

GAINESVILLE AND HALL COUNTY COMPREHENSIVE PLAN



**COMMUNITY
FACILITIES ELEMENT**

ADOPTED: JUNE 24, 2004
AMENDED MAY 12, 2005

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5.0.0.0 COMMUNITY FACILITIES

The maintenance and construction of community facilities are essential to the protection of the health, safety, welfare and quality of life for the public. Community facilities should enhance the community's character and provide a sense of place. Facilities should also be environmentally sensitive, consistent with the urban form, maintain desired levels of service where applicable, maximize existing infrastructure, and be cost efficient. Community facilities in the form of infrastructure are critically important to the economic development capabilities of the City and the County. Natural and cultural opportunities provided through community facilities are important for social interaction and provide amenity value for the community. It is important to enhance community facilities where possible and identify deficiencies to accommodate the expected population growth of both the city of Gainesville and Hall County.

5.1.0.0 INVENTORY & ASSESSMENT

Because of the nature of the Community Facilities Inventory, it is more efficient and complete to include the assessment with the inventory. DCA approved the use of the assessment in the CIE update dealing with capital improvements funded by impact fees as part of the comprehensive planning requirements. Additional assessment is included in that element.

5.1.1.0: WATER SUPPLY AND TREATMENT

The City of Gainesville Public Utilities Department has developed a system-wide plan to serve the expected population base in the City and the surrounding service area. The City has identified needed system improvements, upgrades, and new construction to meet the increased demand in water and wastewater service. The City of Gainesville is the major water and wastewater service provider in the county. The Chattahoochee Basin provides water to both the Gainesville Water Service District and the Hall County Water District. The Gainesville service area covers approximately 300 square miles. The water system serves a customer base of approximately 39,500 customers with an estimated 100,000 users.

The number of water customers has increased steadily over the past 10 years. The following tables describe the number of customers and revenue generated over the past 10 years.

Table 1: Water Service Customers

Year	Number of Customers
1991	22,800
1996	27,882
2002	36,419

Table 2: Water Service Revenue

Year	Total Revenue (dollars)
1990	13.4 million
1995	22.6 million
2000	34.5 million
2002	34 million

There are currently nine different water suppliers in Hall County. The water suppliers are: City of Gainesville, Hall County/White County Water Authority, City of Lula, City of Braselton, City of Buford, Gwinnett County, City of Flowery Branch, Dawson County and Lake Lanier Islands. Lake Lanier Islands water is purchased from the City of Gainesville and serves only the Lanier Islands Resort and Park, while other suppliers serve customers in the outlying areas of Hall County.

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The areas served through the Hall County water system lie in the north and east section of the county. Water lines have been installed by the White County Water Authority through contract with Hall County. Hall County water comes from the Turner and Cathy Creek watershed in White County, which is a surface water source. Water from this source is treated at the Turner Creek Water Treatment Plant using a micro-floc filtration system. This water is blended with water from the City of Cleveland, which comes from three wells located on a crystalline rock aquifer. It is then treated to provide clean drinking water.

In response to the increase in population and the demand for potable water, Hall County is developing an additional water source, the Cedar Creek Reservoir. Source waters for the reservoir will be Cedar Creek and the North Oconee River. A raw water intake and pump station will be located on the North Oconee River just downstream from its confluence with Buffington Mill Creek in Gillsville. The water withdrawn from the North Oconee River will be pumped into the Cedar Creek Reservoir and from there into the water treatment plant, where it will be treated and then distributed. The 144-acre reservoir is expected to be operational in late 2005. Its ultimate dependable yield will be 7.3 million gallons per day.

5.1.1.1 Riverside Drive Water Treatment Plant

The Riverside Drive Water Treatment Plant was constructed in the early 1950s and has a treatment capacity of 25 million gallons per day (MGD). During FY02 renovation and upgrades to the treatment plant were completed. These improvements, including the addition of a raw water intake structure with pumps and piping to the plant, totaled a cost of \$19.3 million.

The treatment process begins as raw water is withdrawn through two water intake structures, with pumping capacity provided by four vertical pumps with rated capacities of 25 MGD, 18 MGD, 15 MGD, and 8.5 MGD. Raw water is pumped to the filter plant through three pipelines with diameters of 16, 24 and 36 inches. Finished water is stored in a two million gallon and a five million gallon clear well located at the water plant, a five million gallon ground storage reservoir, and five elevated storage tanks with an aggregate storage capacity of 2.85 million gallons. During FY02, water demand averaged 17.3 MGD, with a maximum daily demand of 24.5 MGD.

5.1.1.2 Lakeside Drive Water Treatment Plant

This state of the art facility will open during the first quarter of FY03, with an initial capacity of 10 MGD. There is space on the existing site to expand the plant to at least 100 MGD.

Raw water will be pumped from the intake that is located on the shores of Lake Lanier. This intake will also have a capacity of 10 MGD and can be expanded to 100 MGD by the addition of larger pumps. The water will be channeled more than a mile via two 42-inch lines to the treatment facility. Incline plate settlers will allow for maximum utilization of space during the filtering process. Implementation of a gravity flow backwash septic tank will result in substantial energy savings.

5.1.1.3 Hall County

The Cedar Creek Water Treatment Plant will be designed for an initial capacity of 2.0 MGD, with facilities constructed to provide for expansion to 4.0 MGD. Room will be provided at the plant site for a doubling of that capacity to 8.0 MGD, which will be the ultimate anticipated capacity of the plant. Hall County currently has approximately 70 miles of water mains in service and another 65 miles under construction. The water mains are all ductile iron pipes and are primarily 12-inch diameter lines, with some 8-inch and 20-inch. The system also includes a 250,000-gallon elevated water storage tank.

5.1.1.4: Primary Land Uses Served

The primary land uses served by the various water service facilities include residential, commercial, office, and industrial uses. The geographic service areas are identified on the Water and Sewer Service Delivery Area Map in this section.

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Water Service Area Map

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5.1.2.0: SEWERAGE SYSTEM AND WASTEWATER TREATMENT

The identified services are maintained by the City of Gainesville Public Utilities Department. The City of Gainesville Public Utilities Department has developed a system-wide plan to serve the expected population base in the City and the surrounding service area. The City has identified needed system improvements, upgrades, and new construction to meet the increased demand in wastewater service. In addition, the City has partnered with Hall County to provide wastewater service along the SR 365 corridor.

5.1.2.1 Flat Creek Waste Water Treatment Plant

Flat Creek, an advanced wastewater treatment facility located on Old Flowery Branch Road, serves the major portion of the Gainesville industrial area and has a present design capacity of 10.2 MGD. The original plant was built in 1958 with a design capacity of 1.5 MGD. In 1974, chlorination and sludge thickening equipment were added. In 1982, additional facilities were added to the plant to improve the primary treatment processes and sludge handling capabilities of the plant. In 1995, a major upgrade of the plant was completed.

Flat Creek operates under a National Pollution Discharge Elimination System ("NPDES") permit issued by the Georgia Environmental Protection Division (EPD). This permit sets forth allowable flows and effluent pollutant concentrations discharge. Specifically, the permit sets limits for conventional pollutants as well as ammonia-nitrogen and total residual chlorine ("TRC"). A major upgrading program was required and completed in March 1995 to allow the facility to meet the new effluent limits for ammonia-nitrogen and TRC.

Effluent limitations under the NPDES permit allow a monthly average daily discharge of 10.2 MGD. During 2002, the discharge from Flat Creek averaged 6.4 MGD. Effluents from Flat Creek meet all of the permit limits and the plant received the "**Gold Award**" by Georgia Water and Pollution Control Association for no permit violations. In 2002, an expansion was completed that expanded the treatment capacity from 7.2 MGD to the current capacity of 10.2 MGD. Improvements included electrical upgrades, solids dewatering, revision of the disinfection process, and an additional equalization basin. The total cost of the expansion was \$16.3 million.

During 2002, design and engineering plans were prepared to further expand the plant to 12.0 MGD and increase treatment standards. Bids for the project will be solicited in early 2004, with a Notice to Proceed with construction starting later in 2004. This project is not scheduled to be completed until 2005 with an anticipated cost of \$21.0 million.

5.1.2.2 Linwood Wastewater Treatment Plant

Linwood, the City's other wastewater treatment facility, located on Linwood Drive, receives flow from a large part of the north end of the City. Flow is received through four major lines; the Black Creek Interceptor, a 24-inch sewer, the North Interceptor, an 18-inch sewer, and Twin Interceptor Lines, measuring 10 inches and 18 inches.

The major portion of the Linwood Plant was built in 1956. In 1974, the addition of chlorination facilities completed the plant. The plant has a treatment capacity of 3.1 MGD and operates under an NPDES permit from EPD. The permit allows a maximum monthly average flow of 3.1 MGD. During 2002 the plant was in compliance with all permit requirements and has won numerous awards for outstanding operation.

The Public Utilities Department is in the process of planning an upgrade to increase the treatment capacity of the Linwood facility to 5.0 MGD. The Preliminary Engineering Report (PER) for this project was submitted to EPD during FY02. Improvements will include an upgrade to implement membrane technology in the treatment process, thereby resulting in a higher level of treatment quality. The Basis of Design (BOD) is scheduled to be completed in early 2004, and the project is anticipated to be submitted for bid by the fall of 2004.

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5.1.2.3 Bradford Street Facility/Distribution And Collection System

The Distribution and Collection Division is housed in the Bradford Street Facility, and maintains in excess of 39,000 water connections that provide drinking water to more than 100,000 residents. Approximately 1,600 new connections are made each year to service new citizens. The staff responds to outages 24 hours a day, 7 days a week

The water distribution network consists of approximately 956 miles of predominantly ductile iron pipelines ranging in size from 2 inch to 48-inch diameters. As part of the City's distribution system improvement plan, portions of the existing system currently served by older and smaller diameter lines have been identified for replacement. The City has an ongoing program to identify and replace old and small diameter lines on an annual basis. During FY02, 55.4 miles of water main replacement and extensions were constructed. (This total includes 4.89 miles of fire lines constructed by private development activities.)

There are approximately 211 miles of sanitary sewer in the system, with pipe sizes ranging from 6 inches to 36 inches. Most of the sanitary system is clay pipe, although iron and steel pipe are used for force mains, river crossings, railroad crossings and road crossings. During FY02, 8.77 miles of gravity sewer, and 1.77 miles of sewer force main were constructed.

During FY02, the Bradford Street Facility warehouse office space was remodeled. This project provided separate work areas for the warehousing and distribution and collection staff, and increased the level of internal control of inventory. The vehicle shop mezzanine project was also completed, adding needed storage for the mechanic's work area.

The following table illustrates the flow projections for increased permitted wastewater discharge to meet anticipated need.

Table 3: Implementation Schedule for Increased Permitted Wastewater Discharge

Phase	Calendar Year	Flat Creek WRF No. 1	Linwood WRF No. 2	Total Discharge (MGD)
1	2005	12.0	2.7*	14.7
2	2006	12.0	5.0	17.0
3	2012	15.0	5.0	20.0
4	2016	18.0	5.0	23.0
5**	2017	18.0	7.0	25.0

*Linwood WRF de-rated to 2.7 MGD Capacity

**Assumes additional Intergovernmental Agreement

5.1.2.4 Environmental Services (Lab)

The Environmental Services facility is located on Old Flowery Branch Road. Services offered at this facility include:

- A water, wastewater, and environmental laboratory program;
- An industrial pretreatment program;
- An environmental monitoring program, which may be described as quality control or quality assurance programs for the Utilities Department.

These programs provide for the successful operation of both wastewater treatment plants and the water treatment plants, assure the quality of drinking water to the Department's customers, as well as providing for the protection and improvement of our community's water resources.

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In addition to monitoring water quality on local creeks and lakes, environmental monitoring staff works closely with Georgia Adopt-A Stream volunteers with training and support for adoption of streams throughout Gainesville and Hall County. A special Fall Clean-up is held annually, with volunteers of all ages. The current active project the City has under construction includes the Allen Creek Regional Sewerage Facilities at a cost \$6,596,000. The Dawsonville Highway Regional Sewerage Facility is in the project and design stage. The expected cost of the facility is \$12,336,000.

The City of Gainesville has developed recommendations to accommodate the increased population in the City and the County customer base. The Recommended Five-Year Capital Improvements Program for Water and Wastewater provision are described in the following list.

**Recommended Five-Year Capital Improvements Program
Proposed Five-Year CIP Major Projects**

Water System

Utility Relocation related to transportation system improvements	\$15.0 million
Lakeside Water Treatment Plant (solids dewatering facilities)	\$10.6 million
Water Main Replacements – GEFA Program	\$ 9.1 million
Lakeside Water Treatment Plant (expansion, design, construction 20 MGD)	\$ 6.4 million
Water System Subtotal (62% of Water System Total)	\$ 41.1 million

**Recommended Five-Year Capital Improvements Program
Proposed Five-Year CIP Major Projects**

Wastewater System

Linwood WRF No.2 Improvements (design and construction of 5 MGD Plant)	\$ 36.2 million
Flat Creek WRF No. 1 Improvements (plant upgrade to 12 MGD)	\$ 24.0 million
I/I related rehabilitation projects	\$14.8 million
Dawsonville Highway Regional Sewerage Facilities	\$11.2 million
Allen Creek Regional Sewerage Facilities	\$ 3.5 million
Wastewater System Subtotal (81% of Wastewater System Total)	\$89.7 million

The County has begun to look toward providing wastewater service to enhance economic development opportunities and serve residential development where appropriate. The County is currently implementing a plan to construct sewer service along the SR 365 corridor north of Gainesville. The project is a joint venture between the City of Gainesville and Hall County in an effort to provide sewer to attract commercial, industrial, and business to Hall County. The proposal involves Hall County constructing trunk lines along the SR 365 corridor dedicated for commercial and industrial (C & I) use (85%) with minimal residential tap-on allocations (15%).

The County has also entered into an agreement with the City of Flowery Branch to provide commercial sewer capacity in south Hall County. The agreement provides Hall County with the opportunity to bring additional employment opportunities to County residents. Hall County will build and maintain sewer lines in five major corridors: I-985 south of Gainesville, Atlanta Highway, Spout Springs Road, Hog Mountain Road (south to Friendship Road and north to Atlanta Highway), and McEver Road. The City of Flowery Branch will provide waste treatment.

5.1.1.4: Primary Land Uses Served

The primary land uses served by the various sewer service facilities include residential, commercial, office, and industrial uses. The geographic service areas are identified on the Sewer Service Delivery Area Map in this section.

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Sewer Service Delivery Area Map

5.1.3.0: SOLID WASTE MANAGEMENT

A steady increase in population in recent years has resulted in Hall County carefully planning for its infrastructure and facility needs in order to provide its residents with quality services. Hall County's population growth reflects both its Northeast Georgia regional center status, and its attractiveness and proximity to the Atlanta metropolitan region. The County has taken appropriate steps to properly manage Solid Waste and continues to seek creative, innovate means of providing service, protecting the environment, and planning for future facility needs and services. The County is currently completing the Solid Waste Management Plan as a separate document. The document is being prepared in accordance with the Georgia Comprehensive Solid Waste Management Act outlined in the Minimum Standards and Procedures for Solid Waste Management.

5.1.3.1: Collection

The collection and hauling of waste in Hall County ranges from the County to municipalities to private firms and private individuals self-hauling their solid waste to the County landfill or compactor sites. Additionally, there are a wide variety of vehicles utilized for collection of solid wastes. A brief summary of the collection services provided by the cities is outlined due to the direct impact these jurisdictions have to the disposal of solid waste at the landfill and compactor sites.

TOWN OF CLERMONT

The Town of Clermont offers uniform solid waste services to all its residents. Collection is done from 250 residences once per week on Mondays. The Town provides no commercial or business service. A Town ordinance requires that waste be contained in plastic or paper bags and placed in cans or carts and placed at curbside. The Town of Clermont collects only bagged MSW. Town officials speculate that very few residents haul their own bagged refuse to the County's compactor sites. Clermont also provides once per week curbside recyclables collection on Tuesdays. This is done in-house using municipal staff and equipment. The Town does not provide collection of yard trimmings.

CITY OF FLOWERY BRANCH

The City of Flowery Branch provides once weekly waste collection services each Monday to all city residents. No service is provided outside of City limits. Waste must be placed at the curb in closed garbage bags placed inside the provided hinged-lid trash container by 6:00 a.m. Loose waste is not picked up under any circumstances. Weekly curbside recyclables collection is provided by the same private contractor. Yard trimmings are collected by municipal staff weekly.

CITY OF GILLSVILLE

The City of Gillsville has no collection equipment or staff. Collection services for the city are provided by a private contractor. *Cooks Sanitation* provides residential waste collection once per week on Monday. The City pays \$12/mo./per stop (2003). Waste is collected at any reasonable location near driveways; however, back door collection is provided as established by the needs of individual residents.

Recyclables collection is not provided. Recycling has been discussed, but it would not be easy to put in place. Residents self-manage their yard trimmings, it is either burned or mulched. Recycling may be offered to commercial establishments, but local officials are not aware of any being done.

CITY OF LULA

The City of Lula offers municipal solid waste collection once per week on Friday. Waste must be bagged. At this time there is no limit on size or number of bags. All residents have the same level of service. All waste is hauled to the Hall County landfill. Lula services a few small

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businesses once/week. More than once per week collection is not provided. Private haulers service larger businesses.

Recyclables collection is not provided; however, the city may consider this in the future. Until then, residents can use the nearby Lula compactor. Lula does not provide leaf collection, and no bagged yard waste is accepted. However, curbside collection of limbs up to 12 inches in diameter is provided once per month.

CITY OF OAKWOOD

Oakwood provides residential collection of municipal solid waste to 610 households as of 2002. Waste is picked up once weekly on Mondays or the following day in the event of inclement weather or holiday. Curbside service is mandatory with the exception of the handicapped, infirm and elderly. The City of Oakwood does not collect from businesses. Oakwood offers mandatory curbside recycling once a week on Tuesday. Limbs are collected on the last Friday of each month.

CITY OF GAINESVILLE

The City of Gainesville provides waste collection services directly utilizing a fleet consisting of rear loaders, 4 scooters with 3 cu. yd. capacity (provide better capability for back-yard collection) and flat-bed dump trucks —for collecting bulky items and yard waste at the curb. Additionally, vacuum-type leaf machines and chippers are utilized to collect leaves and limbs. Both the vacuum leaf machines and chipper are attached to flat-bed trucks to which an enclosed body is attached.

The City of Gainesville provides backdoor (more specifically, back yard) solid waste collection for single family units, duplex units, triplex units, and quadraplex units. Backdoor collection entails city collection crews collecting wastes from locations such as backdoors, garages, carports, and recognized locations on the resident's lot. All collection locations are required to be at ground level.

The City requires waste to be in plastic bags and stored in rust proof, moisture-proof containers equipped with handles and tight fitting covers. The containers must have a maximum capacity of 35 gallons and be maintained in a sanitary condition free from odor. Residents must provide their own bags, cans or carts.

Gainesville no longer provides commercial collection to businesses, apartment complexes and industrial accounts. As recommended in the previous plan, Gainesville ceased servicing commercial container accounts in 1995. When commercial waste service ceased, there were in the neighborhood of 800 to 900 accounts. Gainesville implemented a non-exclusive franchise on March 21, 1995. Private haulers were given the total commercial and industrial sector within the city. However, the non-exclusive franchise was implemented as a means to retain some control over this sector. This non-exclusive franchise allows an approved hauler to operate within the city according to its ability to gain market share under open competition within the commercial/industrial sector.

As was recommended in the 1993 Comprehensive Solid Waste Management Plan, and has subsequently been implemented Gainesville provides once per week curbside recyclables collection via a private contractor. Items must be placed at curbside in recycle containers supplied by the contractor. The City provides all customers with curbside leaf collection. This is on a seasonal basis beginning around November and ending around the first of February. Leaves are not landfilled, but are stockpiled on City property. They are allowed to decompose on their own.

