - HALL COUNTY AND GAINESVILLE, 1997**

This Development Council Authority was established to encourage, promote and develop locations for the expansion of industrial distribution and wholesale facilities to provide more job opportunities and relieve unemployment in the county and to otherwise support and expand the economy of the county and the acquisition of the Oakbrook Industrial Park.

**7.1.2.1J: ECONOMIC DEVELOPMENT COUNCIL – HALL COUNTY AND GAINESVILLE, 1997**

The Economic Development Council (EDC) was established and functions to provide support to attract and recruit new business and industry to Gainesville-Hall County. The primary goals of the EDC are to: Provide support to our existing business and industry for both expansion and growth

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opportunities; market the community through the distribution of information concerning Gainesville and Hall County; and encourage broad-based support from the community toward quality economic growth and development.

**7.1.2.IK: INSPECTION SERVICES – HALL COUNTY AND GAINESVILLE, 2001**

The City of Gainesville and Hall County have an agreement to provide Building Inspection Services. Gainesville and Hall County agree that the ratio of funding will be based upon information collected during the calendar year and will be reviewed on an annual basis each January for use as a funding index during the following fiscal year.

**7.1.2.IL: GOVERNMENT ACCESS CABLE CHANNEL – HALL COUNTY AND GAINESVILLE, 1997**

*Intermedia*, through franchise negotiation, has agreed to provide a channel to the Gainesville/Hall County for government and education purposes, known as the Gainesville-Hall County Government/Education access Channel. Funding for the channel is provided on a shared 50%/50% basis for normal operations. The channel offers an opportunity for the local government to notify the public of events related to the Comprehensive Plan.

**7.1.2.IM: JAIL SERVICES – HALL COUNTY AND GAINESVILLE, 2001**

The City of Gainesville and Hall County entered into an agreement to consolidate detention facilities. The impetuses for the agreement are cost savings as the result of the consolidation of prisoner functions and the elimination of certain overhead costs associated with the operation of two separate facilities.

**7.1.2.IN: JOINT ADMINISTRATION BUILDING – HALL COUNTY AND GAINESVILLE, 2001**

The City of Gainesville and Hall County have an agreement to share building space in the Joint Administration Building. The original agreement was consummated in 1977. The agreement was developed to minimize cost and maximize the use of the facility. Additional benefits include shared information and ability for close collaboration between city and county staff in various departments.

**7.1.2.IO: SOCCER COMPLEX – HALL COUNTY AND GAINESVILLE, 2001**

The City of Gainesville and Hall County desire to enter into an agreement to provide operational services at the Soccer Complex. The Soccer Complex is a recreational facility serving the needs of the City of Gainesville and Hall County residents. A funding ratio will be based upon information collected during the calendar year and reviewed on an annual basis. This agreement applies to the shared recreation facilities, which has an impact on Park and Recreation planning and land use.

**7.1.2.IP: Unified Water System – HALL COUNTY AND GAINESVILLE, 1998**

The City of Gainesville and Hall County signed an Accord pledging to form an operationally unified water system to serve the citizens and businesses of Hall County in the most cost effective and expedient manner. The agreement is to provide permitting and construction inspection services for future development within both districts in the most operationally efficient manner. Obviously, this agreement impacts the availability of water service in the unincorporated sections of Hall County and affects the developability of the land with uses that require water service.

**7.1.2.IQ: WASTEWATER TREATMENT FACILITY – HALL COUNTY AND GAINESVILLE, 2001**

The city, county and the Gainesville-Hall County Development Authority have an agreement for the construction in multiple stages of a wastewater treatment facility with a total capacity of approximately 750,000 to 1,000,000 gallons of effluent per day, of which approximately 300,000 gallons per day. The city and county are reviewing and considering the findings of the North Georgia Metropolitan Water Planning District. Additional information on wastewater treatment can be found in the Community Facilities Element of this plan.

**7.1.2.IR: LLOC CLARKS BRIDGE**

The United State Army Corps of Engineers has entered into a joint lease agreement with the City of Gainesville and Hall County for a twenty-five (25) year lease for various sites located on Lake Lanier providing for pre-Olympic, Olympic, and post-Olympic activities upon the site.

