

GAINESVILLE AND HALL COUNTY COMPREHENSIVE PLAN



NATURAL AND CULTURAL RESOURCES ELEMENT

**ADOPTED: JUNE 24, 2004
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4.0.0.0: NATURAL AND CULTURAL RESOURCES

4.0.0.1: INTRODUCTION

The City of Gainesville and Hall County are gifted with a mixture of natural and historic resources including a unique water feature, rolling topography, and significant historic landmarks. The preservation and enhancements of these resources not only ensures the health and viability of the environment for future generations, but also contributes an essential and beneficial element to the local economy. An inventory and assessment of the natural and cultural elements reveals opportunities for the community to be good stewards of these resources.

4.1.0.0: NATURAL AND CULTURAL RESOURCE INVENTORY

4.1.1.0: HYDROLOGY

The Hydrological Resources Maps in this section illustrate a number of hydrological features in the City and County. These features are described in further detail below.

4.1.1.1: Public Water Supply & Watersheds & Recharge Areas

The Chattahoochee and Oconee River Basins are the major watersheds in Hall County. The basins are shown on the Hydrological Resources Map. The Chattahoochee Ridge is marked by the path of Interstate 985/Highway 365. This ridge divides the rivers and streams in Georgia between those that flow to the Gulf of Mexico and those that flow to the Atlantic Ocean. Land to the northwest of this ridge is included in the Chattahoochee River Basin and flows toward the Gulf of Mexico, while the land on the southeast side of the ridge is in the Oconee River Basin and water flows toward the Atlantic Ocean. The Chattahoochee River Basin has headwaters that extend into the Blue Ridge Mountains and includes a drainage area of approximately 1,800 square miles in the Metropolitan North Georgia Water Planning District (MNGWPD), which includes Gainesville and Hall County. The river flows in a southwest direction though Metro Atlanta toward Columbus. Buford Dam impounds the river and forms Lake Sydney Lanier, which is also fed by the Chestatee and Little Rivers. The Army Corps of Engineers regulates the flow at Buford Dam. The Metropolitan North Georgia Water Planning District completed a Needs Assessment for 2030 that includes the current conditions and projected needs for water supply and wastewater. The study divided the Chattahoochee River Basin into two sub-basins: the Upper and Lower Chattahoochee River Basins. Gainesville and Hall County are in the Upper Basin, which includes Lake Sydney Lanier and encompasses parts of seven counties within the MNGWPD.

The Oconee River Basin is on the eastern fringe of the MNGWPD and drains a total of 5,300 square miles of which 369 square miles are in the MNGWPD planning area. This basin maintains a low-density rural level of development at the present but projections by the MNGWPD indicate an increased demand on water and wastewater in the future. The headwaters of the Oconee River are in Hall County, where the Middle and North Oconee Rivers rise. The two rivers run southeast toward Athens, where they join to the south and form the Oconee River. Until recently, there were not water withdrawals from the Oconee River Basin. However, the construction of the Cedar Creek Reservoir on a tributary of the North Oconee

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River is nearing completion. It is planned to impound 140 acres and supply seven million gallons per day to Hall County through a new water treatment plant.

Lake Lanier is not subject to the Georgia State Rules for Environmental Planning Criteria, however, the North Oconee River and new reservoir are subject to the regulations. In 1999, Gainesville and Hall County adopted the North Oconee Water Supply Watershed Overlay Zone, which imposes stream buffers and setback requirements on development within the watershed, and limits impervious surface in the watershed to 25%.

As part of the *Water Supply and Water Conservation Management Plan*, the North Georgia Metropolitan Water Planning District presented findings of baseline water consumption and projected water consumption for 2030 for their planning district, which includes 16 counties. The table below illustrates these figures.

Table 1: Baseline Water Use Projection by County (MGD, AADD)

County	2001	2030 Projection Range
Bartow	20	47 to 54
Cherokee	18	40 to 46
Clayton	32	40 to 46
Cobb	85	113 to 130
Coweta	13	27 to 31
DeKalb	97	129 to 148
Douglas	11	23 to 26
Fayette	13	23 to 27
Forsyth	16	56 to 65
Fulton	186	244 to 281
Gwinnett	90	160 to 183
Hall	26	48 to 55
Henry	18	40 to 46
Paulding	8	25 to 29
Rockdale	11	25 to 29
Walton	9	19 to 21

Source: Table E 4-6. Section 4 of the Water Supply and Water Conservation Management Plan. September, 2003.

The Hall County Comprehensive Plan 2000 Update describes the ground water recharge areas in Hall County. Because the natural condition of the county has not changed since the 2000 update, much of this section relies heavily on the previously compiled data. The Department of Natural Resources defines a recharge area as any portion of the earth's surface, where water infiltrates into the ground to replenish an aquifer. There are no recharge areas located in the current city limits of Gainesville. Hall County has three recharge areas. One is south of Flowery Branch, the second is located east of Oakwood, and the third lies between the Chattahoochee River and the Chestatee River west of Gainesville. Gainesville and Hall County have adopted zoning ordinances to comply with DCA standards in regard to recharge areas.

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Hydrological Resources Map (Hall County)

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Hydrological Resources Map (City of Gainesville Detail)

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4.1.1.2: Wetlands

The Hall County Comprehensive Plan 2000 Update presented an assessment of the wetlands in the county based on the national Wetlands Inventory Maps prepared by the U.S. Department of the Interior in April of 1982. The map shows that the majority of wetlands in the city and county are located along streams and riverbanks. These locations have minimal impact on development. The importance of wetlands lies in their impact on water quality, erosion control, small animal and fish habitats, and food sources for wildlife. Wetland areas are regulated by the State's Rules for Environmental Planning Criteria. Gainesville and Hall County have adopted ordinances protecting these valuable natural resources, bringing the jurisdictions into compliance with the state Rules for Environmental Planning Criteria. The wetlands in Gainesville and Hall County are illustrated on the Wetlands Maps provided.

4.1.1.3: Protected River Corridors and Floodplains

The Chestatee and Chattahoochee Rivers are both protected, however, the Chestatee is not indicated for protection within the limits of Hall County because it is under the jurisdiction of the Army Corps of Engineers as it flows into Lake Lanier. The city and county have enacted ordinances protecting all streams and rivers in the two jurisdictions with twenty-five and fifty foot setbacks, except in the North Oconee Watershed Protection area where the setback is 150 feet. These buffer areas are illustrated on the accompanying *Hydrological Resource Map* and are included as a conservation land use on the *Future Land Use Map* in both the city and county.