HALL COUNTY

Hall County provides collection of solid waste from a system of 13 staffed convenience centers (compactor sites) located throughout the County. These sites, depending on topography, require between 1.5 to 2 acres. As the name implies, each site has a stationary compactor to compact

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waste into an enclosed roll off container. The compactor sites are serviced by trucks from the County's Solid Waste Division. Waste is delivered to the County's Candler Road Landfill.

In August 1987 East Crescent became the first site in Hall County's conversion from a collection system based on roadside green boxes to its current compactor site system. At the time this conversion began, the compactor site system was viewed as a temporary solution. This "temporary solution" has been in place since that time, with the last site having opened in 2000.

Formerly, the compactor sites are were open seven days per week from 6 a.m. to 9 p.m. They are now open Monday-Saturday 7:00 a.m. - 9:00 p.m. and Sunday 8:00 a.m. - 7:00 p.m. They are only closed Christmas day. As required by county ordinance, only bagged refuse is accepted at the compactor sites. Waste that cannot be bagged must be taken to a landfill.

Private contractors provide collection service via open competition throughout Hall County and in municipalities, mainly with respect to commercial/industrial waste. Private haulers, provide residential, commercial and industrial waste collection. There are also a number of businesses that self-haul wastes. These businesses tend to be contractors, e.g., roofing contractors or owners of rental properties, although poultry processors also self-haul.

The county provides drop off collection only for recyclables. Residents may drop off recyclables at any of the compactor sites, the recycling area at 711 Green Street (parking lot for the County Education/Government Building), or the public drop off area at the Hall County Recycling Center in Gainesville. Recyclables must be separated by residents and placed into marked bins.

Recyclables are collected in custom-designed compartmentalized roll off containers and hauled to the recycling center by the Solid Waste Division. A fleet of 18' long trailers are used to collect corrugated cardboard. The Resource Recovery Division services these trailers. In addition, Resource Recovery provides collection of office and computer paper once per week from County and certain Gainesville City offices, under an informal cooperative program. -Residents must provide their own yard trimmings removal. Items may be managed on site or taken to RTS Landfill or Crystal Creek Landfill. Both are located on Monroe Drive in Gainesville.

Other Collections

Materials such as white goods, bulky wastes, tires, yard wastes, and other non-baggable refuse must be taken by residents to either the County landfill or RTS - Landfill. However, during the county's Furniture and Appliance Pick Up Week (formerly Operation Clean Sweep) held each spring, oversized items are collected. This program also covers municipalities. Residents must pre-register for this service. Items must be placed at curbside only after pre-registered for pick up.

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Table I.-- Increase in Waste Collected from Compactor Sites
WASTE COLLECTED

SITE	1992 TONS	2002 TONS	% CHANGE
EAST CRESCENT	1396	2662	91%
SARDIS	1582	2585	63%
GAINESFERRY	1039	1816	75%
MURRAYVILLE	1188	2085	76%
TADMORE	1008	2195	118%
LULA	517	1061	105%
BLACKSHEAR	2107	3109	48%
WAUKA MTN.	1154	2090	81%
CANDLER	598	1644	175%
BALUS	761 *	2330	N/A
ALLEN CREEK	BUILT 1996	366	N/A
GOULD	BUILT 1997	2201	N/A
FLOWERY BRANCH	BUILT 2000	1297	N/A
TOTALS	11350	25441	124%

*Balus was built in 1992 and represents a partial year.

5.1.3.2: Reduction

ENVIROSHARE

In March 1994, the EnviroShare Team was formed from Hall County business people with proven experience in waste reduction. The term EnviroShare expresses both the fundamental purpose (the environment) and the method (information and materials sharing). The Enviroshare program has a number of functions with the primary purpose of reducing solid waste through information exchange.

Hall County operates a materials exchange under its EnviroShare program. This was also a recommendation of our previous solid waste management plan. The basis of materials exchange is simply a matter of matching those that want to get rid of something with those that need it. In the process, both landfill space and money are saved because no money had to be paid in landfill disposal.

ENVIROSHARE X-CHANGE

Continuing on with the success of the EnviroShare List, the concept was expanded and named EnviroShare X-Change. EnviroShare X-Change consists of email lists arranged in a web fashion to promote solid waste reduction via reuse and materials matching in Hall County. In addition to the potential for waste reduction, such a network also has implications for information exchange.

Each list in this web is organized around the following sectors in Hall County:

- ✓ EnviroShare List (business and industry);
- ✓ Non-Profit List (nonprofits/United Way Agencies);
- ✓ Schools List (city/county, private, pre-school, colleges);

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PROCESSING/RECOVERY CENTERS

Hall County operates an Intermediate Processing Center (IPC) at 1008 Chestnut Street in Gainesville. An IPC essentially processes source-separated recyclables. The facility is located in an industrial area less than one half mile from I-985, which is nearly ideal from an operational and transportation standpoint. The Hall County Recycling Center is managed by the Resource Recovery Division with labor provided by a County inmate work detail from the Correctional Institution. Materials are hand-sorted.

An estimated 3,607 of the total 3,647 tons recycled in 2003 is estimated to be Hall County sources (excluding cities and sources outside the county) or approximately 5.1% of the total waste bound for the county landfill. Taken as a percentage of waste diverted from the total residential waste collected via compactor sites--on an equal footing with the analysis done elsewhere for the cities—the diversion rate stands at approximately 9.1 %.

Since the 1993 Plan, upgrades were made as planned to the Hall County Recycling center. These included a horizontal extrusion baler, conveying equipment, custom compartmentalized recycling roll off containers, building addition, glass crusher and other items. The facility currently operates under capacity and has excess processing capacity. The City of Gainesville contracts with BFI for once weekly curbside recycling services.

5.1.3.3: Disposal

ALLEN CREEK LANDFILL

Hall County's Allen Creek Landfill stopped accepting waste in July 1997. It was closed to the public at that point. The County does not yet have a closure certificate from the Georgia Environmental Protection Division (EPD).

However, closure work has been completed. All slopes were brought to a state-required 3:1 maximum slope. Hall County actually made slopes 4:1 to make provide for easier mowing. The Allen Creek Landfill has been placed on the state's hazardous site inventory (HSI), due to groundwater contamination issues. The County has submitted an assessment of corrective measures (ACM) to the state. A number of monitoring wells have been installed on the site to detect potential contamination. Groundwater is monitored and sampled twice per year; methane four times annually. The landfill is mowed twice per year.

Hall has also recently closed out the inert waste area at the landfill per EPD standards. This is now complete. A closure report will be submitted on this area as well. This closure report will need to be approved in addition to the one already submitted to the EPD. The state will then do a final inspection and Hall could then possibly receive a closure certificate.

HALL COUNTY CANDLER ROAD LANDFILL

As recommended, Hall County sited and constructed it's own Subtitle D municipal waste landfill. Named the Candler Road Landfill, the facility began accepting waste on July 22, 1998. The landfill is located two miles southeast from I-985, Exit 20 off Oakbrook Industrial Park, 1700 Oakbrook Drive, Gainesville.

This landfill facility is limited to the acceptance of waste originating from within Hall County. It is a permitted municipal solid waste landfill. As such, it can accept any non-hazardous solid wastes such as that generated by households, industries, commercial businesses, and construction and demolition activities. It is the intention of the Hall County Commission to favor retaining public ownership of this facility. The landfill is projected to reach capacity in the year 2035. This estimate takes into account a 2.5% per year increase in the amount of tonnage. Thus far, the estimate is on track.

The leachate treatment system is a Rochem reverse osmosis system. It can treat 14 gallons per minute of leachate, treating it to very high standards. The system basically separates the clean water from the dirty leachate. The clean water is used on site for dust control and irrigation,

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saving on the amount of public water the County has to use. The dirty water, known as "concentrate" is sent into back into the landfill for recirculation. This helps break down the waste by utilizing the cell as an anaerobic digester. This system was installed in 1999. Prior to this system, the County was paying 11 cents per gallon to haul and treat the leachate. The current cost is approximately 1.5 cents per gallon including operator costs and equipment.

Some statistics on the landfill include:

- Size of entire site: 255 acres
- Size of permitted area: 94.2 acres
- Waste capacity of 300 tons per day initially, increasing at 2.5 % per year to 700 tons per day in 38 years.
- Total capacity of 9,291,000 cubic yards:
- Life expectancy of 38 years
- Baler Building 125' x 200' with two 200 HP Balers
- The site will have 29 groundwater monitoring wells.
- 11 surface water monitoring points, 26 methane monitoring wells
- Leachate Management: 2 leachate tanks, 154,000 gallons each
- 5,124,974 gallons per year average flow
- 14,031 gallons per day average

RELIABLE TIRE SERVICE (RTS) LANDFILL

The RTS Landfill is located off Monroe Drive in Gainesville. It is a permitted C and D landfill. This facility was not operational when the original solid waste planning effort was done. This facility can accept a more limited array of waste types, which would include C and D wastes as well as inert wastes. C and D wastes include waste building materials resulting from various construction and demolition activities. It includes items such as wood, bricks, metals, concrete, wallboard, paper, cardboard, yard trimmings (leaves, limbs, brush, grass clippings, shrub and tree prunings) and inert wastes.

CRYSTAL CREEK LANDFILL

This facility is also located on Monroe Drive and also not operational during the original solid waste planning effort. This inert waste facility is the most limited as to acceptable items for disposal. Acceptable items include earth and earth-like products, concrete, cured asphalt, rock, bricks, yard trimmings (leaves, limbs, brush, grass clippings, shrub and tree prunings) and stumps.

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Compactor Location Map

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Landfill Sites Map

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5.1.3.4: Waste Disposal Stream Analyses

Table 2.--Waste Sources Delivered to All Disposal Facilities 2002

Commercial/Industrial	47%
Residential	15%
Construction/Demolition	38%

CLASSIFYING WASTE SOURCES:

- ✓ Residential - Waste generated by households whether single or multiple households (duplexes up to apartment complexes).
- ✓ Commercial - Waste generated by retail businesses such as restaurants, stores, shopping malls. Schools, as well as government offices, should be categorized here.
- ✓ Industrial - Waste generated from manufacturers or processors. This sector makes things that are sold by retailers. Examples: Wrigley's, Glidden Co., Peachtree Windows and Doors, ConAgra, Cargill, etc.
- ✓ C and D (construction and demolition debris) - Waste generated as a result of new construction, remodeling, or demolition of existing structures. This is more of a waste type than a source, as it could be from individuals doing home remodeling (residential) just as easily as a commercial demolition job (commercial).

IN-COUNTY WASTES

Table 3. --Waste Sources Delivered to Hall County Landfill

	November 13-25, 1991	October 20-25, 2003
Commercial	56.8%	16.6%
Industrial	28.5%	21.6%
Residential	14.7%	52.6%
Construction/Demolition	N/A	9.2%

It should be noted that construction and demolition (C & D) waste was not a required source to survey when the area's original solid waste management plan was prepared. There are several factors for the changing waste distribution from the sources surveyed:

- ✓ Other out-of-county disposal facilities have opened, since the original plan was written, thus providing competing disposal options for both public and private sector waste haulers.
- ✓ Gainesville privatized collection of commercial/industrial waste in 1994. At that time, commercial/industrial waste was estimated at nearly 17,000 tons per year. Private haulers may choose to export waste out of county.

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Table 4. --Waste Quantities Disposed in Hall County in Calendar 2002

Hall County Candler Road Landfill	67,528 tons	43.4%
RTS Landfill	88,000 tons	56.6%
Crystal Creek Landfill	(data unavailable)	
Total Tons Disposed	155,528 tons	

Assessment for the solid waste management facilities is included below.

5.1.3.5: Assessment

A brief summary of the collection services provided by the cities other than Gainesville is outlined due to the direct impact these jurisdictions have to the future capacity of the landfill and future location of compactor sites.

COLLECTION

Town of Clermont

As with waste collection, if growth continues at the current rate, recycling collection also would likely go to two days per week. Recycling pick up is the same day as garbage collection. Town provides blue boxes. Pick up on Mondays. Municipal employees using a specially designed trailer towed by a pick up truck collect Recyclables. Collected recyclables are delivered to the Hall County Recycling Center.

Flowery Branch

From 2002 to 2013 Flowery Branch’s annual waste tonnage is projected to increase from 830 to 3,707 or approximately 447%. This may offer improved economies and bargaining power. Additional demands this might place upon the city would be limited due to solid waste services being provided under contract with private service provider. Increased demands on city resources might come in the form of additional customer service related calls and perhaps additional billings, if not already outsourced.

City of Gillsville

From 2002 to 2013, Gillsville may anticipate an annual waste tonnage increase from 67 to 74 tons or approximately 10%. Gillsville’s privately provided waste collection service should be adequate during the planning period.

City of Lula

From 2002 to 2013 an annual waste tonnage increase from 378 to 625 tons or approximately 65% is estimated. Due to expected growth Lula may have to go to 2-day/week services. On Mondays collection crews may cover half the city and on Tuesdays, the other. The city plans to remain in the collection business throughout the planning period.

City of Oakwood

From 2002 to 2013 an annual waste tonnage increase from 397 to 584 tons or approximately 47% is estimated. Oakwood is benefited by the trend in housing developments employing private waste haulers.

Gainesville

From 2002 to 2013 Gainesville’s annual waste tonnage is projected to increase from 7,703 to 10,916 or approximately 42%. Gainesville seems to have adequate collection capabilities for the near future. The city feels it would be helpful to have a coordinating committee or group composed of staff from the sanitation department, streets department, water department (billing) and private contractors (curbside recycling). This group could meet once/quarter to go over solid

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waste coordinating issues. The purpose would be to review and define responsibilities and protocol. The expected result would be communication and coordination improvements.

WASTE DISPOSAL STREAM ANALYSIS

The following table describes projected waste collection in the coming years at County Compactor sites.

Table 5: Projections for Waste to be Collected at Hall County Compactor Sites

YEAR	POPULATION		WASTE	TONS
	POPULATION(1)	SERVED(2)	PER CAP./DAY(3)	PROJECTED
2000	107,152	74,656	1.70	23,162(4)
2001	115,955	79,710	1.70	24,730(4)
2002	118,578	82,002	1.70	25,441(4)
2003	124,763	86,814	1.70	26,934(4)
2004	130,591	88,878	1.70	27,574
2005	135,582	92,275	1.70	28,628
2006	140,777	95,811	1.70	29,725
2007	146,228	99,521	1.70	30,876
2008	151,942	103,409	1.70	32,083
2009	157,785	107,386	1.70	33,317
2010	163,932	111,570	1.70	34,614
2011	171,324	116,600	1.70	36,175
2012	182,962	124,521	1.70	38,633
2013	186,106	126,661	1.70	39,297

1. Estimated, unincorporated area
2. Estimated actual number of users assuming 1.7 lbs./capita/day generation rate.
3. Includes current level of reduction
4. Actual tonnage

The following table represents total County waste projections for the coming years.

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Table 6. --Hall County Waste Projections

YEAR	POPULATION SERVED	WASTE PER CAP./DAY(1)	TONS PROJECTED
2002	153,919	8.79	246,853(2)
2003	162,372	8.79	260,410
2004	169,966	8.79	272,589
2005	176,765	8.79	283,493
2006	183,835	8.79	294,832
2007	191,189	8.79	306,626
2008	198,836	8.79	318,890
2009	206,790	8.79	331,647
2010	215,061	8.79	344,912
2011	224,307	8.79	359,740
2012	233,553	8.79	374,569
2013	242,799	8.79	389,397

(1) For comparison, baseline 1992 per capita waste generation was 6.41 lbs.

(2) Actual; Includes all waste disposed of in disposal sites located within Hall County as well as all reported waste exports.

LAND LIMITATION

Local Environmental Issues

The following three local environmental issues will need special consideration during future landfill siting processes:

Hall County is currently constructing the Cedar Creek Reservoir in the eastern area of the County. This reservoir is in the North Oconee watershed. The County enacted special legislation to adequately protect this future drinking water source in 2001. The legislation is inclusive of the watershed feeding the reservoir and adds additional stream buffers, has limits on impervious area, and imposes additional septic tank setbacks. This reservoir was substantially complete and began filling in 2003.

Another reservoir is proposed on Flat Creek in northern Hall County. As of this date, the County has not completed the permit process on this reservoir. The same rules applying to the North Oconee Reservoir will most likely apply to this future reservoir.

In 2001 Hall County enacted the Watershed Protection Ordinance. This ordinance will need to be considered during future siting processes because it entails stricter stream buffers countywide and has provisions for controlling stormwater runoff quality and quantity.

EXISTING AND FUTURE SITING

The current landfill facility is located in the Oakbrook Industrial Park which is designated Industrial on the proposed future land use map. The surrounding area also is designated Industrial. The EPD requires that landfill sites meet all applicable land use and zoning requirements of the local government. Potential landfill siting considerations will take into account heavily populated areas

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and the impact on the surrounding community. All applicable EPD siting regulations and suggestions will be incorporated into any potential siting of a landfill center.

Any potential landfill siting will take into account the airport operations. The Lee Gilmer Airport in Gainesville supports both local air travel and corporate commuters. One of the most valuable resources in Hall County is Lake Sydney Lanier, which is a 38,000-acre lake, attracting over 10 million visitors each year. Any potential siting will take into account Lake Lanier. Lake Lanier is a unique resource providing drinking water and recreation to a large population. It also has significant economic benefit to Hall County.

Solid Waste

The County’s Solid Waste Master Plan was recently approved by the State of Georgia Department of Community Affairs. A component of the Special Purpose Local Option Sales Tax (SPLOST) passed this year is the expansion of the Candler Road Landfill at a cost of \$8.5 million.

- Cell 4 Design and Construction – \$2,000,000
- Cell 5 Design and Construction – \$4,500,000
- Cell 1 closure of 26 acre phase – \$1,000,000
- Replacement of capital equipment – \$1,000,000

The County has completed its Solid Waste Management Plan and has received State approval. The Solid Waste Management Plan addresses future needs of the County for the next 20 year period.

DISPOSAL

Allen Creek Landfill

Due to groundwater contamination, the County is currently revising an assessment of corrective measures (ACM) report for the Georgia EPD. This ACM report illustrates the extent of contamination, and assesses possible measures that can be taken to remedy the problem. Once complete, a corrective action plan, or CAP, will then need to be produced to illustrate what efforts will be done to clean up groundwater contamination.

As part of the closure, Hall County took a proactive approach to lessen potential sources of groundwater contamination. A protective landfill cover (gcl) and methane vents were installed to cut off the two primary sources of groundwater contamination: leachate and landfill gas.

Candler Road Landfill

The Candler Road landfill opened in 1997, at the same time the Allen Creek landfill closed. Candler Road is a Subtitle D landfill, meaning that it has a liner and leachate collection system. The liner consists on a 60 mil HDPE plastic liner, 2 feet of soil, and a geosynthetic clay liner. This extensive liner system prevents groundwater contamination. Leachate is collected and pumped to a treatment facility. The treatment facility uses a reverse osmosis technology to treat the leachate to a very high standard. The cleaned leachate is then used for dust control. He site has groundwater wells and methane wells around the vicinity of the waste area to detect any release of contamination.

The County Solid Waste Department is developing a Disaster Management Plan. The Plan is intended to prepare for the efficient disposal of solid waste under severe conditions. Weather-related or man-made disasters may result in quantities of wastes requiring special operations. The severity and manner of a disaster will dictate how the planning region will react with respect to solid waste management functions. A localized, less severe event that might generate debris, could be dealt with by the affected local government on it’s own. However, a more severe or widespread event dictates activation of a county-wide response.