**7.1.2.IS: ENGINEERING**

The Office of Engineering of Hall County provides developmental and administrative services to all areas of the county. The Engineering Office serves to aid in the development and implementation of all commercial and large-scale residential initiatives to include site preparation, grading, and road infrastructure improvements. Funding for this organization is largely provided by the Hall County general fund. Additional funding is available through the Georgia Department of Transportation on a qualifying project basis.

The City of Gainesville Public Works Department's Engineering Division, which is responsible for all related engineering activities, includes street and drainage infrastructure improvements, as well as commercial site development review and sediment and erosion control inspection and enforcement. This division is solely funded by the city's general fund with some funding from Georgia Department of Transportation.

Additionally, the City of Gainesville maintains a traffic-engineering component that assesses traffic issues and develops improvements to enhance traffic flow and reduce the likelihood of injury or loss of life. This department also plans and manages traffic flow for the efficient, effective movement of people throughout the community.

**7.1.2.IT: GAINESVILLE HALL COUNTY MPO**

On February 25, 2003, Georgia's Governor designated the Hall County Planning Department as the MPO for the Gainesville-Hall County Transportation Study (GHTS). The newly designated GHTS metropolitan planning process is expected to establish a cooperative, continuous, and comprehensive framework for making transportation investment decisions.

The GHTS process was launched on January 9, 2004. The MPO's Committees met and adopted the MPO Bylaws and held their first official meeting. The MPO has a schedule established for their transportation planning work program. Generally, the MPO is required to develop a short- range transportation improvement program (TIP) based on a long-range transportation plan. Development of the plans follows a federally prescribed transportation planning process.

**7.1.2.IU: APPALACHIAN REGIONAL COMMISSION**

Gainesville and Hall County are within the jurisdiction of the Appalachian Regional Commission, which has five goals as part of its strategic plan:

1. Developing a knowledgeable and skilled population.
2. Strengthening the Region's physical infrastructure.
3. Building local and regional capacity.
4. Creating a dynamic economic base.
5. Fostering healthy people.

The Appalachian Regional Commission funds a variety of programs in support of these goals.

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**7.1.2.2: Agreements including the county and other agencies or jurisdictions (excluding Gainesville)**

**7.1.2.2A: SCHOOLS-HALL COUNTY COMMISSION AND HALL COUNTY SCHOOLS**

The Hall County Commission has met with Hall County Schools in the past to discuss relevant issues, however there is no formal or regular meetings of these entities. The Hall County Planning Department notifies the Hall County Schools Administrator of County Commission hearings and provides him with development applications and materials when they are originally submitted. Hall County Schools have the opportunity to provide comment if desired.

**7.1.2.2B: JAIL SERVICES – HALL COUNTY AND CITY OF OAKWOOD, 1996**

The City of Oakwood and Hall County entered into an agreement in 1996 for the county to provide detention services.

**7.1.2.2C: JAIL SERVICES – HALL COUNTY AND CITY OF FLOWERY BRANCH, 1997**

The City of Flowery Branch and Hall County entered into an agreement in 1997 for the county to provide detention services.

**7.1.2.2D: OAKWOOD AND FLOWERY BRANCH WASTEWATER – HALL COUNTY AND OAKWOOD, AND FLOWERY, 1995**

Hall County, Oakwood, and Flowery Branch agreed to establish a wastewater service facility in a manner such that their respective constituents will be represented in the development, management, operation, ownership and rate setting activities of such wastewater facility. The governments entered into the agreement for the specific purpose of developing, designing, constructing, maintaining and operating a new waste water treatment facility and related infrastructure (but not including trunk sewer line or lines, unless said line or lines is included by agreement of the parties).

**7.1.2.2E: EMERGENCY SERVICES – LULA – HALL COUNTY AND LULA, 1994**

The City of Lula and Hall County entered into an agreement in which Hall County will provide law enforcement services within the city boundaries of Lula. The county also provides Fire and Emergency Service to the City of Lula. Growth in and around Lula will have an impact on the provision of Fire and Emergency Services.

**7.1.2.3: Agreements including Gainesville and other agencies or jurisdictions (excluding Hall County)**

**7.1.2.3A: LAKE LANIER ISLANDS DEVELOPMENT AUTHORITY**

The City of Gainesville and the Lake Lanier Islands Development Authority have an agreement to implement the Longwood Cove and Creek Watershed Aquatic Habitat Restoration Plan. The plan provides for the removal of excess sediment from the cove, reshaping of the cove, establishment of a three-tiered wetland habitat, reduce or prevent siltation, improvement of the quality of water in runoff before it enters Lake Lanier, improvement to the health of the environment for wildlife, enhancement of the appearance of the cove, and provision of improvements to and facilities for Longwood Park.