Lake Lanier's flood control measures protect much of the city and county from the threat of flooding outside of the immediate river and stream banks of the Chattahoochee watershed. The Oconee River tributaries pose some of the more significant flooding potential. Generally, the flood areas in the Oconee watershed are in the more rural areas of the eastern portions of Hall County. There may be as much as 10,000 acres of flood prone areas in this watershed.

4.1.2.0: GEOLOGY

4.1.2.1: Soil Types and Steep Slopes

The attached *Soil Suitability Map* illustrates the soil's suitability for development. Additional consideration is paid to this element in the Community Services and Land Use Elements in regard to septic suitability and availability of sewer under plans for sewer service and helps shape the development of land use policies in areas that will not have sewers available. The Soil Conservation Service of the U.S. Department of Agriculture prepared a survey of soils for Hall County between 1969 and 1977. The survey classified all the soils in the county and identified the areas with limitations. Soil statistics were available on a countywide basis and do not distinguish between the city and county.

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Wetlands Map (Hall County)

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Wetlands Map (City of Gainesville)

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Soil Suitability Map (Hall County)

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Soil Suitability Map (City of Gainesville)

The City of Gainesville is located in the Southern Piedmont area and has steep-to-gently rolling, thin, well-drained red soil. The soil is sandy-clay to clay subsoils. Traditionally, these soils have fair to good suitability for building foundations and fair to poor suitability for septic tanks. Hall County is located on the upper province of the Piedmont Plateau. This province is characterized by a series of prominent hills near the base of the Appalachian Mountain chain. The geology is complex and contains crystalline formations and a diverse range of minerals. Approximately 122,066 acres were considered to have severe limitations for development. Severe soil limitations is the rating given soils that have one or more properties unfavorable if used for septic tank filter fields. Factors include flooding hazard or a seasonal high water table. The total acreage considered severe represents 44.8 % of the total county acreage. In addition, 47% of the county is considered to have moderate soil limitations. The identification of areas with severe limitations, however, does not suggest that septic tanks will not function in areas so designated. It does suggest that the ability of the land to accommodate more than very low-density development patterns can potentially produce water quality and associated health problems. Subdivisions with lots in the 0.6 to 1.0 acre size are prevalent throughout the county utilizing individual septic systems. Standards for Level Three Soils Analysis in the subdivision review process provides added assurance that soils are suitable for planned development activity.

Steep slopes are considered those over 15%. As the topographic elevations in Hall County range from 720 feet to more than 2,000 feet above sea level, it is not surprising to find that 79,400 acres, or 37.6% of the county's total land area (including the City of Gainesville) is considered steep slopes. Despite this, steep slopes have not proven to be a significant limiting factor to development in either jurisdiction. They sometimes serve to attract residential development, as is the case along the shoreline of Lake Lanier. Steep slopes also encourage "ridge-running" as new roads tend to follow the ridge to decrease construction costs. From an environmental standpoint, development on steep slopes has the potential to cause erosion problems. Without adequate stormwater control, rain will drain without being absorbed by the soils.

4.1.2.2: Protected Mountains

There are no protected mountains in Hall County or Gainesville. The nearest protected mountains are to the north in White County.

4.1.2.3: Prime Agricultural and Forest Land

As Hall County continues to feel the impact of high demand for suburban style housing, agricultural and cultivated land is decreasing. In 1994, when the last comprehensive plan was prepared, there were a reported 60,700 acres of land being farmed, but only 26,700 acres (44%) were designated as crops land. Of the \$134.4 million in total market value of agricultural products reported in the 1987 Census of Agriculture, only 0.34% was attributable to crops. The remaining \$139.9 million came from "livestock and poultry." In 2000, when the land use portion of the plan was updated a loss of nearly 10,000 acres of agricultural land was recorded. The figure dropped to only 51,000 acres reducing the total percentage of land in the county dedicated to agricultural uses from 27% to only 20%. An additional Census of Agriculture has not been completed since 1997. The 1997 Census of Agriculture and Forestry Uses reports the land covered by forest at more than 133,900 acres or approximately 53% of the land area of Hall County, specifics for Gainesville were not available.

4.1.3.0: GEOGRAPHY

4.1.3.1: Endangered/Protected Species Habitat

The Endangered/Protected Species Habitat map identifies the general area for habitats in Gainesville and Hall County. The information about endangered/protected species habitat is available by USGS quadrant. Within Gainesville and Hall County, there are sections of twenty-six quadrants with protected species. The Areas with Protected Species Map shows the quadrants and the species. The following are the common and scientific names of the species that have habitat in Gainesville and/or Hall County.

- | | |
|---|--|
| ✓ Pink Lady Slipper (<i>Cypripedium acaule</i>)-Plant | ✓ Mat-forming Quillwort (<i>Isoetes tegetiformans</i>)-Plant |
| ✓ Altamaha Shiner (<i>Cyprinella xaenura</i>)-Fish | ✓ Goldenseal (<i>Hydrastis Canadensis</i>)-Plant |
| ✓ Georgia Aster (<i>Aster georgianus</i>)-Plant | ✓ Broadleaf White Spirea (<i>Spiraea alba</i> var. <i>latifolia</i>)-Plant |
| ✓ Ozark Bunch Flower (<i>Melanthium woodi</i>)-Plant | ✓ Broad-toothed Hedge-nettle (<i>Syachys latidens</i>)-Plant |
| ✓ Indian Olive (<i>Nestronia umbellula</i>)-Plant | ✓ Shoal Bass (<i>Miropterus cataractae</i>)-Fish |
| ✓ Pool Sprite (<i>Amphianthus pusillus</i>) - Plant | ✓ Bluestripe Shiner (<i>Cyprinella callitaeria</i>)-Fish |
| ✓ Four Toed Salamander (<i>Hemidactylum scutatum</i>)-Amphibian | ✓ Highscale Shiner (<i>Notropis hypsilepis</i>)-Fish |
| ✓ Black-spored Quillwort (<i>Isoetes melanospora</i>)-Plant | ✓ Greater Jumprock (<i>Scartomyzon lachneri</i>)-Fish |

4.1.3.2: State, Federal, Regional, and Local Parks

The Park and Recreation Map illustrates the city and countywide system of parks, recreation and community centers, and conservation areas. A detailed map of Gainesville is also included. The following table list the parks located within Gainesville and Hall County.