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Disaster Mode Operations

Hall County has a plan entitled “Hall County Emergency Management Agency Emergency Operations Plan”, which outlines disaster preparedness. Hall County and all the municipalities in the County have adopted a “Local Government Resolution for Emergency Management”, which places coordinated emergency management functions with Hall County, as the lead, through the Emergency Management Agency Director.

The Solid Waste Department will work in conjunction with a number of local agencies to coordinate their activities. The Disaster Management Plan addresses a number of issues with respect to solid waste management including: Debris Clearance, Waste Reduction/Processing, Collection, Collection Contingency Strategy, Suggested Policies/Procedures Governing Staging Areas (including a listing of proposed staging areas), Disposal, and Disposal Contingency Strategy.

EDUCATION AND PUBLIC INVOLVEMENT

Keep Hall Beautiful is the local certified affiliate of the national Keep America Beautiful System, as well as, the local affiliate for the Keep Georgia Beautiful Program under the Georgia Department of Community Affairs. Keep Hall Beautiful consists of representatives from public and private sectors from all parts of the County. The organization promotes a clean environment by educating citizens through various programs and media about recycling and other solid waste issues. Eight subcommittees function in the organization: Adopt-A-Stream, Beautification, Education, Finance, Membership, Public Relations, Strategic Planning and Volunteer Projects

To effectively provide a Countywide solid waste reduction program it is imperative for the public at large to be educated on the importance of environmental sensitivity, natural resources, conservation, and recycling. These education programs should be directed to the business community, schools, civic groups, community organizations, and neighborhood associations. Some of the educational programs and environmental protection programs are: Adopt-A-Stream, Graffiti Hotline, Greater Hall Chamber of Commerce Beautification Committee, Gainesville-Hall Enforcement, Clean & Green, City of Gainesville, Public Works Department, Friends of the Parks, Citizens Advisory Steering Committee (CASC), School Environmental or Recycling Clubs, and Appliance and Furniture Pick Up Week.

The above-mentioned programs strive to ensure that the waste reduction methods and procedures are brought to the general public’s attention.

5.1.4.0: GENERAL GOVERNMENT FACILITIES

The following tables represent the Gainesville and Hall County Public Building Inventory. The entity with operational responsibility for each of the listed facilities is either the Gainesville City Managers Office for the City, or the County Administrators office for the County.

Table 4: Gainesville Building Inventory

Address	Description
430 Prior Street	<u>Community Service Center</u> Community Service Center
N/A	Gateway House
310 Piedmont Road	<u>Fire</u> Fire Station #2
Nancy Creek Road	Fire Station #3
Nancy Creek Road	Storage bldg at Station #3

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Address	Description
301 Main Street	<u>Georgia Mountains Center</u> Georgia Mountains Center
301 Main Street	Parking Deck
301 Tommy Aaron Drive	<u>Golf Course</u> Main Building
301 Tommy Aaron Drive	Maintenance Shop
301 Tommy Aaron Drive	Restrooms
300 Green Street	<u>Public Works</u> Joint Administration Building
117 Church Street	City Hall
311 Green Street	Green Street Station
118 Church Street	Public Safety Building
263 Alta Vista Road	City Shop & Streets Dept
263 Alta Vista Road	City Shop shed & storage bldg
521 Jones Street	Alta Vista Cemetery office
1 Aviation Way	Lee Gilmer Airport T Hangers Airport Main Shop & flight office Airport Storage Hanger Airport Terminal Office Airport T-Hangers Cemetery storage building Airport maintenance storage bldg Airport - corporate hanger Airport Industrial Park-Lot A1
Chestatee Road	<u>Parks & Recreation</u> Longwood Park Pavilion
Ivey-Terrace Drive	Ivey Terrace Park pavilion
1018 Hunter Street, SE	Fair Street Pool and bathhouse
1018 Hunter Street, SE	Fair Street Park pavilion
830 Green Street	Girl Scout Cabin
Pearl Nix Pkwy & Wilshire	Wilshire Park pavilion
DeSota Drive	Desota Street Park pavilion
830 Green Street	Green Street Pool & Bath House
830 Green Street	Press box/fld hse/blchrs/restrooms
830 Green Street	Civic Center
Virginia/Thompson Bridge	Picnic shelter & pavilion
Riverside Dr & Yonah Ave	Riverside Park pavilion
830 Green Street	Pavilion and concession stand
1530 Lee Waldrip Dr	Lanier Point Park Service Center
1530 Lee Waldrip Dr	Lanier Point Park press bldg
1530 Lee Waldrip Dr	Lanier Point Park Caretaker Cabin
1530 Lee Waldrip Dr	Maintenance Shop
1530 Lee Waldrip Dr	Ticket booth & pavilion (LPSBC)
1530 Lee Waldrip Dr	Lanier Point picnic shelter

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Address	Description
Pearl Nix Parkway	Picnic pavilion - Longwood Park
Clark's Bridge Road	Clark's Bridge Rd - rower's bldg
525 Prior Street	Restroom/concession building
1530 Lee Waldrip Dr	Lanier Point Maintenance Bldg.
Virginia/Thompson Bridge	Roper Park Concessions/Restroom
DeSota Drive	DeSota Park Restrooms
830 Green Street	City Park Maintenance Shed
Clarks Bridge Park	Boathouse and Finish Tower
<u>Public Utilities</u>	
2641 Old Flowery Br. Rd.	Office trailer - 12x56
2635 Old Flowery Br. Rd.	Office trailer - 12x56
2641 Old Flowery Br. Rd.	Addition to groundskeeping bldg
Lake Rd.	Storage building
500 Linwood Dr.	Portable building-6'x8'
2641 Old Flowery Br. Rd.	Canopy shelter-12'x12'x14'
500 Linwood Dr.	Canopy shelter-12'x12'x14'
#1 Georgia Avenue	Gainesville Mill warehouse
500 Linwood Dr.	Sewer Treatment Facility
2635 Old Flowery Br. Rd.	Flat Creek
2120 Riverside Drive	Water Treatment
	Lakeside Water Treatment
	Lakeside Pump Station
	Shop building
	Portable building-12'x16'
1006 S. Bradford Ext.	Metal building - part of #10829
1006 S. Bradford Ext.	Utility shop
Calvary Church Rd.	Bldgs City farm-Rental House/2 Barns
1006 S. Bradford Ext.	Storage building
	Addition to utility shop
	Steel building-40'x60'
1006 S. Bradford Ext.	Breakroom addition - part of 10713
	Filter Press building
	Transfer pump station
	Recycle sludge pump building
1700 Fulenwider Rd.	Fullenwider Road building
757 Queen City Pkwy.	PUD Administration Building
2220 M. Bailey Rd.	Athens Hwy. Water Tank
4560 Hog Mountain Rd.	Hog Mountain Water Tank
2019 Valley Road	House

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Table 5: Hall County Building Inventory

Address	Description
E. Crescent Drive	Agri-Services Building
711 Green Street	Government and Education Building
440 Prior Street	Development Services Building Hall County Parking Facility
2125 Elachee Drive	Elachee Nature Center a) Caretaker House b) Main Building c) Pavilion I d) Pavilion II and Storage
1685 Calvary Church Road	Agri-Center – Associated Buildings Alberta Banks Park – Associated Buildings Central Park – Associated Buildings
641 Main Street - Clermont	Clermont Recreation Center Farmer’s Market – Associated Buildings
1945 Calvary Church Road	Group Home Parks and Leisure
Old Cleveland Road	Laurel Park – Associated Buildings
5666 Bark Camp Road	Murrayville Park – Associated Buildings
1674 Barber Road	Parks and Leisure Office Platt Park – Associated Buildings Rafe Banks Park – Associated Buildings
3500 Keith Bridge Road	River Forks Park – Associated Buildings
2811 Sardis Road	Sardis Gymnasium
3494 Atlanta Highway	South Hall Community Center Tadmore Park – Associated Buildings Allen Creek Soccer Complex – Associated Buildings
1685 Barber Road	Correctional Institute – Associated Buildings
2460 Athens Highway	Fire Station #1
5872 Brookton – Lula Road	Fire Station #2
4104 Short Road	Fire Station #3
2940 McEver Road	Fire Station #4
4245 Atlanta Highway	Fire Station #5
6170 Lula Road	Fire Station #6
731 E. Crescent Drive	Fire Station #7
6175 Gaines Ferry Road	Fire Station #8
5040 Poplar Springs Road	Fire Station #9
5608 Highway 52	Fire Station #10
5625 Bark Camp Road	Fire Station #11
4890 Winder Highway	Fire Station #12
2709 Sardis Road	Fire Station #13
2665 Allen Creek Road	Fire Training Center – Associated Buildings
1700 Oakbrook Drive	Hall County Landfill – Associated Buildings (Including Compactors throughout the County)
1008 Chestnut Street	Chestnut Street building
1685 Barber Road	Sign Building/Engineering
622 S. Main Street	Detention Center

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Address	Description
610 S. Main Street	Law Enforcement Building – Associated Buildings
645 Main Street	MANS Building – Associated Buildings
1680 Barber Road	Minimum Security Building
116 East Spring Street	Courthouse Building
111 Spring Street	Deed Room
2318 Brown Bridge Road	Mental Health Building
210 Green Street	Courthouse Annex Parkway Enterprises Building District 2 Health Office Building Hall County Health Department Building
434 Prior Street	Senior Citizens Center
2928 Atlanta Highway	Blackshear Place Library
127 N. Main Street	Chestatee Regional Library East Hall Library Murrayville Library
430 Prior Street	Community Services
2515 Atlanta Highway	Golf Course – Associated Buildings

The General Facilities listed are found to be adequate for current needs. Future needs area addressed in the Capital Improvements Program and the CIE.

5.1.5.0: PUBLIC SAFETY

The Law Enforcement map illustrates the location of the public safety and law enforcement locations in the city and county.

5.1.5.1 Gainesville Police Department

The Gainesville Police Department provides law enforcement and public safety for the residents of the City of Gainesville. The Gainesville Police Department is comprised of 8 Municipal Court Personnel and 122 in the Police Department. There are 99 sworn law enforcement personnel and 31 civilian employees. The Gainesville Police Department currently operates 3 Community Police Government Housing precincts with a capacity of 3 officers per precinct, 1 Community Police Mall precinct at Lakeshore Mall with a capacity of 7 officers, 1 Municipal Court building with a capacity of 250 people, and 1 Public Safety Building with a capacity of 500 people

In 2002, the Uniform Patrol Division received 76,984 calls for service, issued 8,801 citations, 5030 warnings, 2,838 arrests (other than citations), 4,969 incident reports, and 2,436 accident reports. The Administrative Services Bureau is made up of several support components for the Gainesville Police Department; Records, Municipal Court, Warrant Service, Fleet Maintenance and the preparation and administration of the police department’s budget. The Operations Bureau is comprised of three divisions: Criminal Investigations, Patrol, Specialized Services and the department’s Mobile Field Force. The Police Department is supported by state and federal grants, local funding, and has an annual operating budget of \$6,935,818.

The Gainesville Police Department works with a number of agencies to fulfill its mission. Those agencies include the Hall County Sheriff’s office, Gang Task Force, Hall County Multi ‘agency Narcotics Squad, City School Board Resource Officer Program (three officers assigned to all City Schools), and the Federal Bureau of Investigations. The Police Department has formal agreements with the Hall County Sheriff’s office and the Federal Bureau of Investigations in reference to the Multi Agency Narcotics Squad and the

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Gang Task Force. The Police Department is also in agreement with the Georgia Bureau of Investigations.

COMMUNITY ORIENTED POLICING

The Community Oriented Policing Program of the Gainesville Police Department serves not only Government housing areas within the City, but also encompasses an identified business district within the City. Working in partnership with residents, the Policing Program implements the same philosophy with business owners, employees, and patrons, specifically to work in partnerships with them to address recognized and potential problems.

The Gainesville Police Department has been proactive in its approach of engaging and educating the public. In 2002, the Department dedicated a total of 2,234 hours or 257 days to the purpose of crime prevention and public relations in the following services:

- Spoke to 10,068 adults and 7,952 juveniles;
- Attended 180 speaking engagements/special events;
- Works with 60 ± active Neighborhood Watch Programs in the city;
- Assisted in the coordination of “man power” at the Special Olympics, which provided a service to over 5,000 athletes and attendees; and
- Maintains an active role in the community by being a member of a number of organizations.

The Gainesville Police Department will need to address facility expansion as the City continues to grow and the population increases. The Police Department has stated that the current city/county radio communications is based on 40-year old technology. There are locations in the City and County where there is no radio coverage. The City and County will need to upgrade the current communications system to improve coverage and intra-operability. The current City public safety facility was built in 1975 when the department had 50 employees. The department now has over 100 and space is very limited.

5.1.5.2 Hall County Sheriff's Department

The Hall County Sheriff's Office is a full service department recognized as the eighth (8th) largest sheriff's office in the State of Georgia. In 2003, based on policies, procedures and a proven commitment to professionalism, the State of Georgia Law Enforcement Certification Program bestowed official certification upon the Hall County Sheriff's Office making it only the 6th sheriff's office to obtain that honor. Also, in 2003 the Hall County Sheriff's Office provided services in all fundamental areas of law enforcement including the service of warrants, providing courtroom and courthouse security, overseeing an inmate population of approximately 800 while at the same time providing primary law enforcement and investigative services responding to over 160,000 calls to service.

In addition to providing the above-mentioned services the Hall County Sheriff's Office also provides a number of specialized services, to not only unincorporated areas of Hall County but municipalities as well, throughout the county. These services include the Dive Team (search and rescue), Special Weapons And Tactics Team (S.W.A.T.), R.E.D.D.O.G. (street level drug interdiction), and taking the lead role in the Gang Task Force and the Multi-Agency Narcotics Squad along with a myriad of other services. A single 26,128 square foot Law Enforcement Center/Detention Center located on Main Street in down town Gainesville currently serves Hall County. This facility serves both as the primary location for the housing of inmates along with a Police Services center and administration office for the Hall County Sheriff's Office. It is estimated that 18% of the facility is utilized for Police Services, or approximately 4,703 square feet. The County intends to maintain the current level of service (square feet of Sheriff's Patrol space per capita) over the next twenty years. In order to meet the projected facility needs, the Department proposes to construct two precinct stations, one in the north portion of the county and one in the south part of the county, as well as an evidence and property storage facility.

5.1.5.3. Hall County Detention Center

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The Hall County Detention Center is located at 622 Main Street, Gainesville, Ga. The detention center houses inmates for the City of Gainesville, Oakwood and Flowery Branch. The construction of the present detention center began in August of 1980 with a cost of \$2.7 million and was paid for in its entirety from general revenue sharing funds and a grant from the Law Enforcement Assistance Administration. The bed capacity at the time of completion in March of 1982 was 145 inmates. On March 8, 1988, Hall County citizens passed a sales tax referendum, in which a portion was used for an addition to the original facility including a new Law Enforcement Center that would provide offices for the Uniform Patrol Division, Records Division, Investigative Division as well as an office for the Sheriff. Construction began on October 23, 1989 and the building was occupied in May of 1992. This addition added 200 beds to the existing facility. There was enough sales tax money received to also add a third phase to the detention center, which would add an additional 144 beds. Construction on Phase III began in 1992 and this addition was occupied on April 15, 1993. The total number of beds for the detention center for all three phases is 489 at a cost of \$6.1 million.

In 2003, the Hall County Sheriff's Office occupied the old Regional Youth Development Center on Vine Street and started the first female work release center in North Georgia. The program is designed to accommodate up to 30 females. The Hall County Sheriff's Office has been operating a 70 bed male work release center since 1992. The male work release center is located on Barber Road near the Hall County Correctional Institute. The daily jail population exceeds approximately 800 people every day, which forces the detention center to house up to 150 inmates in other jails throughout Georgia. The cost to house inmates in other jails ranges from \$35.00 per day up to \$47.00 per day. The Hall County Sheriff's Office will spend approximately \$1.8 million in the 2004 budget year to house inmates in other jails due to the lack of bed space in the Hall County Detention Center.

Incarceration rates within the county have been steadily increasing over the last ten years. Currently, the number of inmates is greater than the existing facility can accommodate. Therefore, to meet the needs of the detention center to the year 2020, a new detention facility is proposed. Hall County has proposed financing a new detention facility through a Special Purpose Local Option Sales Tax. The proposed Detention Facility would cost approximately \$54 million.

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Law Enforcement Location Map

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5.1.6.0: FIRE SERVICES

The location of fire services are illustrated on the Fire Service Map.

The City of Gainesville and Hall County entered into a contractual agreement on August 20, 1997, renewable for four annual terms, for countywide 911 services. 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.

5.1.6.1 Gainesville Fire Department

The Gainesville Fire Department works to preserve life, property, and environment, within the community due to fire, medical emergency, and other hazardous conditions through public education, code management, and effective emergency response. The Gainesville Fire Department has a current staff of 62 full-time firefighting staff on 3 shifts (24/48) rotation, 1 Chief Officer, 1 Fire Marshal, 1 Support Services Division Commander, 1 Training Captain, 2 Secretarial Staff for a total staff of 68. The Gainesville Fire Department receives local funding and has a current operating budget of \$4,539,057.

The current facility locations for the Gainesville Fire Department are:

FACILITY LOCATIONS

Headquarters Station 1 118 Jesse Jewell Parkway	Station 3 (Substation) 3335 Nancy Creek Road
Station 2 (Substation) 310 Piedmont Road	Station 4 (Substation) 2163 Memorial Park

The Fire Department's response area is 29.2 square miles with approximately 20,000 citizens during evening hours and as many as 100,000 citizens during working hours. In 2000, the Fire Department responded to approximately 4,400 fire/rescue emergency calls.

The Gainesville Fire Department is one of the few fire departments in the state to maintain a Class 2 ISO rating. This rating allows the residents and businesses of Gainesville to receive lower insurance premiums and superior service. In order to maintain a Class 2 rating, the department routinely conducts training classes and exercises. This specialized training also benefits our growing industrial community. The Gainesville Fire Department also provides numerous outreach efforts throughout the community. In addition to installing smoke detectors at no charge, the Fire Department also provides free blood pressure checks to the community.

5.1.6.2 Hall County Fire Services

The primary mission of Hall County Fire, EMS and EMA services is to minimize injuries, deaths, and property loss resulting from medical emergencies, fires, and other disasters that occur in Hall County. This mission will be accomplished through prevention, public education, and the emergency response of trained personnel and equipment to medical emergencies, fires and other disasters. State and federal grants, local funding, and fees support the Fire Department. The Hall County Fire Department has an operating budget of \$16.4 million dollars. The following table lists the existing fire service facilities and square footage, as well as the four stations to be built over the next twenty years. In addition to these facilities, the Hall County Fire Department has on hand a mix of heavy vehicles (pumper trucks, ladder trucks, air and light trucks, hazmat units, rescue vehicles) and apparatus. Over the next twenty years, the Department intends to add 12 heavy vehicles to its current inventory of 16 such vehicles.

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Table 6: Fire Protection Facilities by Size

Facility	Square Footage
Fire Station 1	4,500
Fire Station 2	3,750
Fire Station 3	2,240
Fire Station 4	3,780
Fire Station 5	2,240
Fire Station 6	5,200
Fire Station 7	9,040
Fire Station 8	5,200
Fire Station 9	5,500
Fire Station 10	5,500
Fire Station 11	5,500
Fire Station 12	5,635
Fire Station 13	5,500
Fire Station 14	Construction FY05 (5,500 sf)
Fire Station 15	Construction FY11 (5,500 sf)
Fire Station 16	Construction FY14 (5,500 sf)
Fire Station 17	Construction FY22 (5,500 sf)
Maintenance Shop	2,000
New Shop at Allen Creek	3,500
Training	6,910
Burn Building	3,801
Warehouse (Station 7)	1,440
Leased Storage	1,000
Storage building at Station 1	750

The Hall County Fire Department provides ambulance service to the county. Emergency Medical Service (EMS) is provided by responding in a first responder mode to all medical calls. The County handles other emergency calls, such as automobile accidents. The County also has a hazardous materials response team. The Communications Center, located in the Joint Administration Building, provides emergency services communication throughout the entire county, including all seven municipalities.