There is an additional agreement between the City of Gainesville and the Lake Lanier Islands Development Authority. The purpose of the agreement is to enhance the rowing venue at Clark's Bridge Park for a new restroom, facilities, parking, landscaping, and dock improvements.

The implication of these agreements impact the environmental quality of Longwood Cove and Creek Watershed Aquatic Habitat and enhance a recreational resource that can improve the economy by being a stronger tourism draw that may increase the activity at the Clark's Bridge Park.

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**7.1.2.3B: SCHOOLS –CITY OF GAINESVILLE AND GAINESVILLE CITY SCHOOLS**

The Gainesville City Council and the Gainesville City School Board meet once a quarter to discuss growth related issues including annexations. The meetings are intended to foster better communication between the City Council and the School Board, however, there is no formal agreement to meet. The Gainesville Planning Department provides Gainesville City Schools with an expanded agenda (which includes the application and related materials) about three weeks prior to the Planning and Appeals Board meeting seeking comment. The Gainesville Planning Department will include comments made by the School Board, if applicable into the staff report.

**7.1.3.0: STATE MANDATED PROGRAMS**

**7.1.3.1: NPDES Phase II**

In 2004, at the time of development of this plan Gainesville and Hall County were in the process of permit acquisition under Phase II of the NPDES. The NOI had been filed twice with GaEPA and GaEPD issued a list of comments to Hall County, City of Gainesville, City of Oakwood and City of Flowery Branch twice. Therefore, items in the NOI were still being revised. The program must be fully implemented by 2006.

**7.1.3.2: Service Delivery Strategy (House Bill 489)**

An updated Service Delivery Strategy for Hall County and its Cities was adopted during the period of May 27-June 1, 2004. During the time that the Service Delivery Strategy was being developed, the provision of all services was reviewed, and specific attention was given to updating information regarding tax equity, wastewater treatment service areas and land use dispute resolution.

Agreed upon service areas for water and wastewater utilities have been incorporated in this Plan. The City of Gainesville Public Utilities Department functions as the operating entity for water and wastewater service in unincorporated Hall County, and internally coordinates with County departments as part of its planning process. The Public Utilities Department also secures permits from all jurisdictions prior to construction of facilities within another jurisdiction.

Prior to final adoption, several minor modifications to the Hall County Future Land Use plan were agreed upon to assure compatibility, which are also incorporated in this document. A revised land use dispute resolution process, fine tuning the one currently in effect, was also adopted, however it will be superceded by the provisions of House Bill 709 on July 1, 2004.

**7.1.3.3: The Governor’s Greenspace Program**

In 2004 at the time of preparation of this plan no funding was available from the state thought the Governor’s Greenspace Program due to budget cuts. Hall County and Gainesville were past recipients of funding and continue to maintain updated parks and openspace plans.

**7.1.3.4: Coastal Management Program**

Hall County and Gainesville are not part of one of the eleven coastal counties in Georgia, therefore this program does not apply.

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**7.1.3.5: Water Supply and Water Quality Protection**

Both the Chattahoochee River Basin and Oconee River Basin are located in Hall County and are impacted by development and conservation efforts in Gainesville and Hall County. Gainesville and Hall County have worked to conform to the requirements of the Environmental Protection Division for water supply and water quality protection. The city and county have adopted adequate development setbacks from all streams and rivers in the jurisdictions to protect the quality of water in the watersheds within the communities. Additional efforts undertaken in the county include the identification and protection of groundwater recharge areas and the Oconee Watershed Protection Overlay that limits development to 25% land coverage within the area. The North Georgia Metropolitan Water Planning District program was consulted on a variety of issues to assure proper provision and protection of water resources. Additional information on Water Supply and Quality Protection are included in the Natural and Cultural Resources Element, the Community Facilities and Service Element, and the Land Use Element.

**7.1.3.6: Transportation**

Transportation issues are addressed in the Transportation Element of this plan.