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Endangered Species Habitat Map (Hall County)

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Endangered Species Habitat Map (Gainesville Detail)

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Park and Recreation Map (Hall County)

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Park and Recreation Map (City of Gainesville Detail)

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Table 2: Park Inventory

Gainesville Parks and Facilities		Hall County Parks and Facilities	
1	ALLEN CREEK SOCCER COMPLEX	1	ALABERTA BANKS PARK
2	BUTLER CENTER	2	CENTRAL PARK
3	CHATTAHOOCHEE GOLF COURSE	3	CHICOPEE WOODS AGRI CENTER
4	CITY PARK	4	CHICOPEE WOODS GOLF COURSE
5	CIVIC CENTER	5	CLERMONT RECREATION CENTER
6	DeSOTA PARK	6	EAST HALL PARK
7	ELACHEE NATURE CENTER	7	HEALAN MILL
8	FAIR STREET PARK	8	LAUREL PARK
9	GLENWOOD STREET PARK	9	MURRAYVILLE PARK
10	HOLLY PARK	10	PLATT PARK
11	IVEY TERRACE PARK	11	RAFE BANKS PARK
12	LANIER POINT PARK	12	RIVER FORKS PARK
13	LONGWOOD PARK	13	SARDIS RECREATION CENTER
14	PINE STREET PARK	14	SOUTH HALL COMMUNITY CENTER
15	RIVERSIDE PARK	15	TADMORE PARK
16	ROCK CREEK PARK	16	WELCOME CENTER
17	ROPER PARK	17	WILLIAMS MILL
18	WESSELL PARK		
19	WILSHIRE TRAILS PARK		

State and Army Corp of Engineer Parks

1	BALUS CREEK	12	OLD FEDERAL
2	BELTON BRIDGE	13	ROBINSON
3	BIG CREEK	14	SARDIS CREEK
4	BOLDING MILL	15	SHOAL CREEK
5	BURTON MILL	16	SIMPSON PARK
6	CHESTNUT RIDGE	17	THOMPSON BRIDGE
7	CLARKS BRIDGE PARK	18	VAN PUGH
8	DUCKETT MILL	19	WAHOO CREEK
9	LITTLE HALL		DON CARTER STATE PARK/CHATTAHOOCHEE STATE PARK
10	LULA PARK	20	PARK
11	MOUNTAIN VIEW	21	MOSSY CREEK

In 1999, the Parks Facilities Master Plan was prepared for Hall County. A comprehensive inventory of the park and recreation facilities was included in this plan. The inventory of county facilities defined park and recreation facilities by type of facility. Park and recreation facilities have typically been defined slightly different in the City of Gainesville as a result of the 1992 Vision 2000 Plan. Facilities in the city are defined by space requirements, typical facilities and programs, and the unique environmental features of the location. In many cases, the definitions used by the city build on and are more specific than those used in the county. Gainesville has nineteen park and recreation facilities, including several neighborhood and community parks,

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golf courses, and special use centers as well as nature preserves. The Hall County inventory includes sixteen county-owned parks and recreation centers; The Chicopee Woods Agricultural Center, which is owned by the City of Gainesville and leased by Hall County; and the Clarks Bridge Park, which is owned by the U.S. Army Corps of Engineers and leased to the City of Gainesville and Hall County. The system includes recreation facilities and multi-purpose centers. Of the sixteen recreation sites with active and passive recreation opportunities, there are six neighborhood parks, one community park, one regional park, two athletic complexes, three special uses areas, and two multi-purpose facilities/recreation centers. The total acreage of these sites in 1999 was 646 acres. Additionally, the Army Corp of Engineers maintains 10,518 acres of property. The State acquired the Chattahoochee/Lake Lanier State park on north Browning Bridge Road

4.1.3.3: Vistas and Scenic Views

The significant view sheds include community entrance/gateways, lake crossings or approaches, primary corridors, and other views. The scenic topography of North Hall County and Lake Lanier are the most significant natural visual resources. The primary corridors are:

- ✓ I-985/SR 356 from Gwinnett County
- ✓ SR 365 from I-985 to Habersham County
- ✓ US 129 through the county
- ✓ SR 60 through the county
- ✓ Browns Bridge Road from Lake Lanier Bridge to Downtown Gainesville
- ✓ SR 53 from the Lake Lanier Bridge at the county line to Downtown Gainesville
- ✓ McEver Road from the Gwinnett County line to the Dawsonville Highway (SR53)
- ✓ SR 13 (Atlanta Highway) south of Gainesville to the county line
- ✓ SR 53 from SR 365 south east to the Road Atlanta Raceway
- ✓ Mundy Mill Road between I-985 and McEver Road

Significant gateways that should be enhanced and maintained included:

- ✓ Entry into the county from Gwinnett County along I-985
- ✓ Entry into the county from Habersham County along SR 365
- ✓ Entry into the City of Gainesville from I-985 at E.E. Butler Parkway
- ✓ Entry into the City of Gainesville from the west on Browns Bridge Road
- ✓ Entry into City of Gainesville from the north from Thompson Bridge Road and Cleveland Highway
- ✓ All interchange areas along I-985

The vistas, scenic views, and gateways listed above are illustrated on the following maps.

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VISTAS AND SCENIC VIEWS MAP (HALL COUNTY)

4.1.4.0: HISTORIC AND CULTURAL RESOURCES

Historical and cultural elements are assets to the community; they provide character and a foundation for traditions, as well as a reminder of what the community once was. These landmarks and districts help identify and ground the community. This section of the plan inventories significant historic and cultural resources within Gainesville and Hall County, which include residential neighborhoods, commercial districts and structures, historic crossings or transportation routes, institutional buildings or sites, industrial buildings, sites or districts, historic rural landmarks or farms, and other landmarks as well as archaeological sites.

4.1.4.1: Gainesville and Hall County's Historic Development and Resources

In 1936, a tornado destroyed much of the City of Gainesville. The rebuilding of the City in the late 1930s was undertaken by both private individuals and the public sector, primarily the Works Progress Administration (WPA), and was carried out in the Art Deco style popular in the late 1930s and early 1940s. As a result, there is a mixture of architectural styles found in Gainesville and Hall County ranging from Early 20th Century to Mill Styles. More specifically, the styles include: Early 20th Century Mill Architecture, 1920s Mill Architecture, 1940s Mill Architecture, Colonial Revival, Craftsman, Tudor Revival, Queen Anne, Art Deco, Neoclassical, and Mill House Types.

There are several residential neighborhoods in Gainesville and Hall County with a historic or cultural significance. The mill towns that housed mill workers are still viable and active residential communities to this day. Presently, only the Chicopee Mill and Village Historic District are on the National Register of Historic places, but additional residential neighborhoods for consideration include the Gainesville Mill and Village, and the New Holland Mill and Village. These mill villages exhibit a unique and local architectural style that should be preserved. The small towns of Lula and Clermont both have historic residential districts listed on the National Register.