The entire County, excluding the City of Gainesville, is 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 in order to maintain a maximum 5-minute response time.

In the past five years, the County Fire Department has embarked upon a significant capital improvement program. The ISO conducts an inspection of the County's stations and the Department's capabilities, the available water and the emergency communications facility. The ISO rating for the urban area in Hall County is Class 5. Areas outside the geographic coverage area have a rating of 9. The Class 5 rating will ensure a continued low fire insurance rate for the County. The Hall County Fire Department system is based on providing and moving toward a Class 4 rating to 90% of the County by 2010, and coverage of all areas within an average 5-minute response time.

In calculating the additional capacity demanded, the LOS demand is generated for new facilities by the yearly functional population. As new demand is calculated, fire service capacity is developed to meet the estimated demand. Four new fire stations, along with accessory storage and equipment are planned for Hall County. By the end of the planning horizon, the Hall County Fire and Emergency Services System will have a total of 17 fire stations, related facilities and equipment.

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Fire Safety Service Location map

5.1.7.0: RECREATION FACILITIES

The location of city and county parks are illustrated on the Parks and Recreation Map.

5.1.7.1 City Parks

The information regarding city parks was provided by Lose & Associates, Inc. in conjunction with the preparation of the Strategic Parks and Recreation Plan developed for the City of Gainesville.

The Gainesville Parks and Recreation Agency (GPRA) was created in the 1920s as a component of the City of Gainesville to provide recreation and park services for citizens and guests. GPRA has maintained a dedicated funding of up to 1 mil since the inception of the agency. The GPRA mission is “The Agency, through a coordinated effort, seeks to enrich the quality of life of the citizens we serve by providing safe and accessible facilities and a diversified program of activities in an effective, efficient, equitable, and responsive manner.”

The responsibility of City parks and recreation is primarily handled by GPRA. This includes program planning and implementation, budgeting, maintenance (with some shared maintenance agreements), rentals, establishing user fees, marketing, and managing of all the parks located within the City as well as managing the Gainesville Civic Center. The parks maintained by GPRA include Lanier Point Park, City Park, Fair Street Park, Poultry Park, Engine 209 Park, Riverside Park, Roper Park, Holly Park, Desota Park, Kenwood Park, Myrtle Street Park, Wessell Park, and Linwood Park. The GPRA also oversees the parks along the Rock Creek Greenway, which include Rock Creek, Ivey Terrace, Wilshire Trails and Longwood Park. In addition, the GPRA shares joint responsibility and Maintenance of Clarks Bridge Park and Allen Creek Soccer Complex with Hall County.

The National Recreation and Park association (NRPA) published the Park, Open Space, and Greenway Guidelines in 1995, which provides a framework of the recommended park classifications based on service levels. There are four basic park categories: mini, neighborhood, community and regional.

Mini Park – Typically is less than five acres, serve people within a quarter mile radius, generally have playgrounds for children; service levels are one thousand per every 0.25 to 0.5 acres.

Neighborhood Park – Usually 5 to 20 acres in size, usually serves between 10,000 to 20,00 residents or one to two acres per thousand people, usually contains ball fields; active and passive recreation.

Community Park – Typical size is 20 to 75 acres, designed to serve 50,000 to 80,000 people or 5 to 8 acres per 1,000 people; passive and active uses including nature viewing, lake activities, outdoor basketball courts, lighted tennis courts, trail systems, football field.

Regional Park – 50 to 250 acres in size, usually provide large natural areas that can be accessed by biking or hiking, typically within an hour drive of most residents.

Other Types

Special Use Park – designed to meet the need of a specific user group such as a golf course, zoo or museum.

Natural Resource Area/Preserve – protected lands, lands unsuitable for development but offering natural resource potential, individual sites exhibiting natural resources.

Greenways – 10 to 12 foot wide natural or paved surfaces providing linkages between cities, parks, schools, commercial areas and neighborhoods.

School Parks – provide a mechanism of combining resources and provide accessible amenities to the community.

The Gainesville City parks are listed in the table below.

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Table 7: City Parks

Park Name	Acres	Classification	Features
City Park	43	Community	Includes both passive and active recreation uses. The site contains the Gainesville Civic Center, a facility with over 17,000 square feet of conference and banquet facilities for rent by the community. The site contains Bobby Gruhn field, home of the Gainesville High football and soccer teams. The park also has tennis courts, baseball fields and picnic tables.
Desota Park	0.8	Mini/Neighborhood	The park includes an outdoor basketball court, picnic tables, and a playground and tennis court.
Engine 209 Park	0.3	Mini/Special	A special park showcasing a train and a small open space. Also features a small museum inside one of the train cars.
Fair Street Park	1.6	Neighborhood	Park includes a small pool, picnic pavilion with tables, playground and outdoor basketball court.
Rock Creek Greenway Parks			
Rock Creek Park	3	Mini/Greenway	The park features a "solar system" theme. Also contains special monuments including a War Memorial, benches, pathways, and brick markers.
Ivey Terrace	10	Greenway	The site is a link between Rock Creek Park and Wilshire Trails and part of the Rock Creek Greenway.
Longwood Park	35	Community Park/Greenway	Park features eight lighted tennis courts, corporate picnic pavilion with a kitchen and fireplace, two playgrounds, swings, and walking trails.
Wilshire Trails	30	Greenway	A greenway link with a small pavilion, playground, and bathrooms.
Kenwood Park	2	Neighborhood	Park includes four picnic tables, benched, walking trail with bridge, ornamental lighting.
Lanier Point Park	96	Regional	Park includes four lighted softball fields, one lighted baseball field, a playground, a boat ramp, walking trails with a bridge leading to an island, picnic pavilion with 17 tables.
Myrtle Street Park	2.5	Neighborhood	Undergoing renovations to include a new playground, landscaping and resurfacing of the outdoor basketball court.

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Park Name	Acres	Classification	Features
Poultry Park	0.5	Mini/Special	Contains benches and walking paths.
Riverside Park	1.5	Neighborhood	The park contains walking paths, sidewalks, and a picnic shelter.
Roper Park	4	Neighborhood	The park contains a lighted tennis court, picnic shelter, playground, playfield, bathroom building, and walking paths.
Wessell Park	11	Neighborhood	The park includes two lighted tennis courts, one outdoor basketball area, one playground, paved parking, and message board.

Joint City/County Facilities

Allen Creek Soccer Complex	89	Regional	Park features nine soccer fields, 800 parking spaces, practice areas, one adult field stadium has seating for 3,000 spectators.
Clarks Bridge Park	50+/-	Special Purpose	Park is owned by the Army Corps of Engineers and hosted the 1996 Atlanta Olympic Games. The facility is used for regattas, training, meetings and office space.

OTHER SERVICE PROVIDERS
Boys and Girls Club of Hall County

The Boys and Girls Club located in the southeast of the City near Fair Park, operates many programs throughout the City of Gainesville. Their headquarters houses a gymnasium, game room, office space, and vending machines. Outside, there is one field, parking lot and play area.

Programs offered by the Hall County Boys and Girls Club include:

- Youth of the month/year
- After school programming
- Graffiti removal
- Girl's basketball
- Instructional boys and girls basketball
- Youth soccer
- Educational tutoring
- Smart life choices
- Positive behavior
- Choir
- Girls coach pitch/T-league softball
- Coach pitch/T-league baseball
- Astronomy classes
- Arts and crafts
- Leadership class
- Theater/drama
- Photography
- Biking

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YMCA

The YMCA currently offers a number of programs including:

- Basketball
- Kids Tim
- Dance Classes
- After School
- Baseball
- Flag and Tackle Football
- G.I.R.L.S. Programming
- Youth Soccer
- Day Camps

Programs are currently held at various locations, including Fair Street Elementary and First Baptist Church. The YMCA has purchased 18 acres of land adjacent to SR 369 with easy access to central Gainesville and Hall County.

CITY OF GAINESVILLE SCHOOLS

City of Gainesville Schools provides interscholastic athletic programming to students. The sports include baseball, soccer, basketball, volleyball, softball and other organized sports.

THE ARTS COUNCIL

The Arts Council is located in Gainesville and serves to increase the appreciation of, participation in, presentation and enjoyment of the various forms of art.

GAINESVILLE CHURCHES

There are many churches in the Gainesville area that provide programming for their parishioners and the community. Some have comprehensive indoor recreation and fitness centers with basketball, volleyball, and weight and exercise training equipment.

PRIVATE SCHOOL BASED FACILITIES

There are a number of private schools, which provide recreation programs to students. Westminster Christian Academy, Riverside Military Academy, and Lakeview Academy provide a variety of recreational sports to school age children.

ARMY CORPS OF ENGINEERS

The ACE partners with the City by leasing land and facilities to the Gainesville Parks and Recreation Agency. Some of the parks include: Clarks Bridge Park, Holly Park, Longwood Park, and Lanier Point Park. The Corps has mainly developed boat ramps for use at most of these parks. There are 20 federal parks in Hall County, which provide swimming, picnicking, and camping facilities.

CHICOPEE WOODS PARK AND NATURE PRESERVE

Chicopee Woods is a 1,300-acre nature preserve located on the south side of Gainesville along I-985. The Preserve is managed by the Chicopee Woods Park Commission and is home to the Elachee Nature Science Center. Chicopee Woods contains over 20 miles of bike trails and 12 miles of hiking trails. The Elachee Nature Science Center serves 47,000 students from 35 school systems plus an additional 20,000 visitors per year. Elachee is a not-for-profit institution supported by program fees, memberships, fundraising events, museum admissions, and donations from corporations and citizens. Classes offered through the Nature Science Center include:

- Preschool, elementary and secondary programs paralleling Georgia's Quality Core Curriculum;
- Teacher Education Programs;
- Summer Discovery Camp;
- Special public programs;

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- Special programs for scouts, home school, groups, and others.

A breakdown of the City's 19 parks shows nine neighborhood parks, four mini parks, three regional/community parks, and one special use park. In addition to Gainesville's traditional parks is the Rock Creek Greenway system, which encompasses four of the city's parks. Longwood and Rock Creek Park are two parks that are linked by the Greenway while Ivey Terrace and Wilshire Trails are linear parks, which encompass the trail. The Allen Creek Soccer Complex and Lanier Point sports complex make up the two regional/community parks.

The Vision 2014 – Strategic Parks and Recreation Master Plan has outlined over \$30 million in capital improvements over the next ten years for the Gainesville Parks and Recreation Agency. In addition, 12.3 million of park-related improvements have been recommended for completion by other agencies or organizations. Future park development by GPRA beyond 2014 equals \$19.2 million dollars. A detailed opinion of probable construction cost for renovations to existing facilities and new park construction totals \$26.6 million. An additional 22.8 million dollars is recommended for 19.25 miles of greenway trail development.

Existing Park Renovations 2005 – 2014	\$ 5,321,961
Existing Park Renovations Future	\$ 3,302,365
New Park Construction 2005 – 2014	\$18,038,712
Greenway Projects 2005 – 2014	\$ 6,907,406
Greenway Projects Future	\$15,928,625
Other Projects Future	\$12,332,231

Further recommendations address the need for a new recreation center with an indoor aquatic center, skate parks, a dog park and additional softball/baseball fields. In addition, there are recommendations outlined in the Vision 2014 Plan to further the standardization of park elements creating a more consistent look and furthering the development of the citywide trail network. Renovation and upgrading of existing playground with rubber safety surfacing are being recommended, along with new surfaces of tennis and basketball courts. The acquisition of land is being recommended for the development of greenways and new community parks..

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Park and Recreation Map (City of Gainesville)

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5.1.7.2 County Parks

Hall County Parks and Leisure Services provides a variety of quality and affordable recreation opportunities and services for all residents of Hall County in a courteous and efficient manner. Four county parks are found in or around the immediate vicinity of Gainesville; they including Sardis Park and Recreation Center, Central Park, Tadmire Park and Laurel Park.

EXISTING FACILITIES

The County currently operates 18 park facilities for a total of 942 acres, plus 3 recreation centers and a soccer complex. Most parks have been donated in the past. There is undeveloped acreage scheduled for improvements in the near future. Undeveloped acreage includes:

- 20± acres in East Hall Community Park
- 20 +/- additional acres at Chicopee Woods Agricultural Center.

The following table summarizes the County's existing park facility inventory.

Table 8: County Parks

Facility	Acres	Park Type	Description
Alberta Banks Park	20.50	Athletic Complex	Contains 12-lighted tennis courts, 2 softball fields, 3 baseball fields, playground, 1 picnic shelter, restrooms and concession building.
Central Park	24.50	Neighborhood	Park contains 2 picnic shelters, 2 tennis courts, jogging trail, 25 picnic sites, playground and restrooms.
East Hall Community Park	89.00	Community Park	
Healan's Mill	4.00	Historic Site	Land with a 2-story mill constructed around 1850 currently under restoration, located on the North Oconee River
Laurel Park	136.00	Regional	Located on a peninsula of Lake Lanier, the park contains 2 Little League fields, 2 softball fields, concession stand, playground, 2 restroom buildings, 2 tennis courts, 25 picnic sites, 2 picnic shelter, boat ramp, and 1-mile walking rail.
Murrayville Park	28.50	Community Center	Park contains a Little League field, combination softball/football field, 1 picnic shelter, 10 picnic sites and a community center.
Platt Park	10.50	Neighborhood	Park contains 15 picnic sites, covered picnic shelter, softball field, T-ball field, playground and restrooms.
Rafe Banks Park	25.00	Neighborhood	Park contains 15 picnic sites, baseball/softball field, Little League field, outdoor/hard surface basketball court, tennis court, playground, picnic shelter, ½ mile walking trail, and concession/restroom building.
River Forks Park	118.00	Special Use	Park contains 62 campsites, 4 restroom/shower buildings, sewer pump-out station for RV/campers, 3 covered picnic shelters, 60 picnic sites, with grills, boat ramp, 40,000 sq. ft. beach, 4 playgrounds, handicap access picnic sites, resident manager's house, and picnic facilities for rent.
Sardis Park	7.00	Neighborhood	Park contains 2 small ball fields, 1 softball field, high school baseball field, soccer field, 6 tennis courts, restroom and concession, community center with a gymnasium, game room and office and a playground.
Sardis Recreation Center		Community Center	

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Facility	Acres	Park Type	Description
South Hall Park	7.00	Neighborhood	Contains a gymnasium, meeting rooms, game room, office space, 2 ball fields, and concession stand.
South Hall Recreation Center		Multi-Use Facility	
Tadmore Park	42.00	Athletic Complex	Park contains pavilion that will accommodate 30-40 people, playground, hard surface basketball courts, ball fields, football/soccer field, walking trail, and restrooms.
Chicopee Woods Ag.	204.00	Special Use	The Agricultural Center has a covered pavilion, outdoor arena, amphitheater exhibit and livestock barns, concession and restroom building, multi-purpose building.
Williams Mill Greenspace	48.00	Passive Greenspace ¹	Passive park with trails and restroom facility located on Mitchell Creek
Sub-Total	675.00		
Joint City/County Parks			
Clarks Bridge	20.00	Special Use	Used as an international rowing and kayaking facility. Hosted the 1996 Centennial Olympic Games.
Allen Creek Soccer Complex	88.00	Special Use	Includes 9 lighted fields, restrooms, concessions and stadium field.
Total Acreage	783.00		

5.1.7.3: Other County Recreation sites:

HOG MOUNTAIN SPORTS COMPLEX

This Complex is run jointly by the County and the School district it contains 2 small ball fields, 1 softball field, high school baseball field, soccer field, 6 tennis courts, restroom and concession.

Table 9: Facilities Inventory

Facility Type	Inventory
Ball Field	22
Football Field	2
Soccer Fields	16
Play Fields	3
Tennis Court	21
Basketball Courts	6
Running Track	0
Volleyball Courts	3
Multi-Purpose Trails	1
Sheltered Pavilions	15
Playgrounds	13
Walking/Jogging Trails	4
Gymnasiums	2
Maintenance/Storage	4
Concession/Restroom Facilities	16

Facilities provided throughout the County are generally used by residents on the basis of the programs available, as opposed to proximity of the facility. Softball leagues and other programs are located only at certain centralized facilities. As a general rule, parks facilities are located throughout the County, and

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future facilities will continue to be located around the County so that all residents will have recreational opportunities available on an equal basis.

There are several parks within the City that are categorized as “Special Use” facilities, such as Clarks Bridge Road and the Soccer Complex. These facilities provide a specific region-wide attraction that both City and County residents can use. Both the City and County jointly fund these facilities.

The County has developed level of service standards for both acreage and facility types using National Recreation and Parks Association Standards (NRPA) that have been modified to take into account local conditions, such as participation and utilization data. Based on existing parkland, program objectives and current capital projects, the County has adopted 6.5 acres per 1,000 persons as its standard. Between 2000 and 2025, this means that the County will need an additional 1,686 acres of parkland in order to maintain this level of service standard. Williams Mill Park, East Hall Community Park, and Healan’s Mill Park have been added since the adoption of the level of service standard. The County intends to meet the remaining future demand for parks acreage through land acquisition and creation of South Hall Community Park, North Hall Community Park, Central Park (improvements), Murrayville Park, Northwest Community Park, Albert-Banks Park, an additional neighborhood park, and two future unnamed parks.

PARKS

The Parks Department has just completed a Parks master planning effort. The planning process has projected parks needs for the next 20 years. The Parks Master Plan is expected to be adopted early this year.

The North Hall and South Hall community parks will be financed through a Special Purpose Local Option Sales Tax (SPLOST) passed this year. The total cost of the two proposed Community Parks will be approximately \$8.5 million.

- North Hall Community Park – \$4.5 million
- South Hall Community Park - \$4.0 million

The associated impact fee calculations generated to finance parks construction are included in a separate section of this element.

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Park and Recreation Map (Hall County)

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5.1.8.0: HOSPITALS AND OTHER PUBLIC HEALTH FACILITIES

5.1.8.1 Northeast Georgia Medical Center

At the hub of Northeast Georgia Health System is Northeast Georgia Medical Center with their main campus at 743 Spring Street in Gainesville and another, Lanier Park campus, on White Sulphur Road. Together, these facilities make up a 418-bed inpatient, 285-bed skilled nursing system staffed by physicians trained in a variety of medical specialties.

The Northeast Georgia Medical Center has developed a master facility plan, which will guide the organization's development for the next 20 to 25 years. In order to serve a rapidly growing population in south Hall, the Medical Center purchased 52 acres on the corner of Friendship Road and Highway 13. The Medical Center plans to develop a freestanding outpatient center by 2005 that will provide the following services: comprehensive imaging; urgent care; cardiac non-invasive diagnostics; outpatient physical, speech and occupational therapy; and laboratory and routine testing. An inpatient community hospital is scheduled to be built by 2010. The Longstreet Clinic has been serving the residents of south Hall County with practices in Buford and Oakwood.

The Plan emphasizes the importance of effectively utilizing the Lanier Park campus over the next three to five years to offset capacity constraints on the main campus. Upgrades were recently completed on this campus and will continue to be made to enhance the services provided. Due to the increasing demand for health care throughout the hospital's 15-county service area, Lanier Park's 103 inpatient beds remain an important community asset, particularly until the planned patient bed tower is complete.

HEALTHSOUTH has a surgery center located in Gainesville. The center is designed to perform various types of outpatient surgical procedures, such as orthopedic, ophthalmology, plastics, ears, nose and throat, gynecology, gastroenterology, (stomach), general surgery and podiatry, among others. Most centers provide combinations of these services, and some are dedicated to just one or a combination of several. Surgery Centers are also equipped with specialized rooms for simpler procedures. Almost half of the procedures are for children, so many centers devote a great deal of time and attention to making them and their parents feel comfortable and secure. Surgery centers also offer additional programs in pain management.

