CITY OF
GAINESVILLE

Mayor/Council Meeting Agenda
Tuesday, June 7, 2022, 5:30 PM
Public Safety Complex, Municipal Court Room
701 Queen City Parkway, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

INVOCATION:

PLEDGE OF ALLEGIANCE:

PRESENTATIONS / RECOGNITIONS:

A. Post-Employment Service Recognition

COUNCIL ANNOUNCEMENTS:

PUBLIC COMMENTS: (20 minutes maximum)

CONSENT AGENDA:

Minutes

A. May 12, 2022 Work Session

B. May 17, 2022 Mayor/Council Meeting

Resolutions

A. AR-2022-01 Second Quarter Budget Adjustment for Fiscal Year 2022

B. AR-2022-02 Third Quarter Budget Adjustment for Fiscal Year 2022

C. BR-2022-24 Adoption of the Five-Year Update to the 2040 Comprehensive Plan

D. BR-2022-25 Adoption of Amended Retiree Insurance Guidelines

E. BR-2022-26 Amendment to Retirement Plan A Plan Document Regarding Board Member Vacancy

F. BR-2022-27 Ratification and Approval of the Housing Authority Multi-Family Housing Revenue Bonds (Sidney Lanier Apartments, LLC to be Named Waterside Oaks Apartment Project) Series 2022

G. GR-2022-07 Accept the FY23 Legacy Link Grant Contract

H. GR-2022-08 Bureau of Justice Assistance Bulletproof Vest Partnership Grant Program FY22-23

PUBLIC HEARING(S):

Annexation/Zoning Items

A. Request from **Ricky and Janice Hames** to rezone a 0.24± acre tract located on the south side of Oak Street, east of the intersection of Ridgewood Terrace, Woods Mill Road, Rainey Street and Oak Street (a/k/a **721 Oak Street, NW**), from General Business (G-B) to Residential-I (R-I). **Ward Number: Four**. Tax Parcel Number: 01-026-001-012. **Request: Single-family residence**.

- Proposed Rezoning Ordinance 2022-17

B. Request from **Jeff Arkema** for a special use on a 1.77± acres tract located on the north side of Browns Bridge Road, east of McEver Road (a/k/a **2888 Browns Bridge Road, SW, Suite E**), having a zoning of Regional Business (R-B). **Ward Number: Four**. Tax Parcel Number: 08-015-006-025. **Request: Automotive styling center**.

- Proposed Zoning Resolution 2022-04

BUDGET HEARING: (6:00 PM)

A. Fiscal Year 2023 Recommended Budget

B. Public Comments Regarding Proposed Fiscal Year 2023 Budget

CITY MANAGER ISSUES:

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Friday, June 3, 2022, 3:00 PM

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 5/12/2022

Presenter: Sam Couvillon

Item of Business: Post-Employment Service Recognition

Meeting Date: 6/7/2022

Purpose of Request:

To recognize the following retirees for their service:

Bacle D. Fowler, Sr.
Larry J. Grizzle
Danny J. Owen
Larry A. Payne
Tommy M. Smith

The following retirees are unable to attend:
Chris Dickerson: Water Resources
Debra Jones: Finance
James Pulliam: Water Resources

History/Background:

Facts & Issues for Consideration:

See the attached summary for general information regarding the retirees.

Department Recommendation:

N/A

Department Director:

Janeann Allison

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

General Fund, i.e., HR Budget

Finance Comments:

Administrative Comments:

Funding is included through the annual budget process.