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## **7.2.0.0: ASSESSMENT**

### **7.2.1.0: LAND USE CONFLICTS AT JURISDICTIONAL BORDERS & THROUGH ANNEXATION**

In 1998, Hall County and its municipalities adopted the Hall County Land Use Dispute Resolution Agreement. This agreement includes a process used to resolve disputes regarding a proposed land use classification for areas to be annexed into a city within Hall County.

#### **7.2.1.1: Gainesville and Hall County**

Through the joint planning process of the city and county in this plan, the land uses in most areas of future annexation by the city have been agreed to by both jurisdictions. Over the years, voluntary annexation of land into the City of Gainesville has created small pockets of county land that are surrounded by or significantly influenced by lands within the city limits. While this situation can happen along any boundary, city and unincorporated areas are particularly intermingled along the southern and western edges of Gainesville. Because of the potential for infill and redevelopment, and fine grain of uses in many of these areas, well-conceived projects may be proposed for annexation that are not in specific conformance with the land use designation for that area. In order to protect the interests of area residents and landowners, while allowing for some flexibility in such situations, specific policies in the Land Use Element are offered to help manage such requests.

The City of Gainesville and Hall County have pursued their Comprehensive Plans in a joint effort in attempts to reduce land use conflicts at the jurisdictional borders. With the adoption of this plan, the city and county will have adopted land use plans that use the same land use definitions and identify the same land use for the areas surrounding the current boundary of the city. Aside from service delivery agreements related to House Bill 489, the City of Gainesville and Hall County do not have a formal agreed upon growth boundary for the city or an annexation agreement. Many of the Goals and Objectives presented in the Land Use Element are specific to the concerns of coordinated and efficient growth, which will require the city and county to work together to achieve the Community Vision as stated in Section 6.3.1.1. of this plan.

#### **7.2.1.3: Hall County and Local Jurisdictions**

Land use conflicts and annexation issues with the other jurisdictions in Hall County have typically been dealt with on an individual basis under the Georgia State legislation regarding annexation. One of the many goals of the update to the Hall County Comprehensive Plan was to improve the awareness of land use goals between the county and the local jurisdictions. The Hall County and Gainesville Land Use Plans were distributed in draft form to all of the local jurisdictions for comment. None of the local jurisdictions responded with conflicts to local plans in the review process.

#### **7.2.1.4: Hall County and Surrounding Counties**

Hall County is located on the southern boundary of the Georgia Mountains RDC Area. All plans for communities within the GMRDC are reviewed by the Georgia Mountain Regional Development Center for Regional Planning issues and coordination. However, Hall County is adjacent to the area overseen by the Northeast Georgia RDC and the Atlanta Regional Commission, where much of the regional influence for Hall County is located. These RDCs coordinate with Hall County through the Development of Regional Impact (DRI) process, and often seek County input into policy documents that could potentially affect the County. Hall County has local jurisdictions that are located partially in these other RDC areas and development growing from Gwinnett County is already spreading into the southern regions of Hall County. Knowledge and coordination with efforts in these other regions would be beneficial to Hall County and its local municipalities.

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## **7.2.2.0: AVAILABLE INFORMATION & COMMUNICATION**

### **7.2.2.1: Local Jurisdictions**

While access to information from the local jurisdictions has not typically been problematic, there is no standard policy for exchange of information on development issues. Often information is exchanged through a good faith effort from the planning departments or elected officials. There have been no significant conflicts detected in the way local jurisdictions gather or disseminate data and information for use on a more county-wide basis. Opportunities to jointly create information and service databases, geographic information systems, or service delivery strategies would be wisely pursued. The channels of communication are open but improvements would be welcomed.

### **7.2.2.2: Agencies and Boards**

The coordination and relationship between the agencies and boards that the city and county maintain regular contact or agreements with have proven to be efficient and mutually beneficial. Additional relationships with improved sharing of information would be advantageous.

### **7.2.3.0: SERVICE PROVISION**

The city and county have achieved a high level of service provision coordination. The House Bill 489 Service Delivery Strategy established a strong foundation for service provision in the city and county. The assessment for most of the services addressed in this agreement is that services are being provided effectively and efficiently without overlapping or duplication of services. In the rare case were it was not agreed that services were equitably being provided, additional review and analysis of the service was pursued. Services identified for additional study included: Engineering, Jail/Detention, Law Enforcement, Public Transit, Road Maintenance, Sewage Collection and Treatment, and Water Transmission and Treatment.