The Hall County Health Department provides General Health Services such as:

Prenatal, family planning, high risk pregnancy program, presumptive eligibility, perinatal case management, children with special needs program, health check, well baby check up, immunizations, nutritional counseling, stroke and heart attack prevention program, WIC (women, infants and children), STD/HIV testing and counseling, health education services, health screenings, environmental services, women's health, marriage blood tests, primary care clinic, BreasTest/BreasTest & More, mammography, hearing/vision screening, children's dental services, travel clinic, provides ambulance inspections, tobacco prevention program, chronic disease program, adventure based counseling program, tuberculosis screening and pregnancy tests.

Gainesville and Hall County do not have direct planning responsibilities for Health Care and Hospital facilities, which are administered by private boards that conduct private planning activity. The city and county are willing to share growth and demographic information with these boards to enhance the systems ability to meet future needs of the community. However, the system is enhancing and expanding and has been found to meet demands.

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5.1.9.0: EDUCATIONAL FACILITIES

There are two primary public school systems in Gainesville and Hall County, the Gainesville City Schools and the Hall County School System, which are administered by their respective school boards. These school systems provide public education to the student age population in the City and throughout the County respectively. The Buford City School System educates less than 20 students located in the southern part of the County at the Hall-Gwinnett County line. The locations of educational facilities are illustrated on the Educational Facility Map on the next page.

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Educational Facility Map

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5.1.9.1 Gainesville City Schools

Table 10: School Year 2003 - 2004

Early Education (Pre-K – Grade 5)	Enrollment	Capacity
Enota Elementary School 1120 Rainey Street Gainesville, GA	625	930
Gainesville Elementary School 1145 McEver Road Gainesville, GA	650	650
Fair Street Elementary School 695 Fair Street Gainesville, GA	600	750
Centennial Elementary School 852 Century Place Gainesville, GA	600	800
New Holland Elementary 170 Barn Street Gainesville, GA	650	650
Middle School (Grades 6 – 8)		
Gainesville Middle School 715 Woods Mill Road Gainesville, GA	780	904
Secondary Education (Grades 9 – 12)		
Gainesville High School 830 Century Place Gainesville, GA	1,260	1,260
TOTALS	5,165	5,944

The Gainesville City Schools receives funding through state and federal grants, local funding, sales revenue (capital outlay), fees (tuition). The annual operating budget is \$73 million (2002-2003). The Gainesville City Schools system has a staff of 602.

Table 11: Personnel Inventory

Administrators	20
Bus Drivers	44
Maintenance	9
Lunchroom	42
Teachers	344
Paraprofessional and Clerical	143
TOTAL	602

The continued increase in school enrollment is inevitable given the steady rise in population. The City of Gainesville is projected to ascend in population in the coming years. Much of the increased school aged population is expected to be Hispanic. The Gainesville School system now has 2,269 Hispanic students,

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or 48 percent of the total student population. In the Gainesville system, 257 of the 503 kindergarten children are Hispanic, which is 51 % of the population, while only 53 of the 200 12th graders are Hispanic representing 26% of the population. The School Systems will need to continue efforts to attract bilingual teachers to serve the growing population.

The Superintendent of the Gainesville School System has outlined several goals and objectives in order to address the growing student population.

- Produce and distribute to the Board of Education by June 1, 2004, facility needs for the next five years, which will provide clean, safe, and educational appropriate classrooms and schools;
- To facilitate the completion of one new elementary school prior to opening of school for 2003-2004, and the second by Thanksgiving break 2003;
- To create a plan for construction of a new middle school by July 2004; and
- Develop a plan to reward teachers who become bilingual.

5.1.9.2 Hall County Schools

The mission of the Hall County School System is to create schools that challenge and expect every person to excel intellectually, physically, and socially. The Hall County school system currently has a total district enrollment of 22,164 students. There are a total of 32 schools (19 Elementary, 6 Middle, 6 High, and 1 Evening). The following tables list the schools under the Hall County School System.

Table 12: Hall County Schools

Elementary Schools	Enrollment (2003-04)	Current Capacity
Chestnut Mountain Elementary 4670 Winder Highway Flowery Branch, GA	534	550
Flowery Branch Elementary 5544 Radford Road Flowery Branch, GA	638	587
Friendship Elementary 4550 Friendship Road Buford, GA	682	800
Jones Elementary 6 th Chicopee Street Gainesville, GA	370	450
Lanier Elementary 4782 Thompson Bridge Gainesville, GA	643	700
Lula Elementary 6130 Chattahoochee St. Lula, GA	479	850

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Elementary Schools	Enrollment (2003-04)	Current Capacity
Lyman Hall Elementary 2150 Memorial Park Road Gainesville, GA	653	512
Martin Elementary 4216 Martin Road Flowery Branch, GA	863	687
McEver Elementary 3265 Montgomery Drive Gainesville, GA	401	737
Mount Vernon Elementary 4844 Him Hood Road Gainesville, GA	740	550
Myers Elementary School 2676 Candler Road Gainesville, GA	611	450
Oakwood Elementary 4500 Allen Road Oakwood, GA	509	750
Sardis Elementary 2805 Sardis Road Gainesville, GA	618	750
Spout Springs Elementary 6640 Spout Springs Road Flowery Branch, GA	692	787
Sugar Hill Elementary 3259 Athens Highway	660	775
Tadmore Elementary 3278 Gillsville Highway Gainesville, GA	674	750
Wauka Mountain Elementary 5850 Brookston-Lula Road Gainesville, GA	480	450
White Sulphur Elementary 2480 Old Cornelia Highway Gainesville, GA	476	675

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Middle Schools	Enrollment 2003-04	Current Capacity
C.W. Davis Middle School 4335 Falcons Parkway Flowery Branch, GA	879	1,012
Chestatee Middle School 2740 Fran Mar Drive Gainesville, GA	913	1,012
East Middle School 4120 East Hall Road Gainesville, GA	899	850
North Hall Middle School 4856 Rilla Road Gainesville, GA	846	912
South Hall Middle School 3215 Poplar Springs Road Gainesville, GA	914	875
West Hall Middle School 5470 McEver Road Oakwood, GA	846	862
High School	Enrollment 2003-04	Current Capacity
Evening High School 3131 Johnson Drive Gainesville, GA	132	150
Chestatee High School 3005 Sardis Road Gainesville, GA	966	1,325
East Hall High School 3534 East Hall Road Gainesville, GA	973	1,050
Flowery Branch High School 4450 Hog Mountain Road Flowery Branch, GA	945	1,325
Johnson High School 3305 Poplar Springs Road Gainesville, GA	1,039	1,125
North Hall High School 4885 Mt. Vernon Road Gainesville, GA	1,063	1,200
West Hall High School 5500 McEver Road Oakwood, GA	988	1,100

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In Hall County and Gainesville, the influx of a younger population will maintain a demand for services directed toward the younger population. In Hall County 653 of 1,949 kindergartners are Hispanic, or 33.5 percent of the total. However the number of Hispanic students in 12th grade is quite lower. Only 169 of 1,167 students are Hispanic, or 16 percent. This illustrates the increasing school-age population in the county. The following table illustrates the historic and future population breakdown by age group.

Table 13: Hall County Age Distribution

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	76,101	84,176	95,984	114,815	139,677	176,765	281,152	341,749	389,870	423,287
Age 0 to 4	5,621	6,434	7,359	8,868	11,511	14,009	22,104	26,735	29,922	31,626
Age 5 to 9	5,978	6,015	6,804	8,320	10,454	13,493	21,110	25,714	29,395	31,355
Age 10 to 14	6,514	6,139	6,575	8,175	9,970	12,294	20,331	24,551	28,203	30,766
Age 15 to 19	7,014	6,720	7,151	8,451	10,226	12,000	18,864	24,139	27,604	30,282
Age 20 to 24	6,454	7,320	7,713	9,100	10,885	12,997	18,630	22,719	27,811	30,515
Age 25 to 29	6,168	7,746	8,712	9,426	11,864	14,305	21,205	23,076	26,578	31,170
Age 30 to 34	6,230	7,177	8,308	10,089	11,648	14,254	21,722	24,613	25,246	27,584
Age 35 to 39	5,252	6,415	7,370	9,109	11,560	13,598	21,055	24,473	26,006	25,581
Age 40 to 44	4,416	5,464	7,232	8,388	10,286	13,502	20,137	23,856	25,960	26,168
Age 45 to 49	4,032	4,491	5,826	7,812	9,046	12,074	20,207	23,154	23,139	26,660
Age 50 to 54	3,864	3,930	4,670	6,229	8,429	10,561	17,979	23,081	24,986	26,556
Age 55 to 59	3,749	3,906	4,078	4,797	6,447	9,479	15,125	19,760	23,861	24,695
Age 60 to 64	3,209	3,652	3,869	4,236	4,976	7,350	13,743	16,848	20,668	23,780
Age 65 to 69	2,827	3,085	3,520	3,810	4,133	5,234	9,900	14,246	16,446	19,279
Age 70 to 74	2,099	2,355	2,662	3,060	3,411	4,148	6,685	9,765	13,232	14,594
Age 75 to 79	1,398	1,701	2,057	2,312	2,622	3,371	5,220	6,465	8,883	11,506
Age 80 to 84	740	960	1,254	1,555	1,651	2,217	3,654	4,365	5,094	6,713
Age 85 & Over	536	666	824	1,078	1,350	1,881	3,459	4,185	4,188	4,456

Source: Historic Data. U.S. Census: Woods and Poole, Economic Inc, 2003, Hall County Planning and Table 9.

The SPLOST (Special Purpose Local Option Sales Tax) is one method of supporting new school construction to address future growth. The following table describes the amount of monies collected for new school construction in the previous SPLOST to handle the existing and future school population.

Table 14: SPLOST No. 1 (Ended June 2002)

School/Project Name	Budget
Purchase Land	\$2,916,895
Construct New Schools	\$62,791,585
<ul style="list-style-type: none"> • Davis Middle • Chestatee Middle • Martin Elem. • Chestatee HS • Flowery Branch HS 	
Additions	\$2,774,214
<ul style="list-style-type: none"> • East Hall MS • South Hall MS • Wauka Mt. (Design Only) 	

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• Myers ES	
Renovations & Equipment & Technology	\$4,111,946
Bond Payments	\$24,129,887
Budgeted Total	\$96,724,527

Table 15: SPLOST No. 2 (Began July 2002)
School/Project Name

School/Project Name	Budget
Purchase Land	\$3,400,000
Construct New Schools	\$50,400,000
• 3 Elementary (Sugar Hill to open Aug 2002)	
• 1 Middle	
• 1 Career Academy	
Additions	\$7,990,000
• Lyman Hall ES	
• Sardis ES	
• Wauka Mountain ES	
• Mt. Vernon ES	
• Martin ES	
• Friendship ES	
• Spout Springs ES	
• Lanier ES	
Renovations & Equipment & Technology	\$21,517,680
Bond Payments	\$28,450,584
Budgeted Total	\$111,758,264

There are a number of private schools in Hall County providing education to the school-age populace.

RIVERSIDE MILITARY ACADEMY

Riverside Military Academy is a private preparatory school in Gainesville for young men in grades 8 –12. The 235-acre campus accommodates 540 cadets from around the world. The school began in 1907.

LAKEVIEW ACADEMY

Lakeview Academy is an independent, college preparatory day school with approximately 500 students in grades Pre-K -12. The school was founded in 197- and has a wide range of extra-curricular and athletic programs, including honors and advanced placement courses.

WESTMINSTER CHRISTIAN SCHOOL

Westminster Christian School was founded in 1984 and provides approximately 300 students with education from a Christian perspective. The school contains grades pre-K through 7th grade.

BRENAU ACADEMY

Brenau Academy is Georgia’s only accredited private, residential college preparatory high school for young women.

Other private schools in Hall County include Heritage Academy, Jubilee Christian Academy and Marantha Christian Academy.

There are three institutions of higher learning in Hall County: Gainesville College, Brenau University, and Lanier Technical College. Each institution provides a broad range of educational, social, cultural, and continuing education opportunities.

GAINESVILLE COLLEGE

Gainesville College (a branch of the University System of Georgia) is a community-oriented two-year school offering associate degrees, as well as, career degrees in cooperation with Lanier Technical College. Gainesville College opened in 1964 and has over 3,500 students. The

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campus is located in Oakwood and draws students from Hall County and the surrounding northeast Georgia region. Gainesville College offers over 30 fields of study leading to the Associate of Arts, Associate of Science, and Applied Science degrees. Over 85 percent of Gainesville College alumni live and work in northeast Georgia.

BRENAU UNIVERSITY

Brenau University has been a part of Hall County's educational community since 1878. The main campus is located in the heart of Gainesville on 57 acres. The university offers majors in over 30 fields are available to both residential and commuting students through the Women's college. There are also evening and weekend programs, offering master's programs in business, education and healthcare. The university currently enrolls more than 2,500 students.

LANIER TECHNICAL COLLEGE

Lanier Technical College offers 27 programs of study in addition to tech prep and school-to-work programs to facilitate the transition from high school to post-secondary education to joining the work force. Georgia's Quick Start Program, a national job training program implemented locally by Lanier Tech, trains employees in the skills of positive interaction with customers, the operation of complex computer systems and intercommunication, as well as supporting new and expanding industries with plant startups and expansion plans. Training in industries including Information Technology, Manufacturing, and Warehouse Distribution. The campus is located just south of Gainesville on a 27-acre site. The school currently has over 2,000 students.

5.1.10.0: LIBRARIES AND OTHER CULTURAL FACILITIES

5.1.10.1: Library Services

Hall County libraries currently serve the entire county through 5 facilities with a collection of over 200,000 volumes. Of those 5 facilities there is the Main Headquarters facility located in downtown Gainesville, and 4 branches located throughout the County. The library has enjoyed a long, storied history. Prior to 1933, the ladies of Grace Episcopal Church started a small community library in the basement of their church. The tornado of 1936 destroyed the Grace Episcopal Church along with the library. Because of this loss to the community, Hall County residents started the groundwork for a public library in Hall County. The first meeting of the Hall County Library Board was held in 1937. In March of 1938, the Hall County Library System officially moved into the basement of the courthouse.

The Hall County Library System provides its patrons with resources and services to meet their informational, educational, business 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 resources center for all library patrons.

The Library System has outlined several specific goals to address the varied needs of the community. A summary of the facility goals are outlined below.

GOALS

COMMUNITY DOOR TO LEARNING

- Encourage patrons of all ages to practice reading and life-long learning skills.
- Promote participation in established community literacy programs and workforce training efforts by providing materials to support literacy, English as a Second Language instruction, and General Equivalency Diploma preparation.

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- Serve as an educational bridge between the formal classroom and home collaborating with other service providers in offering collections, programs and services focused on the needs of the kindergarten through 12th grade and home schooled student.
- Continue to develop programs and services for young adults and children such as year-long reading activities, story times, and summer reading programs to promote the enjoyment and retention of learning and reading skills.
- Enrich the quality of life in our county by providing activities, which enhance life-long learning opportunities for all ages.

MATERIALS AND SERVICES PROVIDER

- Promote the cultural heritage of Georgia and provide recreational and educational activities reflecting popular and diverse topics.
- Develop local guidelines for library programs, materials and services to meet or exceed state or national standards.
- Improve the collection through increased availability of bestsellers, current non-fiction, informational audios, videotapes, and reference materials, based on annual patron surveys and analysis of circulation statistics.
- Maintain a strong system wide collection and an equitable distribution of resources among library branches according to community needs.
- Provide a full range of public library services, which promote reading, educational enrichment, Georgia history and heritage, and recreational opportunities.

INFORMATION CENTER

- Provide exceptional services and materials in the areas of general information, reference, and referrals.
- Provide curriculum support reference resources for all kindergarten through 12th grade students including homeschoolers.
- Serve as educational services information mediator for alternative education, distance learners, college-bound students, and high school dropouts.
- Establish the library as a supportive community information center for small and middle-sized local businesses by providing access to business planning materials; career development tools, and “back to work” reference resources.
- Provide one-stop information resources and access to the databases of community and government social service agencies.

ACCESS RESOURCES

- Facilitate access to resources for traditional and non-traditional patrons.
- Implement convenient and cost effective methods of providing materials and services to individuals who have special needs such as the working population, homebound, disables, or isolated patrons.

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- Emphasize excellence in customer service issues including ease of borrowing, interlibrary loan, telephone renewals, accessibility of materials on shelves, and hours of library operations and to meet community needs.

TECHNOLOGY LEADER

- Utilize state-of-the-art telecommunications equipment and innovative library automation software.
- Increase educational and informational opportunities for Hall County citizens through on-site and off-site access to shared electronic information resources and by participating in statewide initiatives to improve library services.
- Establish an efficient cycle for obtaining new, additional, and replacement computer hardware, operating systems, software, and peripherals to meet expanding needs and to ensure the delivery of up to date programs and services to the public.

FACILITIES

- Provide facilities, which reflect the importance of the library in our county's future development.
- Plan for construction of new facilities following national, state and local requirements based on studies of community growth and development needs, analysis of current facilities use, and public library standards.
- Establish an ongoing renovation and refurbishment program for all branches to ensure sufficient equipment, furnishings, and space.
- Provide state-of-the-art, accessible facilities, equipment, and operations to assure delivery of exceptional services throughout the system.

COMMUNITY RELATIONS

- Promote the library, as a welcoming destination in tune with community needs.
- Engage in a variety of promotional activities to increase awareness of library system services throughout all sectors of the community.
- Seek increased funding and grants from budgetary decision makers by establishing partnerships with business and industry, the Gainesville-Hall County Chamber of Commerce and local government agencies to support special library needs.
- Develop an organized volunteer training program to enhance library services.
- Collaborate with state and community organizations to provide services, which promote diverse cultural activities in Hall County.

The Hall County Library System will conduct meaningful evaluations of the public library system using patron surveys, program attendance, circulation statistics and door counts. The library will report overall progress toward achievement of major desired results at the end of each year.

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Libraries	Contact Information
Hall County Library Headquarters	127 Main Street, NW Gainesville, GA 30501 770-532-3311
Blackshear Place Branch	2927 Atlanta Highway 770-287-3654
Clermont Branch	197 King Street 770-983-3196
East Hall Branch and Special Needs Center	2434 Old Cornelia Highway 770-531-2500
Murrayville Branch	4796 Thompson Bridge Road 770-503-1055

The current branch locations are in need of maintenance and updating. Also, the branches are too small to meet the State of Georgia’s recommended branch size minimum of 15,000 to 20,000 square feet. The library system has not been able to properly dispose of its collections as recommended by the State. Because of the recent split from the Chestatee Regional Library System, the Hall County System is currently in a “catch up” mode. The Library Board needs additional funding to help eliminate some of these deficiencies.

Table 16: Existing Facilities – Square Footage

Facility Name	Square Footage
City of Gainesville Main Headquarters	30,000
Rabbit Town – East Hall	5,000
Murrayville – Northwest Hall	5,000
Blackshear Place	13,000
Clermont – North Hall	1,400
Totals	54,000

The Hall County Library System has adopted LOS standards based on statewide recommendation for both volumes and facilities, as outlined in the Library Capital Outlay Grant Program. The State’s minimum standard for facility square footage for populations of 50,000 to 149,999 is 0.5 square feet per capita (but no less than 30,000 square feet). The LOS for number of volumes per person is 2.

Materials, facilities and services of the Hall County Library System are available to the County’s population regardless of where they live. Services are provided on a system-wide basis, rather than on a rigidly defined service area basis. Each facility within system is linked on-line with one another to allow a patron to request books and materials from other locations.

The demand for future library facilities and volumes is apparent based on the projected increase in population.