ATTACHMENTS:

Description	Type
Retiree Statistical Sheet	Backup Material
Testimonial: Bacle Fowler	Presentation
Testimonial: Larry Grizzle	Presentation
Testimonial: Danny Owen	Presentation
Testimonial: Larry Payne	Presentation
Testimonial: Tommy Smith	Presentation

GAINESVILLE

City of Gainesville Retired Employees

Bacle D. Fowler, Sr.
Water Resources
January 6, 1992-January 6, 2022
30 years

Larry J. Grizzle
Public Works
June 25, 1984-February 25, 2022
37 years and 8 months

Danny J. Owen
Public Works
January 4, 1994-July 30, 2021
27 years, 6 months, and 26 days

Larry A. Payne
Fire
July 28, 1997-February 28, 2021
23 years and 7 months

Tommy M. Smith
Water Resources
May 29, 2007-May 28, 2021
13 years, 11 months, and 29 days

Total Accumulated Service Time: 132 Years, 5 Months, and 25 Days

Bacle D. Fowler, Sr.

Your retirement, after 30 years of service to the Gainesville City Government, is an occasion which fully merits a formal and sincere expression of the appreciation for the sterling qualities of mind and spirit which have been reflected in your devotion to the citizens of our City.

As Council Members, we are acutely aware that progress in municipal government is largely predicated upon the loyalty and effectiveness of its employees in faithfully carrying out the acts of the Council, and efficiently delivering the services provided by the departments in which they are employed.

Let it be further known, that the City of Gainesville takes great pleasure in the caliber of employees such as yourself, whose records of service have contributed substantially to the stature of our City as one of the most progressive of Georgia's municipalities.

Therefore, the governing body of the City of Gainesville issues this "Testimonial" in grateful appreciation for your loyalty and dedication to the City of Gainesville during your long and honorable record of service.

Executed this 7th day of June, 2022.

W. Samuel Couvillon, Mayor	Juli Clay, Council Member
Barbara B. Brooks, Council Member	C. Danny Dunagan, Jr., Council Member
Zack Thompson, Council Member	George Wangemann, Council Member

GAINESVILLE

Larry J. Grizzle

Your retirement, after 37 years and 8 months of service to the Gainesville City Government, is an occasion which fully merits a formal and sincere expression of the appreciation for the sterling qualities of mind and spirit which have been reflected in your devotion to the citizens of our City.

As Council Members, we are acutely aware that progress in municipal government is largely predicated upon the loyalty and effectiveness of its employees in faithfully carrying out the acts of the Council, and efficiently delivering the services provided by the departments in which they are employed.

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Barbara B. Brooks, Council Member	C. Danny Dunagan, Jr., Council Member
Zack Thompson, Council Member	George Wangemann, Council Member

GAINESVILLE

Danny J. Owen

Your retirement, after 27 years, 6 months, and 26 days of service to the Gainesville City Government, is an occasion which fully merits a formal and sincere expression of the appreciation for the sterling qualities of mind and spirit which have been reflected in your devotion to the citizens of our City.

As Council Members, we are acutely aware that progress in municipal government is largely predicated upon the loyalty and effectiveness of its employees in faithfully carrying out the acts of the Council, and efficiently delivering the services provided by the departments in which they are employed.

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Executed this 7th day of June, 2022.

W. Samuel Couvillon, Mayor	Juli Clay, Council Member
Barbara B. Brooks, Council Member	C. Danny Dunagan, Jr., Council Member
Zack Thompson, Council Member	George Wangemann, Council Member

GAINESVILLE

Larry A. Payne

Your retirement, after 23 years and 7 months of service to the Gainesville City Government, is an occasion which fully merits a formal and sincere expression of the appreciation for the sterling qualities of mind and spirit which have been reflected in your devotion to the citizens of our City.

As Council Members, we are acutely aware that progress in municipal government is largely predicated upon the loyalty and effectiveness of its employees in faithfully carrying out the acts of the Council, and efficiently delivering the services provided by the departments in which they are employed.

Let it be further known, that the City of Gainesville takes great pleasure in the caliber of employees such as yourself, whose records of service have contributed substantially to the stature of our City as one of the most progressive of Georgia's municipalities.

Therefore, the governing body of the City of Gainesville issues this "Testimonial" in grateful appreciation for your loyalty and dedication to the City of Gainesville during your long and honorable record of service.

Executed this 7th day of June, 2022.