A DMG-Maximus Study further analyzed these elements of service provision. The Study provided in-depth information regarding tax equity and service delivery to assist in meeting the guidelines of House Bill 489. The report covered and identified individual services and selected functional areas within selected service areas. The recommendations of the report apply not only to the county, but also to all municipalities, which provide services. The implementation of the report's recommendations will be phased in over two five-year phases beginning in fiscal year 2001. The tax equity portion of the study was recently updated by the Carl Vinson Institute of Government, and incorporated into the Service Delivery Strategy adopted in June of 2004.

### **7.2.4.0: COORDINATION RELATED TO THE PLAN IMPLEMENTATION**

Gainesville and Hall County operate in a system with many autonomous entities that are able to make decisions that impact the implementation of the city and county's plan. Best efforts have been pursued to coordinate planning issues where possible. Population forecasts from the North Georgia Metropolitan Planning District were reviewed at the onset of the planning process and projections of capacity of the recommended plan will be available for public use as part of this plan. Services such as police, and fire protection, which increase as population and employment grow, will be provided with anticipated capacity figure through this plan. The extensive analysis and inventory contained in the multiple elements of this plan are intended to not only guide the decisions of the city and county, but also to serve as a point of reference for other agencies and jurisdictions not included in the plan. Because of the coordinated nature of this plan many of the policies and implementation recommendations for each element of the plan are included in the individual element's Goals and Implementation sections. The reference to these goals, policies, and implementation strategies is provided below.

1. Intergovernmental policies related to the effective implementation of the Economic Development Goals and Objectives are incorporated in the Economic Development Element of this Plan. (see section 2.3.0.0: Economic Development Goals and Implementation)
2. Intergovernmental policies related to the effective implementation of the Housing Goals and Objectives are incorporated in the Housing Element of this Plan. (see section 3.3.0.0: Housing Goals and Implementation)
3. Intergovernmental policies related to the implementation of the Natural and Cultural Resources Plan have been incorporated in the Natural and Cultural Resources Element of this Plan. (See section 4.3.0.0: Natural and Cultural Resources Implementation)
4. Intergovernmental policies related to the implementation of Service Provision have been incorporated in the Community Facilities Element of this Plan. (See section 5.3.0.0: Community Facilities Goals and Implementation)
5. Intergovernmental policies related to the implementation of the Land Use Plan have been incorporated in the Land Use Element of this Plan. (See section 6.3.0.0: Land Use Goals and Implementation)
6. Intergovernmental policies related to the implementation of the Transportation and Traffic Management Facilities have been incorporated in the Transportation Element of this Plan. (See section 7.3.0.0: Transportation Goal and Implementation)

#### **7.2.5.0: STATE PROGRAMS**

The City of Gainesville and Hall County have made every effort to comply with state mandated planning requirements for State Programs. In 1999, Hall County and its municipalities adopted the Service Delivery Strategy under House Bill 489. Recommendations in the Strategy for further analysis of service delivery efficiency have been addressed and the Strategy was recently updated in conjunction with the Comprehensive Plan.

In 2004, at the time of the preparation of this plan, the city and county were updating their park plans, which include plans and strategies for openspace acquisition and maintenance. However, no additional funds are anticipated from the state in the near future in regard to the Governor's Greenspace Program.

Hall County is not one of the eleven coastal counties; therefore the Coastal this element is not relevant to this plan.

Demographically, Hall County is on the prosperous end of the counties included in the Appalachian Region. Educational attainment and economic status in Hall County is at or above national averages, placing it in the upper half of the spectrum. Hall County recently received about \$47,000 in ARC funds for an economic development study of the 365 corridor. There have been no other projects identified for pursuit of these funds at this time. The goals and policies of this Plan are consistent with the goals and programs of the Appalachian Regional Commission.

Gainesville and Hall County have worked to conform to the requirements of the Environmental Protection Division for water supply and water quality protection. The city and county have adopted adequate development setbacks from all streams and rivers in the jurisdictions to protect the quality of water in the watersheds within the communities. Additional efforts undertaken in the county and include the identification of groundwater recharge areas and the Oconee Watershed Protection Overlay that limits development to 25% land coverage.