Four districts in Gainesville have already been listed on the National Register of Historic Places, including the Green Street District; Brenau College District; Green Street-Brenau College-Green Street Circle; and Gainesville Downtown Commercial Historic Districts. The four districts include much of central Gainesville from Jesse Jewell Parkway north including the Square, Green Street, and the Brenau Campus. Healan's Mill and Tanner Mill are examples of sites in the more rural areas of the County. Healan's Mill is one of the County's few surviving gristmills. Tanner Mill burnt a few years ago, but the site remains with a bridge. The Lebanon, Holly Springs, and Antioch Campgrounds, are unique religious campgrounds that are important in the North Georgia Region.

Several other districts have been determined eligible for listing on the National Register, but have not been officially added to the list. These include the mill districts mentioned above and the Banks Street – Gordon Street Historic District; additional opportunities may lie in the area along the trolley line.

In 1994, there were a number of additional districts revealed during a broad-brush survey of the city. Several are expansions of existing National Register districts, while others are districts that had not been previously identified. The City of Gainesville has maintained active interest in the designation of these areas on the National Historic Register.

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4.1.4.2: National Register Listing vs. Local Designation

In the 1994 Comprehensive Plan, a number of potential sites and districts were identified within Gainesville, but only two new sites and one district have been listed in the National Register for Historic Places since the last plan was completed. The Hall County Courthouse and the Rucker-Beulah House/School were both added in 1995; however, neither of these landmarks was included in the potential sites in 1994. In 2003, the Downtown commercial district, which was one of those identified in the 1994 Comprehensive Plan, was listed in the National Register. Table 3 lists the National Historic Register sites in Gainesville and Hall County.

Table 3: National Historic Register Sites in Gainesville and Hall County

	District Name	Location	City	Comment	Date
1	Bowman-Pirkle House	NE of Buford off U.S. 23 on Friendship Rd.	Buford		8/14/1973
2	Brenau College District*	Academy, Prior, Washington and Boulevard Sts.	Gainesville		8/24/1978
3	Candler Street School*	Candler St.	Gainesville		9/30/1982
4	Chicopee Mill* and Village Historic District	Roughly bounded by Fourth & Fifth Sts., North, K, 8th, H, G & F Aves. on US 23	Gainesville		7/25/1985
5	Clermont Residential Historic District	Main, Harris, Martin, and Railroad Sts.	Clermont		9/5/1985
6	Dixie Hunt Hotel*	209 Spring St., SW	Gainesville		5/16/1985
7	Federal Building and Courthouse*	126 Washington St.	Gainesville		1/24/1974
8	Flowery Branch Commercial Historic District	Main St. & Railroad Ave.	Flowery Branch		8/30/1985
9	Gainesville Commercial Historic District*	Roughly bounded by Broad St., Maple St., Academy St. and Green St.	Gainesville		3/14/2003
10	Gillsville Historic District	GA 52	Gillsville		8/30/1985
11	Green Street District*	Both sides of Green St. from Green Street Pl. to Glenwood Rd.	Gainesville		8/15/1975
12	Green Street-Brenau Historic District*	Green, Candler, Park, Brenau, Boulevard & Prior Sts., Green St. Circle, City Park and much of Brenau College Campus	Gainesville		9/5/1985
13	Hall County Courthouse*	Jct. of Spring and Green Sts.	Gainesville	Georgia County Courthouses TR	6/8/1995
14	Hall County Jail*	Bradford St.	Gainesville	County Jails of the Georgia Mountains Area TR	9/13/1985
15	Head's Mill	Whitehall Rd., E of junction. with US 23	Lula		1/12/1990
16	Jackson Building*	112 Washington St. NE	Gainesville		8/1/1985
17	Logan Building*	119 E. Washington St.	Gainesville		1/4/1990
18	Lula Residential Historic District	Cobb, Carter, Chattahoochee and Toombs Sts.	Lula		9/11/1985
19	Rucker, Beulah, House--School	2110 Athens Hwy.	Gainesville		5/4/1995
20	Tanner's Mill	S of Gainesville on SR 3	Gainesville		9/10/1979

Source: National Register Information System. 2003

(*) Indicates within the city limits of Gainesville

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Historic Location Map (Hall County)

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Historic Location Map (City of Gainesville Detail)

The National Register of Historic Places is our nation's official list of historic places deemed worthy of preservation. The National Register simply recognizes a site's historical, architectural, cultural, or archeological significance. However, being listed in the National Register for Historic Places does not protect a site from irreversible changes that may alter the historical significance of the site or the district within which a site is located. Local designation by ordinance provides protection and provides our community with the means to make sure that change takes place in a manner that respects the important historical significance of a district or an individual site. In 2001, the City of Gainesville recognized this responsibility by adopting local legislation. Hall County currently does not have a local ordinance for the protection of historic resources.

The local preservation process in Georgia is governed by the Georgia Historic Preservation Act of 1980, which is the enabling legislation that allows local communities to adopt a historic preservation ordinance and establish a preservation commission. The purpose of local designation is to preserve the unique character of the district, while allowing new construction to include architectural designs that are compatible with the neighboring historic buildings and their surroundings. Further, local designation provides for design review of exterior changes through the Certificate of Appropriateness process.

4.1.4.3: Rural Resources

Parts of Hall County, especially north Hall County, maintain a somewhat rural character. However, even the most rural areas of the county are experiencing significant development pressures and have an established residential population. Single-family homes not associated with farms have been built in the rural areas, generally on large lots of one acre or more. Rural uses, such as farms are desirable and contribute strongly to the county's economy; they should be encouraged to continue. However, as development pressures increase, it will become more challenging to balance these pressures with the desire to maintain agricultural viability and rural character.

4.1.4.4: Transportation and Other Resources

CROSSROADS

Crossroads are both the historic location of the crossing of major corridors of travel within a county and opportunities for current services to the community. They were places where trading often occurred and occasionally a more permanent settlement was founded, often including a country store, church or other place for the rural residents to gather. Many of the smaller cities in Hall County are the evolution of these historic nexus. As in the case of Hall County, these crossroads can often lend their name to the growing suburban neighborhoods that replace the open farmland. All of the small communities in Hall County except Oakwood contain National Register districts. As Hall County continues to evolve and become suburban in character, these crossroad communities offer an opportunity to maintain an identity that is historically grounded in the community.

FERRY CROSSINGS

Prior to the construction of Buford Dam in the 1950's, which impounded the Chattahoochee River creating Lake Lanier, ferry crossings were the primary mode of traversing the river. Many of the former crossings are now only a location and name, others are located near tangible

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landmarks, such as the Clarke Residence on Clarke's Bridge Road and the Thompson Residence where the ferry operators once lived. Like the Crossroads, these ferry crossings are remnants of the past that may offer identity to the growing areas near them.