W. Samuel Couvillon, Mayor	Juli Clay, Council Member
Barbara B. Brooks, Council Member	C. Danny Dunagan, Jr., Council Member
Zack Thompson, Council Member	George Wangemann, Council Member

GAINESVILLE

Tommy M. Smith

Your retirement, after 13 years, 11 months, and 29 days of service to the Gainesville City Government, is an occasion which fully merits a formal and sincere expression of the appreciation for the sterling qualities of mind and spirit which have been reflected in your devotion to the citizens of our City.

As Council Members, we are acutely aware that progress in municipal government is largely predicated upon the loyalty and effectiveness of its employees in faithfully carrying out the acts of the Council, and efficiently delivering the services provided by the departments in which they are employed.

Let it be further known, that the City of Gainesville takes great pleasure in the caliber of employees such as yourself, whose records of service have contributed substantially to the stature of our City as one of the most progressive of Georgia's municipalities.

Therefore, the governing body of the City of Gainesville issues this "Testimonial" in grateful appreciation for your loyalty and dedication to the City of Gainesville during your long and honorable record of service.

Executed this 7th day of June, 2022.

W. Samuel Couvillon, Mayor	Juli Clay, Council Member
Barbara B. Brooks, Council Member	C. Danny Dunagan, Jr., Council Member
Zack Thompson, Council Member	George Wangemann, Council Member

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 6/2/2022

Presenter:

Item of Business: Consent Agenda Items

Meeting Date: 6/7/2022

Purpose of Request:

The following appointments, minutes and/or resolutions are being considered under the Consent Agenda Section. These items were previously distributed for review and/or discussed. Unless otherwise directed by Mayor and Council, they will not be discussed during this meeting.

If you have questions regarding these documents, please feel free to contact the City Clerk's Office during normal business hours (Monday through Friday from 8:00 AM to 5:00 PM) at 770-535-6865 or via email to cityclerk@gainesvillega.gov.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Department Director:

If funding is involved, are funds approved within the current budget?

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 6/2/2022

Presenter: Denise Jordan

Item of Business: May 12, 2022 Work Session

Meeting Date: 6/7/2022

Purpose of Request:

The purpose of this request is to allow the governing body to approve minutes from the referenced meeting.

History/Background:

Facts & Issues for Consideration:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted:

Presenter: Denise Jordan

Item of Business: May 17, 2022 Mayor/Council Meeting

Meeting Date: 6/7/2022

Purpose of Request:

The purpose of this request is to allow the governing body to approve the referenced meeting minutes.

History/Background:

Facts & Issues for Consideration:

The referenced draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

To approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 5/23/2022

Presenter: Bryan Lackey

Item of Business: AR-2022-01 Second Quarter Budget Adjustment for Fiscal Year 2022

Meeting Date: 6/7/2022

Purpose of Request:

This request is to approve the budget adjustments associated with the second quarter of fiscal year 2022.

History/Background:

The City of Gainesville Code states in part:
Sec. 2-3-87 - Budget amendments
(a) General amendment. The council may amend the budget as deemed necessary or advantageous during the fiscal year, provided additional revenues or funding sources are identified for any net increase in expenditure. Following the end of each fiscal year quarter, any approved adjustments, including budgets for any projects authorized during the quarter shall be enacted through a budget adjustment resolution upon favorable vote of the city council. The supplemental budget resolutions shall be balanced for each and every fund that is amended.

Facts & Issues for Consideration:

Department Recommendation:

Financial Services recommends the approval of the second quarter budget adjustment for fiscal year 2022.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget?