The most pressing need for the Library System is addressing the need for a library system in south Hall County. In addition to a South Hall Branch Library, it is the intention of the Library System to construct, over the next twenty years, a North Hall Branch, an addition to the South Hall Branch, renovations and expansions on the East Hall and Murrayville Branch Libraries, and one additional branch library. The Library System also intends to provide appropriate numbers of collection materials to these branch libraries.

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5.1.11.0: CULTURAL BUILDINGS

JOHN S. BURD CENTER

Brenau University opened the John S. Burd Center for Performing Arts in the spring of 2002. It provides spacious accommodations for dance, music, theatre, and other performing arts productions. The total cost of the facility was \$11.5 million. The Center is 51,000 square feet in size. The major features of the Center include a 350-seat theatre, a recital hall, lecture hall, rehearsal theatre, and art gallery.

GEORGIA MOUNTAINS CENTER

The Georgia Mountains Center contains 72,000 square feet of meeting space; 22,000 square feet of exhibit space; and a 300 seat high-tech theatre.

GAINESVILLE CIVIC CENTER

The Gainesville Civic Center provides meeting space for local and regional events in the northeast Georgia area. The Civic Center contains 16,250 square feet of meeting space and 10,700 square feet of exhibit space.

GAINESVILLE COLLEGE ARTS GALLERY

The Gainesville College Arts Gallery is located in the Continuing Education/Performing Arts Center of Gainesville College. The facility hosts several touring exhibits annually including works of the student body.

BEULAH RUCKER MUSEUM

The Beulah Rucker Museum contains exhibits dating from after the Civil War through the present. The museum is listed on the National Register of Historic Places.

THE SMITHGALL ARTS COUNCIL

Operates as an umbrella organization for numerous arts organizations. Recently acquired and restored the old First Methodist Church in downtown Gainesville. The structure serves a number of capacities, but mainly as a performing arts center.

QUINLAN VISUAL ARTS CENTER

The Quinlan Visual Arts Center is a comprehensive visual arts education center. The center hosts programs and activities including art classes and workshops for adults and children in the community. The Center hosts exhibits featuring local and regional artists. The Center is in the process of expanding. Construction consists of a 7,095 square foot addition to the 9,564 square foot art museum.

HISTORIC MAIN STREET DOWNTOWN GAINESVILLE

Historic downtown Gainesville has a number of specialty shops and restaurants. A restored train depot houses The Arts Council and the Northeast Georgia History Center.

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5.2.0.0: ASSESSMENT

Because of the nature of the Community Facilities Inventory it is more efficient and complete to include the assessment with the inventory. DCA approved the use of the CIE update for Hall County dealing with capital improvements funded by impact fees as part of the comprehensive planning requirements. Additional assessment is included in that element which has been included in its entirety as part of Section 5.4.0.0: Community Facilities and Services Goals and Implementation.

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5.3.0.0: COMMUNITY FACILITIES AND SERVICES GOALS AND IMPLEMENTATION

5.3.1.0: GOALS AND OBJECTIVES

Goal 1: Efficient Public Facilities and Services

In order to foster a fiscally efficient provision of services, development will occur in a more compact form, with growth oriented in and around existing and planned service areas.

Objective 1: Growth will generally be directed toward existing or planned service areas and away from rural areas with low levels of services and dependence on septic systems.

Objective 2: Infrastructure will be targeted as priorities to areas suitable for commercial, industry, and business uses, but new residential uses (other than low density rural residential) will also be directed to areas that can be efficiently served with sanitary sewers.

Goal 2: Adequate Public Facilities and Services

Gainesville and Hall County will ensure that public facilities have the capacity, and are in place when needed, to support and attract growth and development and maintain quality of life.

Objective 1: New development will be served with public facilities that meet or exceed level of service standards.

Objective 2: Fair and predictable standards will be developed for allocating infrastructure costs between the development community and the City or County.

Goal 3: Utilities

Gainesville and Hall County will be provided with safe and adequate utilities that are coordinated with the future land use plan and that support economically productive growth.

Objective 1: Sanitary sewer services will be targeted as a priority to areas with business and industry potential, such as areas along major transportation routes.

Objective 2: Sanitary sewer services will generally be provided to new residential development other than low density rural residential uses, in support of land use goals related to efficient growth and in furtherance of water conservation goals.

Goal 4: Parks and Leisure

Gainesville and Hall County will provide recreational and cultural opportunities for citizens of all ages and socioeconomic backgrounds.

Objective 1: Gainesville and Hall County will meet or exceed acceptable levels of service standards for parks and recreation facilities.

Objective 2: Gainesville and Hall County will promote a linked system of parks and open spaces.

Objective 3: Gainesville and Hall County will ensure that all residents have access to cultural opportunities, facilities, and programs.

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Goal 5: Public Safety

Gainesville and Hall County will provide public safety services to all citizens.

Objective 1: Gainesville and Hall County will maintain an adequate level of fire protection for current and future businesses and residents.

Objective 2: Gainesville and Hall County will provide efficient emergency services (EMS) that expands with the growth of the community.

Objective 3: Gainesville and Hall County will maintain an adequate level of police protection for current and future businesses and residents.

Goal 6: Government, Health, and Education

Gainesville and Hall County will provide adequate and accessible government facilities, health care facilities, and educational facilities to all citizens.

Objective 1: Gainesville and Hall County schools will meet and exceed all state requirements for education programs and facilities and continue to increase quality of education while serving the growth and changing needs of students.

Objective 2: Gainesville and Hall County will continue to promote the expansion and strengthening of public and private health care providers and facilities, in recognition of the area's role as a regional provider of medical services.

Objective 3: Gainesville and Hall County will provide accessible library services to all residents of the community.

Goal 7: Solid Waste Management

Hall County will provide efficient and environmentally sound solid waste service to accommodate existing and future demand.

Objective 1: Hall County will provide adequate solid waste disposal facilities and capacity to accommodate existing and future demands.

Objective 2: Hall County will improve its intergovernmental coordination efforts for establishing fees, locating compacter stations, and controlling the movement of waste within the County.

Objective 3: Hall County will continue to implement alternative means of solid waste management to reduce landfill disposal.

Objective 4: Hall County will continue to provide educational and volunteer opportunities to the public to inform citizens of the value of solid waste management.

5.3.2.0: DEVELOPMENT POLICIES

This section sets forth the community facilities and services policies that have been developed during the comprehensive planning process with significant citizen input. 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.

5.3.2.1: Efficient Public Facilities and Services

Policy 1: Development will be targeted to areas with adequate public facilities and services through zoning code and map revisions. Allowable densities will be reduced in rural areas that cannot be efficiently served.

Policy 2: Infrastructure investment will be focused in identified growth corridors and zoning districts appropriate for commercial, industrial, and suburban/urban density residential uses.

5.3.2.2: Adequate Public Facilities and Services

Policy 1: The city and county will explore standards for ensuring that public facilities and services are available concurrently with development that require such facilities.

Policy 2: The city and county will explore adding fiscal impact analysis requirements to their development codes to establish a solid foundation for fairly allocating infrastructure costs.

Policy 3: The city will continue to maintain and upgrade existing infrastructure to accommodate and encourage infill and redevelopment within its boundaries.

Policy 4: The county will explore a maintenance and enforcement program for septic systems to ensure that such systems adequately function in a fashion that protects public health and water quality.

5.3.2.3: Utilities

Policy 1: The city and county will cooperate to extend sanitary sewer service to areas targeted for commercial growth, such as along the Highway 365 Corridor. The County will continue to pursue the extension of sanitary sewer to areas targeted for commercial growth in south Hall.

Policy 2: Low-density rural residential uses will not be served with sanitary sewer services except in unusual circumstances. Such services will be focused in areas planned for medium- and high-density residential development in the county and city.

5.3.2.4: Parks and Leisure

Policy 1: The city and county will complete their respective parks plans and identify future park sites necessary to meet or exceed acceptable level of service standards for parks and recreation facilities.

Policy 2: The city and county parks plans will promote a linked system of parks and open spaces.

5.3.2.5: Public Safety

Policy 1: Gainesville and Hall County will explore financing mechanisms such as impact fees, adequate public facility ordinances, and general funds to ensure that adequate levels of service are maintained for fire and police protection and emergency services.

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5.3.2.6: Government, Health, and Education

Policy 1: The city and county will work closely with the Hall County and Gainesville School systems to provide adequate funding for projected school expansion, including the use of the Special Local Option Sales Tax which have been utilized to fund school construction in the past.

Policy 2: Hall County will use impact fees to fund projected library expansion needs.

Policy 3: The city and county will cooperate with public and private health care providers to ensure that there is adequate land suitably zoned in appropriate locations for expanded and new health care facilities.

5.3.2.7: Solid Waste Management

Policy 1: Future solid waste compactor sites and disposal sites will be located in order to provide efficient and cost-effective management of waste in accordance with local, state, and federal regulations. Some compactor sites in denser populated areas in unincorporated Hall County will be converted to curbside collection (Curbside Service District).

Policy 2: Hall County will continue to implement solid waste recycling programs and assist local governments in this effort.

5.3.3.0: PROGRAMS

Hall County and the City of Gainesville are committed to undertaking a variety of programs to implement the community facility and services goals discussed above. These programs break down into four major categories.

1. Regulatory/Growth Management: The city and county have begun to revise their development codes (zoning, subdivision, etc.) to conform to the comprehensive plan. The county is focusing on targeting urban/suburban density residential development in and around its municipalities where public facilities and services are more readily available. Additionally, new zone districts are being created for modern industrial and commercial uses; county infrastructure investments (e.g., roads, sewer lines) will be targeted in these areas.

The county will continue working to protect water quality by implementing its Storm Water Management Plan and exploring a system to require periodic maintenance of septic systems to protect public health and the environment.

Finally, the city and county will continue working on their parks master plans ensuring coordination of trails and other linkages between the two systems.

These regulatory revisions and plans, some of which are already well underway, should be completed in 1-2 years.

2. Fiscal/Financial. Both jurisdictions will examine a range of tools to deal with the fiscal impacts of development, including impact fees (which the county already has in place for some facilities/services), adequate public facility standards, and fiscal impact assessment requirements. These tools will help to ensure that new development is of a type and quality that does not undermine the fiscal health of the city and county. The time horizon for this effort is 2-3 years.
3. Capital investment. The city and the county have committed to providing infrastructure in areas targeted for development in the comprehensive plan. Most urban/suburban density residential development will take place in and around the county's municipalities, including the City of Gainesville. The city is also committed to upgrading infrastructure in areas with potential for infill and redevelopment housing. These programs will have a long-term time frame of at least 5 years.

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4. Interagency Cooperation. The city and county will work closely to provide infrastructure to targeted growth areas such as the Highway 365 Corridor. A joint effort is already underway to provide sanitary sewer service in this area. Gainesville and Hall County have initiated discussion regarding a joint, coordinated annexation policy that reflects comprehensive plan policies. Additionally, the county is already exploring cooperative infrastructure policy and investments with its other municipalities. Hall County is updating the House Bill 489 Service Delivery Strategy to reflect the recent adoption of impact fees for provision of community facilities and services. The horizon for these efforts will extend over the next decade on a continuing basis.

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.

5.3.4.0: 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 goals and objectives set forth above. They are divided into four broad categories: (1) administrative systems (e.g., site plan review); (2) land development regulations; (3) fiscal and financing tools; (4) other growth management tools (e.g., urban growth boundaries, concurrency requirements). The tools are keyed to the five broad overarching community facilities and services goals.

5.3.4.1: Efficient Public Facilities and Services

THE CITY OF GAINESVILLE WILL:

1. Focus infrastructure investments in areas targeted for growth in the comprehensive plan.
2. Continue to maintain and improve infrastructure and services in areas with potential for infill and redevelopment.

HALL COUNTY WILL:

1. Revise its Unified Development Code (UDC) and zoning map to focus urban/suburban residential and industrial/commercial development in and around Gainesville and other municipalities, and reduce allowable densities in rural areas that cannot be efficiently served.
2. Target sanitary sewer system investments to commercial areas in the Highway 365 Corridor and south Hall.

5.3.4.2: Adequate Public Facilities and Services --City of Gainesville

THE CITY OF GAINESVILLE WILL:

1. Focus infrastructure investments in areas targeted for growth in the comprehensive plan.
2. Continue to maintain and improve infrastructure and services in areas with potential for infill and redevelopment.

HALL COUNTY WILL:

1. Adopt fiscal impact assessment regulations in the UDC to ensure the county has adequate information about the true costs and benefits of new residential development.
2. Explore adequate public facility standards and regulations to ensure that developments provide facilities and services concurrently with the demand they create.
3. Explore a septic system maintenance and enforcement program

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5.3.4.3: Utilities

THE CITY OF GAINESVILLE WILL:

3. Focus utility investments in areas targeted for growth in the comprehensive plan.
4. Cooperate with Hall County to provide sewer service to areas along the Highway 365 Corridor targeted for growth in the comprehensive plan.

HALL COUNTY WILL:

1. Invest funds (currently estimated at \$15 million) to extend sanitary sewer services to the Highway 365 Corridor in cooperation with the city.
2. Refrain from making infrastructure investments such as roads and water/sewer in areas designated for low-density rural residential development in the comprehensive plan. Infrastructure investment in south Hall would be intended to serve commercial and suburban residential development.

5.3.4.4: Parks and Leisure

THE CITY OF GAINESVILLE WILL:

1. Finalize the draft parks master plan. Identify significant natural areas for acquisition.
2. Consider basic private open space set aside requirement for new major residential developments.

HALL COUNTY WILL:

1. Continue working on and complete its comprehensive parks plan. Such plan will be closely coordinated with the city's parks plan to promote linkages between the two systems.
2. Enact basic private open space set aside requirements for all major developments in the county as part of the unified development code revisions currently being considered.

5.3.4.5: Public Safety

THE CITY OF GAINESVILLE WILL:

1. Consider a variety of financing mechanisms such as impact fees, adequate public facility standards, and general fund revenues to ensure that capital improvements identified in the city capital improvements plan for fire and police protection and emergency services are adequately funded.

HALL COUNTY WILL:

1. Consider a variety of financing mechanisms in addition to the impact fees, such as, adequate public facility standards, and general fund revenues to ensure that capital improvements identified in the county CIP for fire and police protection and emergency services are adequately funded. A background impact fee study covering fire and police protection was completed in November 2003.

5.3.4.6: Government, Health, and Education

THE CITY OF GAINESVILLE WILL:

1. Work closely with the Hall County School System to provide adequate funding for project school expansions necessitated by new development, including use of the Special Local Option Sales Tax, a school financing tool used in the past in the county.

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2. Begin discussions with public and private health care providers to ensure that there is adequate land suitably zoned in appropriate locations for expanded and new health care facilities.

HALL COUNTY WILL:

1. Work closely with the Hall County School System to provide adequate funding for project school expansions necessitated by new development, including use of the Special Local Option Sales Tax, a school financing tool used in the past in the county.
2. Begin discussions with public and private health care providers to ensure that there is adequate land suitably zoned in appropriate locations for expanded and new health care facilities.

5.3.4.7: Solid Waste Management

THE CITY OF GAINESVILLE WILL:

1. Coordinate with the County to ensure efficient collection and disposal of solid waste, and coordinate recycling efforts.
2. The City will review its revenue sources for solid waste on an annual basis and work with the County to reduce solid waste disposal through the encouragement of recycling programs and education.

HALL COUNTY WILL:

1. Hall County shall review the need of a Pay as You Throw (PAYT) system as a viable means of spurring waste reduction and financing of waste disposal.
2. Hall County will use SPLOST funding for design , construction and enhancement of the Candler Road landfill.

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5.3.5.0: SHORT-TERM WORK PROGRAM

5.3.5.1: County/City Major Implementation Actions

Attached to this document are major five-year capital improvements or infrastructure expansion programs for both the city and county as well as a detailed impact fee study (section 5.4.0.0) that documents capital improvement needs in the areas of library services, fire protection facilities, sheriff’s patrol facilities, public safety facilities, and parks and recreation.

5.3.5.2: City of Gainesville Major Implementation Actions

The major implementations actions are illustrated in the tables starting on the following page.

The legend refers to the source of funding for the city only.

Revenue Sources

GF	General Fund
HT	Hotel/Motel Tax Fun
PUD	Public Utilities Fund
CTF	Cemetary Trust Fund
AP	Airport Fund
VS	Vehicles Services Fund
SW	Solid Waste Fund
GC	Golf Course Fund
LP	Lease Proceeds
BP	Bond Proceeds
SPLOST	Special Purpose Local Option Sales Tax
IG	Intergovernmental (Local State Federal)

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Table 17: City of Gainesville Major Capital Improvements

Proposed Timeline

		(Amounts in \$1,000)					
		2004-2005	2005-2006	2007-2008	2008-2009	2009-2010	
Funding Source	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5+	Total	
Police							
Vehicle Replacement	GF,LP	395	340	340	340	340	1,755
Public Safety Building Repairs	GF	94					94
Communication Equipment	SPLOST			1,500			1,500
Municipal Court Facility	SPLOST					400	400
Subtotal		489	340	1,840	340	740	3,749
Fire							
Battalion Chief Vehicle	LP	27					27
Fire Engine (Pumper for Station #4)	GF		400				400
Vehicle Replacement	GF		141		52		193
1/2 Ton Pickup for Station #4	GF			23			23
Emergency Response Vehicle	GF			35			35
Replacement Engine 3 Emergency	GF			420			420
Station #7 Cohabitation	GF		297				297
Station #1 Relocation				3,025			3,025
Station #5 Construction						2,368	2,368
Subtotal		27	838	3,503	52	2,368	6,788
Planning							
Geographical Information System	GE,PUD		75				75
Subtotal			75				75
Public Land and Bldgs.							
Main St. Parking Lot Improvements	GF	30					30
Alta Vista Complex Roof Replacement	GF	65					65
Vehicle Replacement	GF		22		24	22	68
City Hall Renovation	GF			250			250
Green Street Station Renovation	GF		500				500
Subtotal		95	522	250	24	22	913
Engineering							
Intersection Improvements	GF	278	518	250	250	250	1,546
Culvert Repair and Upgrades	GF	300	800	1,300	1,300	1,300	5,000
Street Improvements		184	99	55	55	55	448
Public Works Complex				1,100	2,860	2,750	6,710
Subtotal		762	1,417	2,705	4,465	4,355	13,704

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Proposed Timeline

		(Amounts in \$1,000)					
		2004-2005	2005-2006	2007-2008	2008-2009	2009-2010	
	Funding Source	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5+	Total
Traffic							
Utility Vehicle	LP	26					26
Vehicle Replacement	GF			29	94	83	206
Traffic Signals	GF	11	133				144
Intersection Improvements	GF	122	12	322	96	161	713
Subtotal		159	145	351	190	244	1,089
Street							
Street Resurfacing (LARP)	GF,IG	250	250	250	250	250	1,250
Equipment Replacement	GF	188	231	250	190	340	1,199
Street Sweeper Truck	GF		162				162
Subtotal		438	643	500	440	590	2,611
Cemetery							
Fence Upgrade	CTF	29					29
Street Resurfacing	GF		22		22		44
Subtotal		29	22		22		73
General Fund Total		1,999	4,002	9,149	5,533	8,319	29,002
GA Mountains Center Fund							
Ticketing System	HT	25					25
Lobby Painting	HT	25					25
Electric Scissor Lift	HT	20					20
Reception Area Renovation	GF		20				20
Event Management Software	GF		35				35
Meeting Room Renovation	GF		350				350
Parking Deck Improvements	BP,GF		2,000				2,000
Space Reconfiguration				500			500
Subtotal		70	2,405	500			2,975
Other							
Rowing Venue Enhancements	GF	106	104	102			312
Subtotal		106	104	102			312
Vehicle Services Fund							
3/4 Ton Utility Truck	VS		23				23
Shop Software	VS		21				21
Replacement Equipment	VS			25	30	20	75
Subtotal			44	25	30	20	119

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Proposed Timeline

		(Amounts in \$1,000)					
		2004-2005	2005-2006	2007-2008	2008-2009	2009-2010	
Funding Source		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5+	Total
Airport Fund							
Taxiway & Site Prep. For New Hangars	IG,AP	305					305
Construction of New Hangars	IG,BP						
Taxiway Drainage Improvements	IG,AP		70				70
Rehabilitation of Taxiway to Runway	IG,BP		300				300
Security, Fencing, and Gates	IG,AP		250				250
Instrument Landing System	IG,AP		2,100				2,100
Ramp Improvements	IG,AP			175			175
Apron Expansion and Tie-downs	IG,AP			245			245
Airport Master Plan	IG,AP			80			80
Aircraft Parking Area	IG,AP				257		257
Taxiway 11/29 Overlay	IG,AP				76		76
Land Acquisition	IG,AP				980		980
Access Road Relocation	IG,AP					226	226
Parallel Taxiway Extension	IG,AP					93	93
Subtotal		305	2,720	500	1,313	319	5,157
Parks & Recreation Fund							
City Park Renovations						204	204
Fair Street Park Renovations					216		216
Holly Park Renovations					315		315
Construction of New Park and Community Center			2,119	5,719	5,469		13,307
Midtown Greenway						938	938
Southside Park Greenway						938	938
Subtotal			2,119	5,719	6,000	2,080	15,918

In addition, the table below sets forth additional (and DCA optional) steps that the city will undertake in the short-term to implement the community facilities and services elements.