EXISTING AND FORMER RAILROAD CORRIDORS

The gentle terrain of corridors developed for former and existing railroads offer a unique opportunity for the uses as recreational trails once abandoned for rail services. These corridors represent the network around which many of the communities were built. They continue to offer connection between many historic communities and surrounding resources.

HERITAGE TRAILS

Hall County has the basis for three types of Heritage Trail Development. These include heritage trails utilizing the following: existing roadway corridors, existing railroad corridors and abandoned railroad corridors. Existing roadway corridors, which contain historic resources and offer scenic views of the countryside, have been noted on the Historic Locations Map. These routes should be designated as cultural corridors and incorporated into the heritage tourism program. Use of existing railroad corridors should also be encouraged. Abandoned railroad corridors can be used in the creation of multi-purpose recreational trails. The best opportunity in Hall County appears to be the former Gainesville-Helen route, primarily located along Clark's Bridge Road.

4.1.4.5: Archeological Sites

There are areas in the city and county that may contain sites of archeological interest. While it has not been confirmed in Hall County, many ferry-crossing locations have been found to have archeological value. The Archeological Area Maps illustrate the areas that have been identified to have archeological potential.

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Archeological Area Map (Hall County)

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Archeological Area Map (City of Gainesville)

4.2.0.0: NATURAL & CULTURAL RESOURCE ASSESSMENT

Gainesville and Hall County have a number of natural and cultural resources that contribute to the character and quality of life in the community. The unique feature of Lake Lanier offers a tourism and recreational destination that enhances the local economy. The scenic beauty of the lake and the topography of north Hall County, combined with the rural character of this area, are elements that draw new residents to the community and make current residents proud to call it home. The natural green spaces along river corridors and in wetlands, forested areas, and other open spaces provide habitat for wildlife and are important for maintaining a healthy ecosystem in Gainesville and Hall County. The watersheds provide quality drinking water to the citizens, and maintenance of the health of these watersheds impacts protected species.

4.2.1.0: NATURAL RESOURCES

As demand for development of the currently rural areas of north Hall County intensifies, the natural resources will be increasingly impacted. These resources include but are not limited to parks and conservation areas, endangered/protected species habitats, vistas and scenic views, prime agricultural and forestlands. Analysis of population growth in Gainesville and Hall County shows a steady demand for new housing, even in the currently somewhat rural north Hall County. Over the planning phase over the next 25-30 years, the county could reach upwards 340,000 persons. Based on recommendations in the Land Use Element of this plan, the growing population will likely be housed in new development with an average density of one house on every 2 acres. Development can have an impact on not only the environmental quality of an area, but a visual and scenic impact as well. As development pressures increase in the currently rural areas, land that is valued for its open and natural state that contributes to a healthy ecosystem and supports the above mentioned resources will likely be reduced, thereby changing the character of the community and increasing risk to the natural resources.

As one of the City and County's most important natural resources, Lake Sidney Lanier deserves special attention to maintain the quality of the water environment, and to maintain its value to the community and its contribution to a healthy ecosystem. At the time of this assessment, no additional special needs have been identified for the Lake in excess of the federal and state mandated regulations. The City and County intend to continue in protection and preservation efforts regarding Lake Lanier. The city and county have taken necessary precautions to ensure a continuation of the environmental quality of the natural resources by establishing buffers for streams and rivers according to the rules for Environmental Planning Criteria and creating regulations and guidelines for stormwater and wastewater management.

4.2.2.0: HISTORIC AND CULTURAL RESOURCES

Like the natural resources, the cultural resources are a source of pride and opportunity for the community. Gainesville and Hall County must continue to preserve their historic resources, as historic buildings and other structures are physical links to the community's past. Such historic resources also provide evidence of earlier ways of life, which can be studied and enjoyed by current and future generations. Preservation can also help us to maintain a "sense of place" in our community as well as protect our beautiful and irreplaceable architectural treasures. Historic preservation can also stimulate our local economy through job creation and tourism, among other benefits. Gainesville and Hall County should approach growth and development in

a way that recognizes the value and importance of the historic resources. The following is an assessment of the programs and activities of the city and county applying to the preservation of these resources.

Preservation is not the passive appreciation of history, culture, and material resources. Preservation is a planning tool dedicated to recognizing, protecting, using and appreciating our community's diverse historic and cultural resources. Simply put, preservation is protecting our resources from destruction or deterioration and encouraging their active role in our community. Preservation refers to the maintenance of historic and cultural resources without significant alteration to their current condition – keeping in mind that changes, which occur over time, are in and of themselves evidence of history, culture, and development. Preservation can mean renovating a vacant residential dwelling into office space, or nominating a site or district for listing in the National Register of Historic Places, or locally designating a landmark or district as historic. The city and county do not currently have formally written and adopted local historic preservation plans. A preservation plan provides the basis for development of a preservation program where none exists, strengthens existing preservation programs, and helps to resolve existing and future conflicts between competing land-use goals. The following are summaries of tools available to the city and county in the pursuit of a successful historic preservation program.

4.2.2.1: Local Designation, Plans and Policies

Various planning issues, such as land use and changes in zoning regulations, impact historic and cultural resources. Physical evidence of Gainesville and Hall County's history takes the form of buildings and structures, works of art, historic and archeological sites, landscapes, and historic districts. Preserving these properties and the history associated with them is the goal of historic preservation.

Many are familiar with the National Register of Historic Places, which is our nation's list of places deemed worthy of preservation. Administered by the National Park Service through the Georgia Department of Natural Resources Historic Preservation Division, the National Register is a federal program that simply recognizes a site's historical, architectural, cultural, or archaeological significance. Being listed in the National Register does not fully protect a site from irreversible changes that may alter the historical significance of the site or the district within which a site is located.

Local designation offers a community the means to ensure that alterations to a site take place in a manner that respects the important historical significance of the property or district within in which the property is located. The intent of local designation is to preserve the unique character of an area, while allowing new construction to include architectural designs that are compatible with the neighboring historic buildings and their surroundings. Local designation provides for design review of exterior changes through the Certificate of Appropriateness process.

The City of Gainesville took steps toward protecting its historic and cultural resources with the adoption of its local historic preservation ordinance in October of 2001, as the local ordinance established a set of procedures to guide the preservation of the City's historical resources, as well as outlined the fundamental procedure for the recommendation and designation of sites as historic. The ordinance also provided for design review of exterior changes through the Certificate of Appropriateness process. Following the adoption the ordinance, the Planning Department staff developed a plan for nominating historic landmarks and districts for local designation. The local ordinance also created the Gainesville Historic Preservation Commission, a five-member voluntary body appointed by the City Council and considered a part of the City's planning functions. The Preservation Commission holds strong its mission: **to**

provide for the designation, protection, preservation and rehabilitation of historic properties and historic districts as a means for preserving Gainesville's rich heritage.