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
AR-2022-01 Second Quarter Budget Adjustment for Fiscal Year 2022	Resolution
Attachment A - Charts for 2nd Quarter Budget Adjustments for FY2022	Attachments/Exhibits
Attachment B - Description of 2nd Quarter Budget Adjustments for FY2022	Attachments/Exhibits

RESOLUTION AR-2022-01

REGARDING SECOND QUARTER BUDGET ADJUSTMENT FOR FISCAL YEAR 2022

WHEREAS, the City Council approved a budget for fiscal year 2022 for the City of Gainesville on June 15, 2021; and

WHEREAS, the budget is a dynamic rather than static revenue and spending plan which requires adjustment from time to time as circumstances change; and

WHEREAS, these adjustments maintain a balanced budget for all funds.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the adjustments to the budget listed on "Attachment A" and "Attachment B", attached hereto and made a part of the Resolution.

Adopted this _____ day of _____, 2022.

_____
W. Samuel Couvillon, Mayor

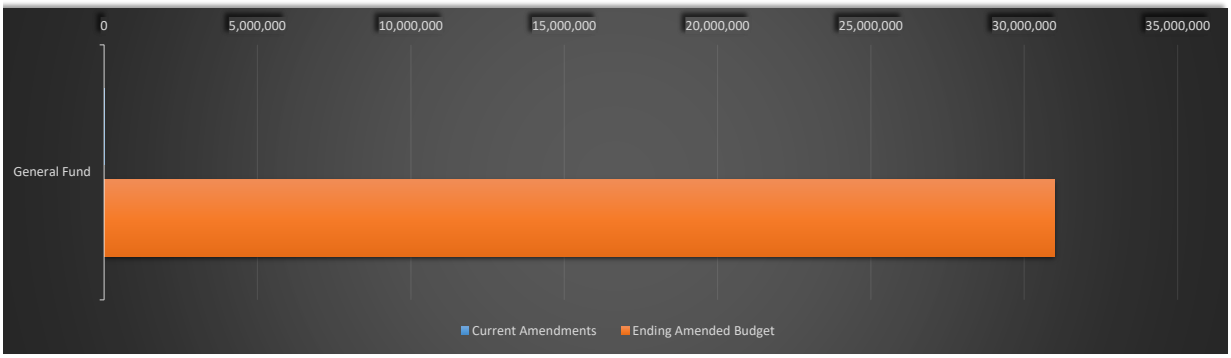
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