In 2004, at the time of development of this plan Gainesville and Hall County were in the process of permit acquisition under Phase II of the NPDES. The NOI had been filed twice with GaEPA and GaEPD issued a list of comments to Hall County, City of Gainesville, City of Oakwood and City of Flowery Branch twice. Therefore, items in the NOI were still being revised. The program must be fully implemented by 2006.

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## 7.3.0.0: GOALS & IMPLEMENTATION

### 7.3.1.0: GOALS AND OBJECTIVES

#### Goal 1: Regional Coordination

Regional coordination will be emphasized that sets regional priorities, identifies shared needs, and finds collaborative solutions, particularly related to problems that transcend local jurisdiction boundaries.

**Objective 1:** Intergovernmental coordination mechanisms and processes will be explored with other jurisdictions within and adjacent to Gainesville and Hall County in order to implement the polices of this Plan, including adjacent local governments, school boards, special districts, development authorities, and other units of government providing services.

**Objective 2:** Gainesville and Hall County will develop mechanisms to coordinate with the applicable portions of plans of school boards and other entities related to the siting of new facilities that affect land use patterns and services, and will coordinate with plans of other local governments.

**Objective 3:** Gainesville and Hall County will develop mechanisms to resolve conflicts with other local governments, coordinate the impacts of development on adjacent areas or communities, share services or information, and identify joint planning areas.

#### Goal 2: Coordinated Growth

Growth planning and management will be coordinated between municipal and county government.

**Objective 1:** Hall County and the City of Gainesville will mutually agree upon planned land uses around the city boundaries.

**Objective 2:** The city and county will continue to plan for a coordinated system of parks and open spaces.

### 7.3.2.0: DEVELOPMENT POLICIES

This section sets forth the intergovernmental coordination policies that have been developed during the comprehensive planning process. These policies are directly related to the goals and objectives set forth above and are an initial, important implementation step, providing greater detail to guide decision-makers.

#### 7.3.2.1: Regional Coordination—Hall County/Gainesville

- **Policy 1:** The county and city will consult with adjacent local governments and other governmental units (e.g., school boards) on any major projects or activities that have potential spillover effects. The county and city will also seek reciprocal treatment from these entities for their projects that have potential impacts on the county/city. The city and county will seek to institutionalize such referral procedures.
- **Policy 2:** The county will explore the potential of initiating other joint planning processes with its municipalities, including joint annexation policies and joint planning areas.

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### 7.3.2.2: Coordinated Growth—Hall County/Gainesville

- *Policy 1:* The county and city will develop a joint comprehensive plan and annexation policies that are mutually acceptable.
- *Policy 2:* The county and city will develop a process for reviewing developments of regional impact that can be used as a model for other jurisdictions in the county.
- *Policy 3:* Both jurisdictions will continue work on their park master plans and coordinate these efforts to ensure that they are complementary in terms of types of facilities, location of trails, and other regional aspects.

### 7.3.3.0: PROGRAMS

Hall County and the City of Gainesville are committed to undertaking a variety of programs to implement the intergovernmental coordination goals and objectives discussed above. These programs break down into four major categories. For the most part, the city and county will be the lead implementation agencies.

Regulatory/Growth Management: The city and county have already begun discussing a joint, coordinated annexation policy and agreement that identifies preferred annexation areas, land uses, and other relevant issues. Every effort will be made to sign a formal agreement by the end of 2005. Such agreement may serve as a model for similar agreements with other local governments.

The city and county will also explore mechanisms to review developments of regional impacts (such as schools, shopping centers) with other area local governments.

Fiscal/Financial. Both jurisdictions will examine a range of tools to deal with the cost of growth, including impact fees (which the county already has) and fiscal impact assessment requirements for new development. To the extent possible, any cost recoupment measures will be complementary to avoid "competition" for new development.

Capital Investment. The city and the county have already initiated a program to provide water and sewer services to areas targeted for development in the plan. Additionally, the county and city will refrain from making capital investments in rural areas that are not slated for urban/suburban intensity growth, thus providing an additional measure of protection for natural and cultural resources. It is estimated that the water/sewer construction will take 5 to 10 years.

Interagency Cooperation. The city and county have begun exploring a joint, coordinated annexation policy that reflects the comprehensive plan policies. The time horizon for this effort is 2-3 years. The city and county will also open discussions with other area local governments and agencies (e.g., the school board) to discuss joint, cooperative review of major facility siting decisions and coordinated annexation policies.