Hall County does not currently have a local ordinance pertaining to preservation of historic or cultural resources or any other adopted policy. To adequately protect resources, the broad range of issues that may impact them must be taken into consideration on a local level. The primary local resource the county has for historic resources is non-profit organizations including the Hall County Historical Society, The Georgia Mountains Museum, and neighborhood groups. However, the lack of an official county historic preservation policy has created an environment that does not particularly encourage organized activity of behalf of Hall County's historic resources. Consequently, these groups have not focused a great deal on the protection of physical resources.

Historic preservation through local designation has many benefits. Local designation protects the investments of owners and surrounding residents as well as provides educational opportunities and helps maintain a "sense of place". However, like any limited resource, historic sites need careful planning and management to insure their survival for future generations.

4.2.2.2: Education and Public Awareness

Education and public awareness are important in the survival of Gainesville and Hall County's historic and cultural resources; thus, in order to preserve and protect our irreplaceable resources, Gainesville and Hall County must communicate with and involve the community in their preservation efforts. Heritage education is an approach to teaching and learning about the history and culture of a community that provides the means for expanding and enriching the citizenry's understanding and appreciation of the various components that constitute the community's heritage.

The Georgia Trust for Historic Preservation, the nation's largest statewide preservation organization, uses monetary donations and volunteer members to protect and preserve Georgia's historic resources. As part of its ongoing educational efforts, the Georgia Trust administers the Talking Walls program, which facilitates the education of school-age children on the significance of various historic and cultural resources in Gainesville and Hall County. Through partnerships with the local school systems, city and county governing bodies, and community organizations, the Georgia Trust compiles extensive heritage resource guides for teachers to use in the classroom. Teachers can utilize the trust's information to develop projects on local history and culture to instill a sense of place in school-age children in the community.

To achieve widespread public awareness and involvement, Gainesville and Hall County must provide educational opportunities. Education is an ongoing process; therefore, Gainesville and Hall County must conduct educational programs on a continual basis. Gainesville and Hall County should work jointly with existing organizations to increase awareness and encourage citizen participation – including the Hall County Historical Society, Gainesville-Hall County Historic Preservation Trust, Georgia Mountains History Museum, and the local schools and colleges. The city and county should also work with other organizations, such as the Greater Hall Chamber of Commerce and the Gainesville-Hall County Convention and Visitors Bureau, to promote awareness and encourage involvement of the citizens. The media to be used to facilitate the educational programming of the public should include public forums, local newspaper and radio stations, and the local TV 18 government channel.

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4.2.2.3: Certified Local Government (CLG) Designation

The most effective preservation planning occurs at the local level. The Certified Local Government (CLG) program helps local governments integrate historic preservation concerns with local planning decisions, and thereby, strengthens a community's preservation program and its link to the State's Historic Preservation Division (HPD). This national initiative provides valuable technical assistance and grants to local governments seeking to preserve its irreplaceable historic resources for current and future generations. In Georgia, the CLG program builds upon the longstanding relationship between local governments and HPD by expanding the scope of local responsibilities and opportunities for preservation.

Certified Local Government designation means that a city or county has been certified to participate in the national framework of historic preservation programs. The State of Georgia has over sixty Certified Local Governments varying in size and including such places as Atlanta, Athens, and Dahlonega. Requirements for certification include:

- (1) Enforcement of appropriate state and/or local legislation for designation and protection of historic resources through the adoption a local historic preservation ordinance;
- (2) Establishment of an adequate and qualified historic preservation review commission with at least three members in accordance with state and local legislation;
- (3) Preparation and maintenance of a system for survey and inventory of historic properties compatible with the state's survey program;
- (4) Provision of adequate public participation in the local historic preservation program through open meetings with proper notice and detailed minutes of all decisions and actions of the Commission; and
- (5) Satisfactory performance of responsibilities delegated to local governments by the 1980 Amendments to the National Historic Preservation Act.

The City of Gainesville has initiated steps toward achieving CLG designation. In October of 2001, the City adopted a local historic preservation ordinance, which established a set of procedures to guide the preservation of Gainesville's historical resources, as well as created the Gainesville Historic Preservation Commission, an appointed board that is considered a part of the city's planning functions. The Historic Preservation Commission was appointed in accordance with the local ordinance and state enabling legislation in June of 2002. Since that time, the Commission has undergone training sessions, as well as held regularly scheduled public meetings. In November of 2003, the Commission conducted its first public hearing on a request for local designation of an individual historic landmark – which later was approved by the City Council in January of 2004. Further, the Preservation Commission has also conducted a "window survey" of historic resources within the city limits, listing formally a number of properties to be considered for local designation either as individual landmarks or as part of a district. With the CLG designation, the city can apply for a grant to help fund a formal survey and inventory of historic resource in accordance with the Georgia Historic Resources Survey program, and comply with the aforementioned criterion: preparing and maintaining a system for survey and inventory of historic properties.

4.2.2.4: Historic Resources Survey

The Georgia Historic Resources Survey is an ongoing, statewide survey of buildings, structures, sites, and objects of historical significance. It is a computerized database administered through the State Historic Preservation Division (HPD) that serves a variety of preservation activities. Completed historic surveys can be used for various purposes including:

- (1) Identifying properties for nomination on the National Register of Historic Places;
- (2) Assisting in local preservation efforts and support local designation; and
- (3) Aiding in land-use planning; and
- (4) Increasing awareness of and interest in Gainesville and Hall County's historic and cultural resources.

Surveys are sponsored by local governments and/or local or regional organizations under contract with the State Historic Preservation Division (HPD); the surveys also involve the services of both paid consultants and unpaid volunteers. Funding for the survey is available through the HPD, if the local government is designated as Certified Local Government.

4.2.2.5: Establishment of a Local Heritage Tourism Program

Tourism is Georgia's second largest industry after agriculture, and national studies indicate that historic places are among the top most important attractions to tourists and travelers. The essence of heritage tourism lies in reorganization of the community's unique qualities and making the best cultural and economic use of such qualities. Marketing historic resources allows a community to enhance its appeal to tourists. It has been shown in Georgia that a traveler visiting a place for its unique historic and cultural resources will stay longer and spend more money than the average U.S. traveler (Source: Profiting from the Past). For this to happen, however, historic resources must be properly maintained, accessible to the public, and accurately interpreted.