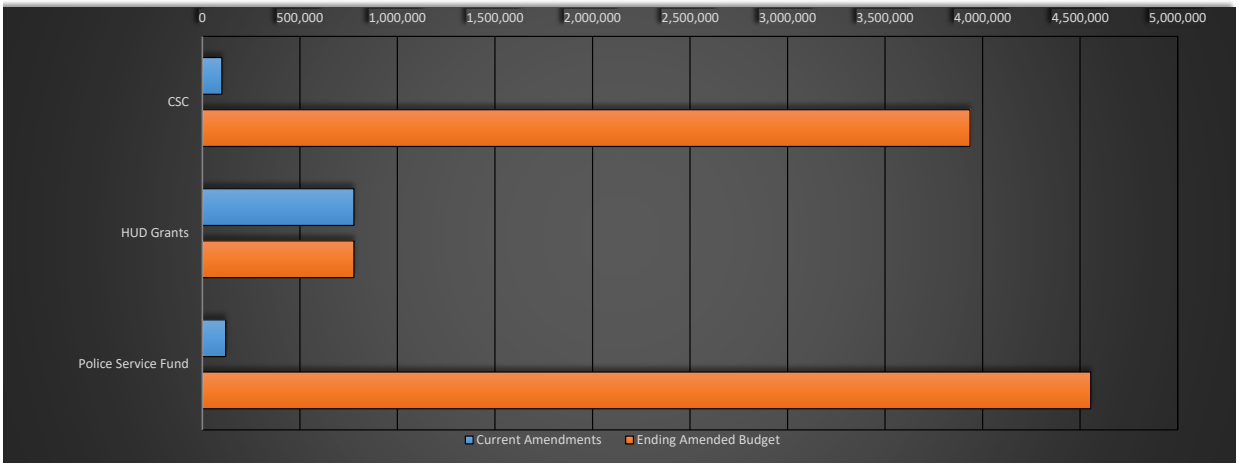
_____
Denise O. Jordan, City Clerk

ATTACHMENT A

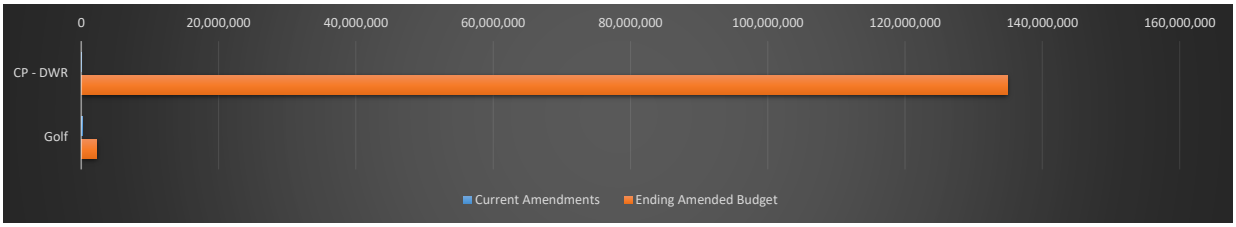
General Fund			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
General Fund	30,978,441	3,715	30,982,156
Grand Total	**30,978,441**	**3,715**	**30,982,156**



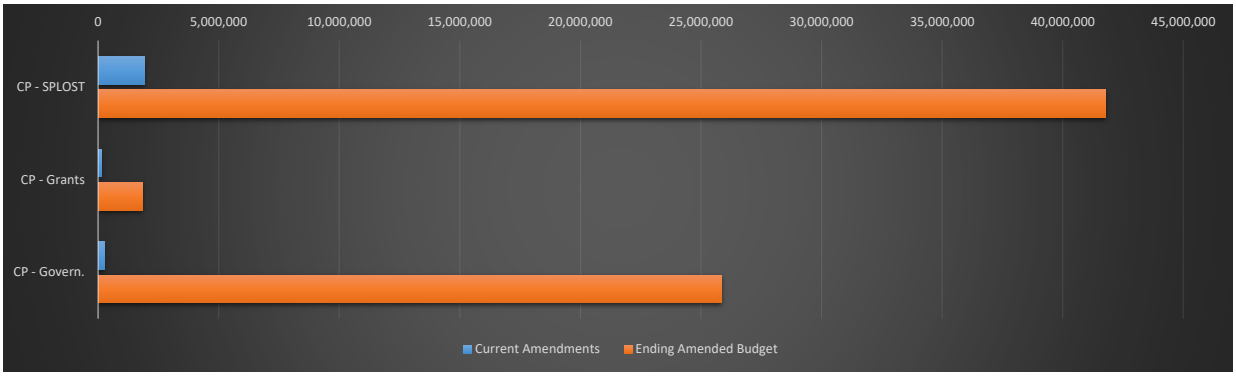
Special Revenue Funds			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
CSC	3,835,637	100,000	3,935,637
Cemetery Trust	55,000	0	55,000
Confiscated Assets	150,000	0	150,000
Operating Grants	34,796	0	34,796
HUD Grants	0	777,048	777,048
HUD Rev. Loan	0	0	0
Fire Services fund	9,583,600	0	9,583,600
Police Service Fund	4,434,654	119,470	4,554,124
Econ. Dev.	73,000	0	73,000
Land Bank Authority	50,000	0	50,000
TAD	619,362	0	619,362
H/M Tax Fund	1,111,635	0	1,111,635
Impact Fee	1,446,486	0	1,446,486
Info. Tech. Fund	42,700	0	42,700
Grand Total	**21,436,870**	**996,518**	**22,433,388**