While many of these programs will be implemented over an extended period, there are short-term actions that can be taken to ensure that the efforts are begun and demonstrate progress. A short-term work program is set forth in the final section of this element.

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**7.3.4.0: IMPLEMENTATION SYSTEMS AND TOOLS**

This section sets forth specific systems and tools that will be created or amended during the planning period to achieve the intergovernmental coordination goals and objectives set forth above. The tools are keyed to the two overarching plan goals set forth above:

**7.3.4.1: Regional Coordination—Hall County/City of Gainesville**

**HALL COUNTY AND THE CITY OF GAINESVILLE WILL:**

1. Work cooperatively to draft and adopt a joint, coordinated intergovernmental annexation policy and agreement. Use agreement as potential model for other municipalities in county.
2. Continue to provide financial support for the Greater Hall Chamber of Commerce to maintain and enhance its regional marketing efforts as well as its site selection database for potential businesses.
3. Work with the Convention and Visitors Bureau to continue to promote tourism and visitation, especially to identify and provide needed infrastructure to support tourism.
4. Continue to explore opportunities for cooperation between the business community and educational institutions to realize a closer tie between education and job training.
5. The city will continue to work with the Gainesville Nonprofit Development Foundation to produce a coordinated housing plan. Additionally, the city will continue to cooperate with and support the Foundation in implementing its wide range of existing programs (e.g., Lease Purchase program, Demolition of Dilapidated Houses, etc.)
6. Explore with the State of Georgia Certified Local Government status for historic preservation purposes.
7. Adopt model ordinances on water planning issues as promulgated by the Metropolitan North Georgia Water Planning District.

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**7.3.4.2: Coordinated Growth—Hall County/City of Gainesville**

**HALL COUNTY AND THE CITY OF GAINESVILLE WILL:**

1. Draft a joint comprehensive plan (this document) and coordinated implementation programs (as set forth in this document).
2. Continue working on coordinated parks master plans to enhance quality of life in county and provide additional attractions for tourists as well as residents and provide a guide for land acquisitions.
3. Continue cooperating on a program to provide water and sewer services to areas targeted for development in the plan. For example, working closely together, they will extend water, sewer, and other public infrastructure to areas designated in the plan for business development (e.g., the Highway 365 Corridor). Additionally, the county and city will refrain from making capital investments in rural areas that are not slated for urban/suburban intensity growth, thus providing an additional measure of protection for natural and cultural resources.
4. Explore a joint, coordinated annexation policy that reflects the comprehensive plan policies and reach a formal agreement by the end of 2005.
5. Both jurisdictions will examine a range of tools to deal with the cost of growth, including impact fees (which the county already has) and fiscal impact assessment requirements for new development. To the extent possible, any cost recoupment measures will be complementary to avoid "competition" for new development based on the lowest common denominator.
6. Develop complementary design and development standards to maintain and enhance the quality of commercial, industrial, and residential development in both jurisdictions.

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### 7.3.4.0: JOINT SHORT-TERM WORK PROGRAM

#### 7.3.4.1: Joint County/City Major Implementation Actions

Major Actions	Time Frame	Estimated Cost	Responsible Party	Comments
1. Revise city and county development codes/consider complementary design and other standards.	2004	\$150,000 (county) \$30,000 (city)	Staff + consultants	County UDC update 80% completed as of 1/1/04
2. Draft joint comprehensive plan for city/county; satisfy DCA requirements	2004	\$245,000	City/county staff + consultants	80% completed as of 1/1/04
3. Draft county/city preservation plan with implementation tools and seek CLG status	2005	\$50,000	City staff with county assistance	
4. Finish city parks plan. Continue work on county parks plan. Identify key natural and cultural resources and consider for acquisition.	2004-5	NA	City and county staffs	
5. Extend water/sewer to targeted development locations in comprehensive plan; avoid service in sensitive natural areas.	2004- 2004 - 10	\$15 million	County and city	Seek financial assistance from Ga. Environmental Facilities Authority
6. Consider complementary fiscal impact assessment tools and impact fees in city and county	2004-5	NA	County and city staffs	County currently has impact fees .
7. Draft and adopt coordinated intergovernmental annexation policy. Use as countywide model.	2004-5	NA	County and city staffs	