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Table 18: City of Gainesville Major Implementation Actions

Major Actions	Time Frame	Estimated Cost	Responsible Party	Comments
1. Undertake targeted revisions to city zoning ordinance to encourage infill and reduce unnecessary processing delays	2004-5	\$30,000	City staff + consultant	
2. Extend water/sewer to targeted development locations.*	2004-5	\$15 million	City and county	
3. Review additional impact fees in county; consider in city. Work to ensure financing tools are complementary and not competitive.*	2004-5	NA	City and county staffs	
4. Consider adequate public facility standards in both county and city.*	2004-5	NA	City and county staffs	
5. Adopt coordinated intergovernmental annexation policy and agreement.*	2004-5	NA	City and county	
6. Finish city parks plan. Continue work on county parks plan. Identify key parcels for acquisition.*	2004-5	NA	City and county staffs	

* Indicates joint action listed in both the city and county tables.

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5.3.5.3: Hall County Major Implementation Actions

HALL COUNTY MAJOR CAPITAL IMPROVEMENTS

The SPLOST (Special Purpose Local Option Sales Tax) is the primary source of funding for Capital Improvements in Hall County. The SPLOST law, enacted by Georgia legislators in 1985, authorizes a county tax of 1% on items subject to the state sales tax for funding capital projects. It is neither a municipal tax, nor a joint county-municipal tax such as the regular Local Option Sales Tax (LOST). As a county tax, only the Board of Commissioners can authorize SPLOST.

The county controls the money, which must be used for specific capital outlays (operations and maintenance expenditures are not authorized) such as courthouses, jails, roads and bridges. Projects financed via SPLOST are intended to benefit the county as a whole—either standing alone or in combination with other county capital outlay projects or municipal capital outlay projects.

- SPLOST I, approved in 1985 with a lifespan of 30 months, generated total revenues of \$25 million for road, street & bridge improvements.
- SPLOST II, approved in 1988 with a lifespan of 33 months, generated total revenues of \$35 million for a detention center, civic center, Chicopee Woods and Elachee, Farmers Market.
- SPLOST III, approved in 1994 with a lifespan of 60 months, generated total revenues of \$78.2 million for Courthouse expansion, health department, water/wastewater projects and landfills.
- SPLOST IV, approved in 1999 with a lifespan of 60 months, has generated more than \$92 million through November 2003. The total is projected to reach \$116 million when the tax expires in June 2004.
- SPLOST V, was approved in March of 2004.
- As of March 2004, nearly \$88 million of the projected \$116 million total has been spent on road projects (\$37 million budgeted, \$27.9 million spent), sewer projects (\$27 million budgeted, \$23.2 million spent), water projects (\$23 million budgeted, \$18.8 million spent), parks and recreation projects (\$16 million budgeted, \$6.6 million spent), fire services projects (\$10 million budgeted, \$9.3 million spent) and municipal projects (\$3 million budgeted, \$1.7 million spent).

Table 21 shows the Capital Improvements Projects that are not funded by SPLOST money.

Table 19: Non-SPLOST Capital Improvements Projects In Progress

	Budget	Time Frame
Road Improvement Projects		2004
Various Roads on State Contract (Yearly amount usually around 4-5 million)	\$5,105,092	
	5,105,092	
Courthouse Renovations		
Courthouse Annex	\$2,527,355	
	2,527,355	
Public Safety Building		
Construction (approx Cost)	\$5,000,000	
	5,000,000	
GIS SYSTEM		
3 years remaining	1,342,042	

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TOTAL 13,974,489

Table 20: SPLOST V (Proposed) Five Year Project Schedule

	Proposed Budget	Proposed Timeline				
		2004-2005 YEAR 1	2005-2006 YEAR 2	2007-2008 YEAR 3	2008-2009 YEAR 4	2009-2010 YEAR 5+
Road Improvement Projects						
Box Culvert & Bridge Replacement	\$2,000,000	X	X	X	X	X
Intersection Improvements	2,000,000	X	X	X	X	X
Skelton Road <i>Phase II</i>	4,500,000		X	X		
Guardrail & Striping	1,000,000	X	X	X	X	X
Sardis Road Connector	5,300,000			X	X	X
Resurfacing	17,000,000	X	X	X	X	X
Grading, Base & Paving	5,000,000	X	X	X	X	X
Park & Ride Lots	1,500,000			X	X	
Municipal Road Projects	2,000,000	X	X	X	X	X
	40,300,000					
Candler Road Landfill Expansion						
Cell Construction	\$6,500,000		X	X	X	
Cell Closure / Heavy Equipment	2,000,000		X	X		
	8,500,000					
Public Safety Projects						
799 MHZ Trunked Radio System (Midpoint)	\$16,000,000	X	X	X		
New/Expanded Detention Center	54,000,000	X	X			
	70,000,000					
Library						
South Hall Library	4,000,000				X	X
	4,000,000					
Park & Leisure Projects						
North Hall Community Park - Athletic Complex	\$4,000,000				X	X
South Hall Community Park - Athletic Complex	4,500,000				X	X
	8,500,000					
Fire Department Projects						
Fire Station Relocations	\$2,800,000		X	X		
Fire Station #15	2,400,000			X		
	5,200,000					
Municipal Allocations						
Gainesville Water	\$1,000,000	X				
Municipal Projects	8,500,000	X	X	X	X	X
	9,500,000					
TOTAL ESTIMATE OF PROPOSED	146,000,000					

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Table 21: Short Term Work Program, 2005-2009, Hall County

Start Date (Fiscal Year)

Project	Project Cost	2005	2006	2007	2008	2009	Funding Sources	% from Impact Fees
Library Collection Materials	\$2,389,993	X					General Fund, State of Georgia, Impact Fees	66.7%
Library Collection Materials	\$696,076	X					General Fund, State of Georgia, Impact Fees	83.9%
Library Collection Materials	\$908,084		X				General Fund, State of Georgia, Impact Fees	85.5%
South Hall Branch Library	\$3,000,000			X			General Fund, Impact Fees	100.0%
Library Collection Materials	\$939,380			X			General Fund, State of Georgia, Impact Fees	84.9%
Library Collection Materials	\$964,076				X		General Fund, State of Georgia, Impact Fees	84.3%
Library Collection Materials	\$959,609					X	General Fund, State of Georgia, Impact Fees	83.5%
Clermont/North Hall Branch Library	\$3,000,000					X	General Fund, Impact Fees	100.0%
Fire Station #14	\$990,000	X					General Fund, Impact Fees	100.0%
New Jail	\$38,053,675		X				General Fund, SPLOST, Impact Fees	41.0%
South Hall Community Park	\$1,600,000	X					General Fund, Impact Fees	100.0%
North Hall Community Park	\$2,400,000			X			General Fund, Impact Fees	100.0%
Central Park Improvements	\$7,400,000				X		General Fund, Impact Fees	100.0%
Murrayville Park	\$600,000					X	General Fund, Impact Fees	100.0%

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The Hall County Public Works Department is responsible for the management and development of the Capital Improvements projects.

In addition, the table below sets forth additional (and DCA optional) steps that the county will undertake in the short-term to implement the community facilities and services elements.

Table 22: Hall County Major Implementation Actions

Major Actions	Time Frame	Estimated Cost	Responsible Party	Comments
1. Comprehensively revise county UDC—new residential uses and zone districts; fiscal impact analysis regulations.	2004	\$150,000	County staff + consultants	80% completed as of 1/1/04
2. Revise county zoning maps to bring into accord with comprehensive plan re location of development and infrastructure availability.*	2004-5	NA	County staff	
3. Extend water/sewer to targeted development locations.*	2004-5	\$15 million	County and city	
4. Review additional impact fees in county; consider in city. Work to ensure financing tools are complementary and not competitive.*	2004-5	NA	City and county staffs	
5. Consider adequate public facility standards in both county and city.*	2004-5	NA	City and county staffs	
6. Adopt coordinated intergovernmental annexation policy and agreement.*	2004-5	NA	City and county	
7. Finish city parks plan. Continue work on county parks plan. Identify key parcels for acquisition.*	2004-5	NA	City and county staffs	

* Indicates joint action listed in both the city and county tables.

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5.4.0.0: HALL COUNTY CAPITAL IMPROVEMENTS ELEMENT

The purpose of a Capital Improvements Element (CIE) is to establish where and when new services or capital facilities will be provided within a jurisdiction and how they will be financed. As required by the Development Impact Fee Act, and defined by the Department of Community Affairs in its *Minimum Planning Standards*, 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 with 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** for the first five years of scheduled system improvements proposed for each project.

System improvements expected to commence or be completed over the next five years are also shown in the Short-Term Work Program (STWP). The STWP is updated annually so that it always covers a five-year period, beginning with the current year.

5.4.0.1: 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 adopted impact fees for parks, libraries, and public safety facilities.

5.4.0.2: Components of the Impact Fee System

The Hall County Impact Fee System consists of several components:

- An adopted and certified Comprehensive Plan, including future land use assumptions and projected future demands;
- Service area definition and designation;
- Appropriate level of service standards for each impact fee component;
- A methodology report, which establish the impact cost of new growth and development and thus the maximum impact fees that can be assessed;
- A 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.

This Capital Improvements Element is an update of an existing CIE, and as such reflects the level of service standards adopted by the County at the time the CIE was adopted. The LOS standards are based on facility inventories in 2000.

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5.4.2.0: LIBRARY FACILITIES

5.4.2.1: Service Area

The entire county is considered a single service district for library services. Demand for library facilities is almost exclusively related to the county's residential population. Businesses make some use of public libraries for research purposes, but the use is minimal compared to that of the families and individuals who live in the country. Thus, a libraries system impact fee is limited to future residential growth. An improvement in any portion of the county increases service to all parts of the county to some extent.

5.4.2.2: Projection of Needs

Between 2000 and 2025, the number of dwelling units in the library facilities service area will grow from 51,046 to 161,712, an increase of 110,666 dwelling units.

5.4.2.3: Level of Service

The Hall County Library System has adopted LOS standards based on the current level of service in 2000. In **Table L-1** these standards are shown for library facility space and collection volumes, and are used to calculate future demand. There is no existing deficiency. The State is in the process of reviewing current LOS standards. If and when the State does change recommended standards, the County will revise this impact fee study to reflect such requirements.

**Table L-1
Future Demand Calculation**

SF/dwelling unit	Number of New Dwelling Units (2000-25)	SF Demanded
1.0657	110,666	117,938

Collection Materials/dwelling unit	Number of New Dwelling Units (2000-25)	Collection Materials Demanded
3.5654	110,666	394,572

The Hall County library system uses the State Planning standard that recommends that branch libraries, and all new libraries be constructed to a minimum of 15,000 to 20,000 square feet, in order to meet the needs of today's information technology. The State's planning standard has been used to develop the library system's capital improvement program. Library placement is determined on the basis of citizens' preferences and general access. Future placement options are based on population growth and square footage requirements, and to provide convenient accessible services to all county residents.

5.4.2.4: Capacity to Serve New Growth

In a well-planned library system such as Hall County's, libraries are timed for construction and built, and volumes purchased as areas grow and population increases, in order to maintain the County's LOS. The location of new facilities are planned to provide adequate coverage and access to all areas of the county. The following tables present the required square footage of future facilities and number of volumes necessary in order to meet the needs of the county's growing population. **Table L-2** presents a series of projects that will meet future demand for library square footage.

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

Year	New Dwelling Units	SF Demanded (annual)	Running Total: SF Demanded	Project	Square Footage Added
2000	0	0	0		
2001	3,073	3,275	3,275		
2002	2,075	2,211	5,486		
2003	1,884	2,008	7,494		
2004	2,936	3,129	10,623		
2005	6,042	6,439	17,062		
2006	7,882	8,400	25,462		
2007	8,153	8,689	34,151	South Hall Branch	15,000
2008	8,368	8,918	43,068		
2009	8,329	8,876	51,945	Clermont/North Hall Branch	15,000
2010	8,390	8,942	60,886	South Hall Addition	25,000
2011	4,663	4,969	65,856		
2012	4,663	4,969	70,825	East Hall Branch*	10,000
2013	4,664	4,970	75,795	Murrayville Community*	10,000
2014	4,663	4,969	80,764		
2015	5,135	5,472	86,236	New Branch	15,000
2016	3,232	3,444	89,681		
2017	3,285	3,501	93,182		
2018	3,186	3,395	96,577		
2019	3,163	3,371	99,948	New Branch	15,000
2020	3,066	3,268	103,215		
2021	2,535	2,702	105,917		
2022	3,076	3,278	109,195		
2023	2,544	2,711	111,906	New Branch	15000
2024	3,107	3,311	115,217		
2025	2,553	2,721	117,938		
Total:					120,000

*Expansion project; only new square footage shown here.

In **Table L-3** the future demand for collection materials is calculated. The library system's anticipated discard rate of 8.0% is included in these calculations so that enough volumes are acquired to leave the correct amount after "weeding" of materials. This "weeding" is done to replace out-of-date scientific and research materials, and worn out volumes. A total of 395,300 volumes will need to be retained by 2025, out of a total of 426,138 volumes purchased, to meet future demand.

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**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
2001	3,073	10,957	10,957	877	11,834
2002	2,075	7,398	18,355	592	7,990
2003	1,884	6,717	25,072	537	7,254
2004	2,936	10,468	35,540	837	11,305
2005	6,042	21,542	57,082	1,723	23,265
2006	7,882	28,102	85,184	2,248	30,350
2007	8,153	29,070	114,254	2,326	31,396
2008	8,368	29,835	144,089	2,387	32,222
2009	8,329	29,697	173,786	2,376	32,073
2010	8,390	29,915	203,701	2,393	32,308
2011	4,663	16,625	220,326	1,330	17,955
2012	4,663	16,625	236,951	1,330	17,955
2013	4,664	16,629	253,579	1,330	17,959
2014	4,663	16,625	270,204	1,330	17,955
2015	5,135	18,307	288,511	1,465	19,772
2016	3,232	11,524	300,035	922	12,446
2017	3,285	11,712	311,747	937	12,649
2018	3,186	11,358	323,106	909	12,267
2019	3,163	11,278	334,383	902	12,180
2020	3,066	10,932	345,316	875	11,807
2021	2,535	9,038	354,354	723	9,761
2022	3,076	10,967	365,321	877	11,844
2023	2,544	9,069	374,390	726	9,795
2024	3,107	11,078	385,468	886	11,964
2025	2,553	9,104	394,572	728	9,832

5.4.2.5: Capital Projects Costs

Table L-4 presents a listing of the cost of the capital projects from Table L-2. In addition, the amount of each project that is impact fee eligible is also shown. Where the percentage is not 100%, the figure is based on the fact that the project includes additional square footage that is not eligible. The East Hall and Murrayville projects, for example, include some square footage that is replacement, and some that provides new capacity.

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

Year	Project	Square Footage	Cost*	% from Impact Fees	Impact Fee Eligible Cost
2002					
2003					
2004					
2005					
2006					
2007	South Hall Branch	15,000	\$3,000,000	100.00%	\$3,000,000
2008					
2009	Clermont/North Hall Branch	15,000	\$3,000,000	100.00%	\$3,000,000
2010	South Hall Addition	25,000	\$5,000,000	100.00%	\$5,000,000
2011					
2012	East Hall Branch**	20,000	\$4,000,000	50.00%	\$2,000,000
2013	Murrayville Community**	20,000	\$4,000,000	50.00%	\$2,000,000
2014					
2015	New Branch	15,000	\$3,000,000	100.00%	\$3,000,000
2016					
2017					
2018					
2019	New Branch	15,000	\$3,000,000	100.00%	\$3,000,000
2020					
2021					
2022					
2023	New Branch	15,000	\$3,000,000	86.25%	\$2,587,572
2024					
2025					
		140,000	\$28,000,000		\$23,587,572

*Project costs based on an average of \$200 per square foot construction cost.
 **Expansion projects; the new and replacement square footage at completion is shown here.

Table L-5 presents the cost necessary to meet the demand for collection materials. The State of Georgia participates in the capital investment of library facilities. The amount of participation, as well as a library's system eligibility, may vary from year to year. Based on historic participation, Table L-5 calculates the share of collection volume costs that may be provided by the State through a matching fund program. The "% from Impact Fees" figure reflects a calculation that accounts for the discard rate.

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**Table L-5
Collection Material Costs to Meet Future Demand**

Year	Materials Needed (annual)*	Gross Cost**	State Aid***	Net Total Cost	% from Impact Fees	Impact Fee Eligible Cost
2004	11,305	\$338,247.05	(\$61,842.61)	\$276,404.44	92.6%	\$255,940.08
2005	23,265	\$696,076.31	(\$64,734.90)	\$631,341.41	92.6%	\$584,583.59
2006	30,350	\$908,083.75	(\$69,709.38)	\$838,374.37	92.6%	\$776,277.46
2007	31,396	\$939,379.72	(\$77,903.03)	\$861,476.69	92.6%	\$797,654.21
2008	32,222	\$964,075.80	(\$86,175.56)	\$877,900.23	92.6%	\$812,865.10
2009	32,073	\$959,609.22	(\$94,408.66)	\$865,200.56	92.6%	\$801,104.64
2010	32,308	\$966,668.83	(\$102,641.75)	\$864,027.08	92.6%	\$800,030.92
2011	17,955	\$537,208.10	(\$110,875.63)	\$426,332.47	92.6%	\$394,751.96
2012	17,955	\$537,208.10	(\$115,654.90)	\$421,553.20	92.6%	\$390,326.72
2013	17,959	\$537,323.03	(\$120,434.17)	\$416,888.86	92.6%	\$386,014.49
2014	17,955	\$537,208.10	(\$125,213.45)	\$411,994.66	92.6%	\$381,476.22
2015	19,772	\$591,586.39	(\$129,992.72)	\$461,593.67	92.6%	\$427,392.50
2016	12,446	\$372,374.48	(\$134,772.78)	\$237,601.70	92.6%	\$219,999.70
2017	12,649	\$378,454.82	(\$138,568.12)	\$239,886.70	92.6%	\$222,116.46
2018	12,267	\$367,043.56	(\$142,442.33)	\$224,601.23	92.6%	\$207,958.67
2019	12,180	\$364,420.60	(\$146,237.67)	\$218,182.93	92.6%	\$202,024.99
2020	11,807	\$353,269.11	(\$150,033.01)	\$203,236.11	92.6%	\$188,174.72
2021	9,761	\$292,061.07	(\$153,749.87)	\$138,311.20	92.6%	\$128,066.87
2022	11,844	\$354,363.32	(\$156,385.39)	\$197,977.93	92.6%	\$183,318.09
2023	9,795	\$293,070.27	(\$159,020.91)	\$134,049.36	92.6%	\$124,113.82
2024	11,964	\$357,965.55	(\$161,656.43)	\$196,309.12	92.6%	\$181,771.46
2025	9,832	\$294,164.47	(\$164,291.95)	\$129,872.52	92.6%	\$120,255.96
		\$11,939,861.64	(\$2,666,745.20)	\$9,273,116.44		\$8,586,218.66

*Annual demand includes volumes needed to meet original existing deficiency.
 **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.