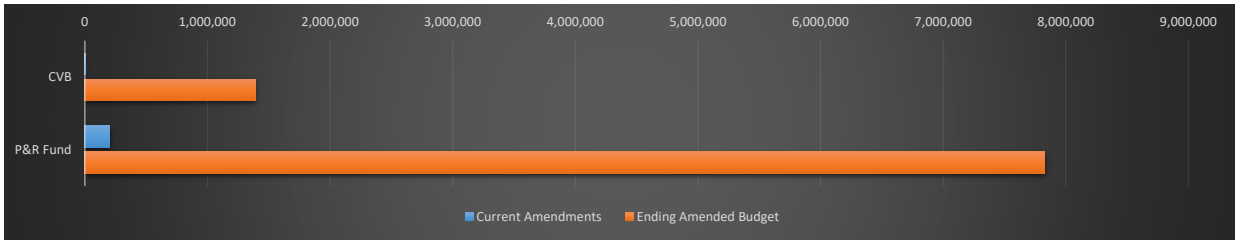
Enterprise Funds			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
DWR	75,737,329	0	75,737,329
CP - DWR	134,910,215	7,881	134,918,096
Solid Waste	4,089,386	0	4,089,386
Airport	2,074,762	0	2,074,762
Golf	2,157,255	132,010	2,289,265
Grand Total	**218,968,947**	**139,891**	**219,108,838**



Capital and Debt Funds			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
CP - SPLOST	39,861,018	1,915,528	41,776,546
CP - Grants	1,719,132	123,052	1,842,184
CP - Govern.	25,579,723	260,842	25,840,565
Debt. Serv.	6,522,833	0	6,522,833
Grand Total	**73,682,706**	**2,299,422**	**75,982,128**



Component Unit			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
CVB	1,388,546	4,250	1,392,796
P&R Fund	7,626,312	204,288	7,830,600
CP - P&R	2,676,830	0	2,676,830
Grand Total	**11,691,688**	**208,538**	**9,223,396**



Non-Profit			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
Non-Profit	24,366	0	24,366
Grand Total	**24,366**	**0**	**24,366**

Internal Service Fund			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
Gen. Insurance	2,077,023	0	2,077,023
Employee Ben.	10,337,194	0	10,337,194
Veh. Serv.	2,063,619	0	2,063,619
Grand Total	**14,477,836**	**0**	**14,477,836**

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
ADJUSTMENT DESCRIPTIONS

GENERAL FUND

GENERAL FUND

The General fund recognized a total increase of $3,715 during the second quarter of fiscal year 2022. The adjustments associated with this increase is as follows:

- Recognize election fees in the amount of $3,715.

SPECIAL REVENUE FUNDS

COMMUNITY SERVICE CENTER FUND

The Community Service Center fund recognized a total increase of $100,000 during the second quarter of fiscal year 2022. The adjustment associated with this increase is as follows:

- Re-establishment of funds for CSC Roof project in the amount of $100,000.

HUD GRANTS FUND

The HUD Grants fund recognized a total increase of $777,048 during the second quarter of fiscal year 2022. The adjustment associated with this increase is as follows:

- Establishment of CDBG 2018, 2019, and 2020 Funds in the amount of $777,048.

POLICE SERVICE FUND

The Police Service fund recognized a total increase of $119,470 during the second quarter of fiscal year 2022. The adjustment associated with this increase is as follows:

- Move Police Service District portion of Workers Compensation in the amount of $119,470.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
ADJUSTMENT DESCRIPTIONS

CAPITAL AND DEBT FUNDS

DWR CAPITAL PROJECTS FUND

The DWR Capital Project fund recognized a total increase of $7,881 during the second quarter of fiscal year 2022. The adjustments associated with this increase is as follows:

- Increase project funds for repairs to sludge thickener in the amount of $7,881.

SPLOST CAPITAL PROJECTS FUND

The SPLOST Capital Projects fund recognized a total increase of $1,915,528 during the second quarter of fiscal year 2022. The adjustment associated with this increase are as follows:

- Increase to project 70064-Lake Lanier Olympic Park Improvements in the amount of $1,500,000.
- Increase in LMIG funding in the amount of $123,052.
- Move residual funds to fund 320 from fund 350 for Parking Deck in the amount of $167,332.
- Budget setup for project 93075-Roadway Patching in the amount of $125,144.