Fruition of the tourism potential of historic and cultural resources can have a significant impact on Gainesville and Hall County's economies and raise awareness among the citizens to the importance of our historic and cultural resources. The challenge however, is to capitalize on the rich heritage while preserving and protecting the historical and cultural integrity. Funding sources for the development of heritage tourism plans potentially include:

- (1) The State Historic Preservation Division, particularly through the Certified Local Government program;
- (2) The Department of Community Affairs; and
- (3) Intermodal Surface Transportation Efficiency Act (ISTEA).

The following section outlines the goals and objectives that the city and county should pursue in efforts to enhance, maintain, and benefit from the natural, historic, and cultural resources.

4.3.0.0: NATURAL & CULTURAL RESOURCE GOALS & IMPLEMENTATION

4.3.1.0: GOALS & OBJECTIVES

The following section outlines the goals and policies Gainesville and Hall County will use to address the natural and cultural resources.

Goal 1: Conservation and Protection

Gainesville and Hall County will conserve and protect the natural environment, open spaces, and historic resources.

Objective 1: Environmentally sensitive areas such as flood plains, lakes, and waterways will be protected from negative impacts of development.

Objective 2: Gainesville and Hall County will continue to implement and enforce measures designed to protect natural resources such as watershed protection, stream and lake setbacks, and floodplain management requirements.

Objective 3: The preservation of environmental quality, particularly associated with water (including both subsurface and surface water) and air quality, will be promoted in planning for new development and public services. The air and water quality of the community will be managed in a manner that will protect their integrity and quality.

Objective 4: Practices, such as sanitary sewers that return water to the water supply system will be encouraged. Practices that consume water, such as septic systems, will be discouraged.

Objective 5: Alternative transportation practices and improved circulation systems will be promoted to reduce air quality impacts.

Goal 2: Open Space Preservation

Gainesville and Hall County will promote the preservation of open space systems throughout the city and county.

Objective 1: Gainesville and Hall County will continue to identify land through their parks planning efforts that should be permanently preserved.

Objective 2: Gainesville and Hall County will continue to develop and implement coordinated plans for a linked system of open space and conservation areas.

Objective 3: New development will be encouraged, which minimizes the amount of land consumed, with land preserved and set aside as permanent open space.

Objective 4: Gainesville and Hall County will encourage open space in individual developments to be coordinated with, and linked to open space in adjacent developments and other community systems.

Goal 3: Historic Preservation

The preservation of historic resources is recognized as an important contributor to community livability, as well as economic development, and will be promoted.

Objective 1: The traditional character of the urban neighborhoods and downtown Gainesville will be maintained through preserving and revitalizing historic areas.

Objective 2: The City of Gainesville will develop land use regulations and design standards for historic areas or properties designed to ensure compatible new development or alterations of historic properties.

Objective 3: Hall County will utilize conservation subdivision practices to preserve historic rural resources and landmarks where practical.

4.3.2.0: DEVELOPMENT POLICIES

This section sets forth the natural and cultural resource 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.

4.3.2.1: Conservation and Protection

Policy 1: The city and county will review and upgrade, as necessary, resource protection standards in their development codes, including but not limited to floodplain management, watershed protection, soil erosion, tree protection, and riparian areas.

Policy 2: Extend public infrastructure and services to areas targeted for development in the comprehensive plan and refrain from providing services in areas not so designated, such as sensitive natural areas.

Policy 3: Consider alternative transportation policies that reduce the amount of vehicle trips and require more detailed traffic impact analysis/mitigation for major projects.

4.3.2.2: Open Space

Policy 1: Complete city and county parks plans and identify future park sites. Base land acquisition on these plans.

Policy 2: Revise city and county development codes to require a minimum open space set aside in all developments.

Policy 3: Provide a conservation subdivision option in rural areas that permits smaller lot sizes in return for more significant open space set aside.

4.2.2.3: Historic Preservation

Policy 1: Based upon a comprehensive preservation plan, the city and county will consider and put into place tools to protect historic resources from demolition or incompatible development.

Policy 2: Hall County will target cultural resources for protection in determining open space set-asides as part of any conservation subdivision process.

Policy 3: The city and county will promote the use of economic incentives for historic preservation projects to complement protective regulations.

4.3.3.0: PROGRAMS

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

1. Regulatory/Growth Management: The city and county have begun to revise their development codes (zoning, subdivision, etc.) to conform to the comprehensive plan. Many of these revisions are directly related to natural and cultural resources. For example, the county is revamping its tree protection and open space standards and creating a conservation subdivision process. In the second phase of the UDC update, the county will review and update its existing hillside and watershed protection standards and soil erosion control ordinances drawing on guidance provided by the North Georgia Water District model ordinances.

2. Local Historic Preservation Regulations: The city and the county will undertake a local preservation plan and will consider adopting local historic preservation regulations to provide a greater measure of protection for cultural resources and landmarks. The time frame for these regulatory efforts will be 2-4 years.

3. Fiscal/Financial. Both jurisdictions will examine a range of tools to deal with the cost of growth, including impact fees (which the county already has) and fiscal impact assessment requirements for new development. The county has conducted a parks impact fee background study and is considering adopting park/open space impact fees. Moreover, both the city and county are undertaking comprehensive parks plans and will acquire open space in accord with those plans, which will include natural resource areas. The city and county will also promote the use of federal and state tax incentives for historic preservation projects. The time horizon for this effort is 2-3 years.

4. Capital Investment. The city and the county have already initiated a program to provide water and sewer services to areas targeted for development in the plan. Additionally, the county and city will refrain from making capital investments in rural areas that are not slated for urban/suburban intensity growth, thus providing an additional measure of protection for natural and cultural resources. It is estimated that the initial water/sewer construction will take 2-4 years.

In addition, the city and county enjoy the benefits of an array of natural areas such as the Chicopee Woods Nature Preserve. These areas will be maintained and expanded based on completion of the city/county parks master plans. Cultural sites and resources should be considered in the parks master plans.

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5. Interagency Cooperation. The city and county have begun exploring a joint, coordinated annexation policy that reflects the comprehensive plan policies. The time horizon for this effort is 2-3 years.

Additionally, continued cooperation with local non-profit agencies such as the Gainesville/Hall County Trust for Historic Preservation and the Gainesville/Hall County Historical Society will enhance the opportunity to preserve the community's historic resources. The time horizon for this effort is ongoing.

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.

4.3.4.0: 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 natural and cultural resource goals and objectives set forth above. These tools fall into four broad categories: (1) administrative systems (e.g., site plan review); (2) land development regulations; (3) fiscal and financing tools; and (4) other growth management tools (e.g., urban growth boundaries, concurrency requirements, intergovernmental cooperation). The tools are keyed to the four overarching plan land use goals.