5.4.3.0: FIRE PROTECTION FACILITIES

5.4.3.1: 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-minute response

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time 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.

5.4.3.2: Projection of Needs

Between 2000 and 2025, the functional population (a combination of residents and employees) in the fire protection facilities service area will grow from 148,302 to 497,784, an increase of 349,482 persons.

5.4.3.3: Level of Service

It was determined that an excess capacity of station space existed in 2000, and a LOS standard was adopted based on the system square footage that would be on hand when the facilities then planned were completed. The level of service is based on the addition of four fire stations, and an average of three heavy vehicles per new station at “build out”. **Table F-1** presents a calculation of the total future demand in square feet and heavy vehicles, based on the adopted LOS standards. In 2000 there was an excess capacity of 38,087 square feet and 8 heavy vehicles; there is no existing deficiency in square feet or heavy vehicles.

**Table F-1
 Future Demand Calculation**

SF/functional population	Functional Pop Increase (2000-25)	New SF Demanded
0.1719	349,482	60,087

Heavy Vehicles/functional pop	Functional Pop Increase (2000-25)	New Heavy Vehicles Demanded
0.000057	349,482	20

5.4.3.4: Capacity to Serve New Growth

As new demand is calculated, fire service capacity is developed to meet the estimated demand. In a well-planned fire system such as Hall County’s, stations are timed for construction and built as areas grow and population increases, in order to maintain the County’s LOS. The location of new facilities are planned to provide adequate coverage and access to all areas of the county. Projected Capacity Demand outlines the required square footage of future facilities in order to meet the needs of the County’s growing population yearly. **Tables F-2 and 3** present a schedule of capital projects that will meet future demand. In Table F-2 the year 2000 calculated excess capacity is included in the running total of new square footage demanded as a negative figure.

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**Table F-2
Future Fire Protection Facility Projects**

Year	Functional Pop Increase	SF Demanded (annual)	Running Total: SF Demanded*	Project	Square Footage
2000	0	0	(38,087)		
2001	9,754	1,677	(36,410)		
2002	6,129	1,054	(35,356)		
2003	6,582	1,132	(34,225)		
2004	9,171	1,577	(32,648)		
2005	14,603	2,511	(30,137)	Fire Station #14	5,500
2006	22,890	3,936	(26,202)		
2007	23,277	4,002	(22,200)		
2008	23,383	4,020	(18,179)		
2009	23,613	4,060	(14,119)		
2010	23,864	4,103	(10,016)		
2011	14,661	2,521	(7,496)	Fire Station #15	5,500
2012	14,872	2,557	(4,939)		
2013	15,101	2,596	(2,342)		
2014	15,348	2,639	296	Fire Station #16	5,500
2015	15,618	2,685	2,982		
2016	12,240	2,104	5,086		
2017	12,632	2,172	7,258		
2018	12,638	2,173	9,431		
2019	12,857	2,211	11,641		
2020	12,890	2,216	13,857		
2021	9,119	1,568	15,425		
2022	9,285	1,596	17,022	Fire Station #17	5,500
2023	9,461	1,627	18,648		
2024	9,648	1,659	20,307		
2025	9,846	1,693	22,000		
					<u>22,000</u>

*Includes excess capacity in square footage.

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

Year	Functional Pop Increase	Vehicles Demanded (annual)*	Running Total
2000	0	(8)	(8)
2001	9,754	1	(7)
2002	6,129	0	(7)
2003	6,582	0	(6)
2004	9,171	1	(6)
2005	14,603	1	(5)
2006	22,890	1	(4)
2007	23,277	1	(2)
2008	23,383	1	(1)
2009	23,613	1	0
2010	23,864	1	2
2011	14,661	1	3
2012	14,872	1	4
2013	15,101	1	4
2014	15,348	1	5
2015	15,618	1	6
2016	12,240	1	7
2017	12,632	1	8
2018	12,638	1	8
2019	12,857	1	9
2020	12,890	1	10
2021	9,119	1	10
2022	9,285	1	11
2023	9,461	1	11
2024	9,648	1	12
2025	9,846	1	12
			12

*Reflects excess capacity.

5.4.3.5: Capital Project Costs

The projects from the two preceding tables are used to calculate the total cost of capital improvements. These figures are shown in the next two tables. New stations have been estimated to be 5,500 square feet. Following is a schedule of improvements that will be necessary to meet the demand in Hall County to the year 2025. In each table the amount of funding expected from impact fees is shown, along with the total project costs.

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

Year	Project	Square Footage	Cost*	% from Impact Fees	Impact Fee Eligible Cost
2000					
2001					
2002					
2003					
2004					
2005	Fire Station #14	5,500	\$990,000	100.00%	\$990,000
2006					
2006					
2007					
2009					
2010					
2011	Fire Station #15	5,500	\$990,000	100.00%	\$990,000
2008					
2009					
2014	Fire Station #16	5,500	\$990,000	100.00%	\$990,000
2015					
2016					
2010					
2011					
2019					
2020					
2021					
2012	Fire Station #17	5,500	\$990,000	100.00%	\$990,000
2013					
2024					
2025					
			\$3,960,000		\$3,960,000

*Cost for future construction is based on an average of \$180 per square foot.

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

Year	Vehicles Demanded*	Cost**	% from Impact Fees	Impact Fee Eligible Cost
2000	8			
2001				
2002				
2003				
2004	1	\$110,000	100.00%	\$110,000
2005				
2006				
2007				
2008				
2009				
2010	1	\$350,000	100.00%	\$350,000
2011	1	\$350,000	100.00%	\$350,000
2012	1	\$350,000	100.00%	\$350,000
2013				
2014	1	\$350,000	100.00%	\$350,000
2015	1	\$350,000	100.00%	\$350,000
2016	1	\$350,000	100.00%	\$350,000
2017	1	\$350,000	100.00%	\$350,000
2018				
2019	1	\$350,000	100.00%	\$350,000
2020	1	\$350,000	100.00%	\$350,000
2021				
2022	1	\$350,000	100.00%	\$350,000
2023				
2024	1	\$350,000	100.00%	\$350,000
2025				
	20	\$3,960,000		\$3,960,000

*Includes excess capacity.

**Based on average vehicle cost of \$350,000 EXCEPT year 2004 which reflects an actual cost.

5.4.4.0: SHERIFF'S PATROL FACILITIES

5.4.4.1: Service Area

The Sheriff's Department regularly provides primary law enforcement services to all residents and employees, as well as all property in the county, with the exception of the City of Gainesville that has its own police force. The entire county, excluding Gainesville, is therefore considered a single service district for law enforcement services provided by the Sheriff's Department. The construction of new sheriff precincts adds to the service capacity of the entire system, without changing the service area.

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5.4.4.2: Projection of Needs

Between 2000 and 2025, the functional population (a combination of residents and employees) in the Sheriff's patrol facilities service area will grow from 148,302 to 497,784, an increase of 349,482 persons.

5.4.4.3: Level of Service

Square footage of the sheriff's service facility is used to calculate the adopted LOS. The Sheriff's Patrol functions of the Sheriff's Office occupy 4,703 square feet in the station. While outside factors may influence staffing levels (i.e., availability of applicants, compensation issues), the square footage of the facility is a measure of the total space required by the Sheriff's Patrol at full staff levels. The square footage is a stable unit of measure when compared to the fluctuations expected in annual employment trends. The current sheriff station facility was determined to adequately serve Hall County's functional population in 2000. The adopted LOS is used in **Table S-1** to calculate the future demand for square footage. There is no existing deficiency.

**Table S-1
 Future Demand Calculation**

SF/functional population	Functional Pop Increase (2000-25)	New Square Feet Demanded
0.0317	349,482	11,083

5.4.4.4: Capacity to Serve New Growth

The County currently has a single sheriff's station that provides service to the entire county. In order to meet future projected demand for additional sheriff's patrol facility space, the Department proposes to construct two stations, one in the north portion of the county and one in the south portion of the county, as well as an evidence and property storage facility. Each new station will include evidence and property storage. **Table S-2** presents a schedule of capital projects intended to meet the future facility demand. Since the exact square footage demanded to serve new growth is included in these projects, they are 100% impact fee eligible; there is no non-eligible capital cost.

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**Table S-2
Future Sheriff's Patrol Facility Projects**

Year	Functional Population Increase	SF Demanded (annual)	Running Total: SF Demanded	Future Facility	SF added	Project Cost*	% from Impact Fees	Impact Fee Eligible Cost
2000	0	0						
2001	9,754	309	309					
2002	6,129	194	504					
2003	6,582	209	712					
2004	9,171	291	1,003					
2005	14,603	463	1,466					
2006	22,890	726	2,192					
2007	23,277	738	2,930					
2008	23,383	742	3,672					
2009	23,613	749	4,421					
2010	23,864	757	5,178	South Hall Precinct	4,250	\$743,750	100.00%	\$743,750
2011	14,661	465	5,642					
2012	14,872	472	6,114					
2013	15,101	479	6,593					
2014	15,348	487	7,080					
2015	15,618	495	7,575					
2016	12,240	388	7,963	Evidence & Property Storage	2,500	\$437,500	100.00%	\$437,500
2017	12,632	401	8,364					
2018	12,638	401	8,765					
2019	12,857	408	9,172					
2020	12,890	409	9,581					
2021	9,119	289	9,870					
2022	9,285	294	10,165	North Hall Precinct	4,333	\$758,275	100.00%	\$758,275
2023	9,461	300	10,465					
2024	9,648	306	10,771					
2025	9,846	312	11,083					
					11,083	\$1,939,525		\$1,939,525

*Cost is based on average cost of \$175 per square foot.

5.4.5.0: DETENTION FACILITIES

5.4.5.1: Service Area

Detention facilities are provided on a countywide basis to both employees and residents of the county. Therefore, a single countywide service area will be instituted using a "functional" population (population and employment) for the county.

5.4.5.2: Projection of Needs

Between 2000 and 2025, the functional population (a combination of residents and employees) in the detention facilities service area will grow from 220,241 to 607,019, an increase of 386,778 persons.

5.4.5.3: Level of Service

It is the intention of the County to construct a new detention facility that will replace the existing jail and work release facilities (101,897 of combined square footage). Phase One of this project will be the construction of a 1,128-bed detention facility. At that point the current jail will no longer be used for inmate housing, though the work release facility will remain in operation until being replaced by the construction of the 576-bed Phase Two facility. Based on information provided in the *Hall County Jail and Law Enforcement Center Needs Assessment* it is estimated that the new jail facility, after completion of Phases One and Two, will serve the county to just beyond the year 2013. The year 2013 level of service

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was calculated, and applied to the 2000 functional population in order to determine the current deficiency in detention facility space (78,901 square feet). Finally, year 2013 LOS is used to forecast future demand to the year 2025 in **Table D-1**.

**Table D-1
Future Demand Calculation**

SF/functional population	Functional Pop Increase (2000-25)	New Square Feet Demanded
0.8209	386,778	317,510

5.4.5.4: Capacity to Serve New Growth

In **Table D-2** the set of capital projects is shown that will meet the future demand for detention facility space, as well as remedy the existing deficiency in square footage. In addition to the existing deficiency, the “square feet demanded” figure includes the square footage of the current jail and work release facilities, which will be replaced by Phases One and Two of the new jail project. The project listed as “expansion” in 2025 could take the form of an expansion of the new jail, or some other detention space provided at another site.

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

Year	Functional Pop Increase	SF Demanded (annual)	Running Total: SF Demanded*	Future	Projects SF added
2000	0	0	180,798		
2001	11,011	9,039	189,837		
2002	8,470	6,953	196,790		
2003	8,115	6,662	203,452		
2004	11,064	9,083	212,534		
2005	16,552	13,588	226,122		
2006	24,672	20,253	246,376	New Jail (Phase One)	275,522
2007	25,094	20,600	266,976		
2008	25,232	20,713	287,689		
2009	25,485	20,921	308,610		
2010	25,755	21,143	329,752		
2011	16,246	13,337	343,089		
2012	16,456	13,509	356,598		
2013	16,677	13,690	370,288		
2014	16,912	13,883	384,171		
2015	17,160	14,087	398,258		
2016	13,656	11,210	409,468		
2017	14,015	11,505	420,973		
2018	13,980	11,476	432,450		
2019	14,153	11,618	444,068		
2020	14,132	11,601	455,669		
2021	10,180	8,357	464,026	Expansion (Phase Two)	94,766
2022	10,281	8,440	472,466		
2023	10,384	8,524	480,990		
2024	10,491	8,612	489,602		
2025	10,605	8,706	498,308	Expansion	128,020
					498,308

*Includes existing deficiency.

5.4.5.5: Capital Project Costs

Table D-3 presents the capital project costs related to the projects in the previous table. Note that only a portion of the new jail project is impact fee eligible. The non-eligible portion represents the square footage necessary to meet the existing deficiency, as well as the square footage of the old detention space being replaced.

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

Year	Future Expansions	Square Footage	Cost*	% from Impact Fees	Impact Fee Eligible Cost
2006	New Jail (Phase One)	275,522	\$38,053,675	34.38%	\$13,082,775
2021	Expansion (Phase Two)	94,766	\$9,476,600	100.00%	\$9,476,600
2025	Expansion	128,020	\$23,043,625	100.00%	\$23,043,625
			\$47,530,275		\$22,559,375

*Project cost for future expansion is based on estimated cost of the new jail.

5.4.6.0: PARKS AND RECREATION FACILITIES

5.4.6.1: Service Area

Demand for recreational facilities is almost exclusively related to the county's resident population. Businesses make some use of public parks for office events, company softball leagues, etc., but the use is minimal 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.

The City of Gainesville runs its own highly active recreation department to provide service specifically to city residents. Although park and recreation access within the city and/or county is not restricted to only "city" residents or only "county" residents, it recognized that it is most probable that city residents utilize the extensive park system run by the Gainesville Recreation Department, and therefore, for general parks and recreation services a service district is established countywide, excluding the City of Gainesville.

5.4.6.2: Projection of Needs

Between 2000 and 2025, the residential population in the parks and recreation facilities service area will grow from 113,699 to 373,287, an increase of 259,588 residents.

5.4.6.3: Level of Service

Over the next 20 years, the County will actively acquire new parkland and construct new park facilities. The County has adopted level of service standards based on the year 2000 current level of service. **Table PR-1** shows the adopted LOS standards, as well as the calculation of future demand for park land and facilities. There are no existing deficiencies.

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**Table PR-1
Future Demand Calculation**

AC/1000 Population	New Residents (2000-2025)	Acres Demanded
6.50	259,588	1,686

Adopted LOS per 1,000 capita	Net New Components Demanded (2000-2025)	
0.1935	50	Ball Fields
0.0176	5	Football Fields
0.1407	37	Soccer Fields
0.1847	48	Tennis Court
0.0484	13	Basketball Court
0.0000	0	Running Track
0.0264	7	Volleyball Court
0.0264	7	Play Fields
0.0176	5	Trails*
0.1319	34	Pavillions
0.1143	30	Playgrounds
0.0264	7	Gymnasiums

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

5.4.6.4: Capacity to Serve New Growth

In **Table PR-2** the future demand for park acreage is calculated on an annual as well as running total basis. The table also presents a schedule of land acquisitions that will meet the demand.

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**Table PR-2
Future Park Facility Projects**

Year	New Residents	AC Demanded (annual)	Running Total: AC Demanded	Project	Acres Added
2000	0	0	0		
2001	7,411	48	48	Williams Mill	48
2002	3,628	24	72	East Hall Community Park	90
2003	3,911	25	97	Healan's Mill	4
2004	6,319	41	138		
2005	11,559	75	213	South Hall Community Park	80
2006	19,688	128	341		
2007	19,862	129	470	North Hall Community Park	120
2008	19,740	128	598	Central Park Improvements	370
2009	19,727	128	726	Murrayville Park	30
2010	19,719	128	855		
2011	10,958	71	926	NW Community Park	80
2012	10,962	71	997		
2013	10,973	71	1,068	Albert-Banks Park	20
2014	10,989	71	1,140		
2015	11,015	72	1,211	Neighborhood Park	40
2016	8,547	56	1,267		
2017	8,782	57	1,324		
2018	8,625	56	1,380	Future Unnamed Park A	275
2019	8,673	56	1,436		
2020	8,528	55	1,491		
2021	5,848	38	1,529	Future Unnamed Park B	254
2022	5,914	38	1,568		
2023	5,987	39	1,607		
2024	6,068	39	1,646	Future Unnamed Park C	275
2025	6,155	40	1,686		
Total Acres:					1,686

5.4.6.5: Capital Project Costs

Future parkland acquisition and known costs are estimated in **Table PR-3**. Estimated per-unit project costs for park facilities are shown in **Table PR-4**, which also presents a total of the estimated costs.

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

Year	Project	Acres	Cost*	% from Impact Fees	Impact Fee Eligible Cost
2001	Williams Mill	48	\$1,200,000	100.00%	\$1,200,000
2002	East Hall Community Park	90	\$675,000	100.00%	\$675,000
2003	Healan's Mill	4	\$264,000	100.00%	\$264,000
2004					
2005	South Hall Community Park	80	\$1,600,000	100.00%	\$1,600,000
2006					
2007	North Hall Community Park	120	\$2,400,000	100.00%	\$2,400,000
2008	Central Park Improvements	370	\$7,400,000	100.00%	\$7,400,000
2009	Murrayville Park	30	\$600,000	100.00%	\$600,000
2010					
2011	NW Community Park	80	\$1,600,000	100.00%	\$1,600,000
2012					
2013	Albert-Banks Park	20	\$400,000	100.00%	\$400,000
2014					
2015	Neighborhood Park	40	\$800,000	100.00%	\$800,000
2016					
2017					
2018	Future Unnamed Park A	275	\$5,500,000	100.00%	\$5,500,000
2019					
2020					
2021	Future Unnamed Park B	254	\$5,080,000	100.00%	\$5,080,000
2022					
2023					
2024	Future Unnamed Park C	275	\$5,500,000	100.00%	\$5,500,000
2025					
		1,686	\$33,019,000		\$33,019,000

*Project costs for Williams Mill, East Hall Community, and Healan's Mill Parks provided by the county; all other land acquisition costs based on an average cost of \$20,000 per acre.

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**Table PR-4
Developed Component Costs**

Developed Component	Estimated Cost per Unit**	Future Demand (2000-2025)	Cost to meet Future Demand
Ball Fields	\$341,000	50	\$17,127,936
Football Fields	\$462,000	5	\$2,109,599
Soccer Fields	\$455,000	37	\$16,621,084
Tennis Court	\$55,000	48	\$2,636,999
Basketball Court	\$42,000	13	\$527,400
Running Track	\$230,000	0	\$0
Volleyball Court	\$42,000	7	\$287,673
Play Fields	\$91,000	7	\$623,291
Trails*	\$100,000	5	\$456,623
Pavillions	\$41,200	34	\$1,410,966
Playgrounds	\$160,000	30	\$4,748,881
Gymnasiums	\$1,000,000	7	\$6,849,348
			\$53,399,799

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

**Component costs are based on comparable average costs.