4.3.4.1: Conservation and Protection

THE CITY OF GAINESVILLE WILL:

1. Maintain current natural resource protection provisions in its zoning and other development codes (such as tree protection). Examine changes in the area of stormwater management to conform to the new standards of the Metropolitan North Georgia Water Planning District.
2. Protect natural resources in and around the city and in the county by encouraging more compact development that is most easily served by existing infrastructure.

HALL COUNTY WILL:

1. During phase 1 of the Unified Development Code (UDC) update project, improve tree protection, open space, and other resource related standards that will significantly upgrade the overall quality of development in terms of environmental compatibility. Current provisions regarding watershed protection and soil erosion control will be maintained and enforced. During phase 2 of the project, the county will examine possible strengthening of the watershed, soil erosion, hillside, and other environmental regulations in the UDC. This project is currently underway and phase 2 is scheduled to be completed in 2004.
2. Revise existing Planned Development District standards to require higher levels of environmental protection and open space preservation as a trade-off for flexibility with uses and density.

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3. Give priority to preservation of natural resources in layout of conservation subdivisions. Conservation subdivision process to be created as an option in UDC rewrite.
4. Refrain from extending public infrastructure, particularly water and sewer, into rural areas and areas with significant natural resources that are not targeted for urban/suburban intensity development on the future land use map.

4.3.4.2: Open Space Protection

THE CITY OF GAINESVILLE WILL:

1. Finalize draft of parks master plan to enhance quality of life in county. Identify significant natural areas in parks plan for public acquisition and base land purchases on such plan.
2. Explore use of impact fee on major new residential developments, including multi-family, for parks and open space.
3. Consider basic private open space set aside requirement for new major residential developments.
4. Implement greenways along the CSX rail line in Midtown.

HALL COUNTY WILL:

1. Protect open space throughout the county by encouraging more compact development in and around the county's established municipalities and reducing the allowable residential densities in rural areas. New zoning and subdivision provisions will be drafted as part of the UDC project to encourage conservation subdivisions that will allow smaller lots in return for preservation of a greater percentage of open space.
2. Enact basic open space set aside requirements for all major development in the county—commercial, industrial, and residential.
3. Continue working on parks master plan to enhance quality of life in county. Identify significant natural areas in parks plan for public acquisition and base land purchases on such plan.
4. Consider parks and open space impact fee based on recently completed background study to assist in acquisition needs necessitated by new development.
5. Explore options with local land trusts, environmental organizations, and colleges to expand and enhance open space in the community.

4.3.4.3: Historic Preservation

CITY OF GAINESVILLE

1. In cooperation with Hall County, prepare a comprehensive local preservation plan, including a comprehensive resource survey, to build on historic preservation efforts currently underway. The plan should present a vision and goals for the local program and recommend tools such as tax incentives that can function with the local preservation ordinance to address threats to historic resources.

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2. Conduct educational programs for citizens and in schools about the historic and cultural resources in the city and county. The city will also encourage the use of federal and state tax incentives for historic preservation.
3. Continue to take steps to achieve Certified Local Government (CLG) designation.
4. Work in cooperation with the Gainesville/Hall Trust for Historic Preservation and the Hall County Historical Society to identify historical buildings in need of rehabilitation, and work cooperatively to secure grants to aid in these efforts.
5. Identify and protect cultural resources as part of neighborhood-based plans, and continue to designate additional local and national historic districts like those along Main Street and near the Piedmont Hotel, which were identified in the Midtown Plan.
6. Identify significant cultural resources for public acquisition/use as element of draft parks master plan.

HALL COUNTY

1. In cooperation with the City of Gainesville, assist in the preparation of a comprehensive local preservation plan to build on historic preservation efforts currently underway. The plan should present a vision and goals for the local program and recommend tools, such as a county landmark ordinance to address threats to historic resources.
2. Evaluate the benefits of seeking designation as a Certified Local Government (CLG) for historic preservation purposes. Designation requires adoption of a local preservation ordinance and appointment of a preservation commission, among other steps.
3. Give priority to preservation of cultural resources in identifying open space preservation areas in the conservation subdivision process. Conservation subdivision option to be created as part of UDC rewrite.

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4.3.5.0: SHORT-TERM WORK PROGRAMS

Table 4: Major Gainesville Implementation Actions

Major Actions	Time Frame	Estimated Cost	Responsible Party	Comments
1. Draft county/city preservation plan with implementation tools and seek CLG status.*	2005	\$50,000	City staff with county assistance	
2. Begin work on neighborhood plans; protect cultural resources in plans.	2004-5	NA	City staff	
3. Finish city parks plan. Identify key natural and cultural resources and consider for acquisition.	2004-5	NA	City staff	
4. Develop a greenway along the CSX rail lines in Midtown.	2004-5	\$1.7 million	City	Recommendation from the Midtown Plan
5. Extend water/sewer to targeted development locations in comprehensive plan; avoid service in sensitive natural areas.*	2004-5	\$15 million	County and city	Seek financial assistance from Georgia Environmental Facilities Authority.
6. Consider open space impact fees in county and city.*	2004-5	NA	County and city staffs	County currently has impact fees for other services/amenities.
7. Adopt coordinated intergovernmental annexation policy that includes resource protection provisions.*	2004-5	NA	County and city staffs	

(*) Indicates joint action listed the tables for both the city and county.

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Table 5: Major Hall County Implementation Actions

Major Actions	Time Frame	Estimated Cost	Responsible Party	Comments
1. Comprehensively revise county UDC—tree protection, open space, PUD regulations priorities for revision. Address other environmental standards in Phase 2.	2003-4	\$150,000	County staff + consultants	80% completed as of 1/1/04
2. Create conservation subdivision option with priority for resource protection.	2004	\$5,000	County staff + consultants	Draft completed as of 1/1/04
3. Study revisions to county zoning maps to bring them into accord with the comprehensive plan.	2004-5	NA	County staff	
4. Draft county/city preservation plan with implementation tools and seek CLG status.	2005	\$50,000	City staff with county assistance	
5. Continue work on county parks plan. Identify key natural and cultural resources and consider for acquisition.	2004-5	NA	County staff	
8. Extend water/sewer to targeted development locations in comprehensive plan; avoid service in sensitive natural areas.*	2004-5	\$15 million	County and city	Seek financial assistance from Georgia Environmental Facilities Authority.
9. Consider open space impact fees in county and city.*	2004-5	NA	County and city staffs	County currently has impact fees for other services/amenities.
10. Adopt coordinated intergovernmental annexation policy that includes resource protection provisions.*	2004-5	NA	County and city staffs	

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