GRANTS CAPITAL PROJECTS FUND

The Grants Capital Projects fund recognized a total increase of $123,052 during the second quarter of fiscal year 2022. The adjustment associated with this increase is as follows:

- Increase LMIG funds in the amount of $123,052.

GENERAL GOVERNMENT CAPITAL PROJECTS FUND

The General Government Capital Projects fund recognized a total increase of $260,842 during the second quarter of fiscal year 2022. The adjustment associated with this increase is as follows:

- Poultry Park Project budget establishment in the amount of $50,000.
- Move residual funds from fund 350 to fund 320 for Parking Deck in the amount of $167,332.
- Establish budget for Green Street Park using savings from project 91049-Website Redesign in the amount of $40,165.
- Cover overages in projects 91052, 91061, and 96015 in the amount of $3,345.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
ADJUSTMENT DESCRIPTIONS

COMPONENT UNIT

CONVENTION VISITORS BUREAU

The Convention Visitors Bureau fund recognized a total increase of $4,250 during the second quarter of fiscal year 2022. The adjustment associated with this increase is as follows:

- Increase in Part Time salaries line item in the amount of $4,250.

PARKS AND RECREATION

The Parks and Recreation fund recognized a total increase of $204,288 during the second quarter of fiscal year 2022. The adjustment associated with this increase are as follows:

- Recognize donation in the amount of $30,000 for Wilshire Wonderland of Lights Expenses.
- Increase in budgeted fund balance for restricted Rock Creek expenses in the amount of $12,847.
- Increase in budgeted fund balance for restricted Friends of the Park Trail Markers donation in the amount of $1,031.
- Recognize additional tax collections in the amount of $160,410.

ENTERPRISE FUNDS

CHATTAHOOCHEE GOLF COURSE FUND

The Chattahoochee Golf Course fund recognized a total increase of $132,010 during the second quarter of fiscal year 2022. The adjustment associated with this increase is as follows:

- Increase to project 30002- Golf Course Renovations in the amount of $132,010.

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 5/23/2022

Presenter: Bryan Lackey

Item of Business: AR-2022-02 Third Quarter Budget Adjustment for Fiscal Year 2022

Meeting Date: 6/7/2022

Purpose of Request:

This request is to approve the budget adjustments associated with the third quarter of fiscal year 2022.

History/Background:

The City of Gainesville Code states in part:
Sec. 2-3-87 - Budget amendments (a) General amendment. The council may amend the budget as deemed necessary or advantageous during the fiscal year, provided additional revenues or funding sources are identified for any net increase in expenditure. Following the end of each fiscal year quarter, any approved adjustments, including budgets for any projects authorized during the quarter shall be enacted through a budget adjustment resolution upon favorable vote of the city council. The supplemental budget resolutions shall be balanced for each and every fund that is amended.

Facts & Issues for Consideration:

Department Recommendation:

Financial Services recommends the approval of the third quarter budget adjustment for fiscal year 2022.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget?

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
AR-2022-02 Third Quarter Budget Adjustment for Fiscal Year 2022	Resolution
Attachment A - Charts for 3rd Quarter Budget Adjustments for FY2022	Attachments/Exhibits
Attachment B - Description of 3rd Quarter Budget Adjustments for FY2022	Attachments/Exhibits

RESOLUTION AR-2022-02

REGARDING THIRD QUARTER BUDGET ADJUSTMENT FOR FISCAL YEAR 2022

WHEREAS, the City Council approved a budget for fiscal year 2022 for the City of Gainesville on June 15, 2021; and

WHEREAS, the budget is a dynamic rather than static revenue and spending plan which requires adjustment from time to time as circumstances change; and

WHEREAS, these adjustments maintain a balanced budget for all funds.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the adjustments to the budget listed on "Attachment A" and "Attachment B", attached hereto and made a part of the Resolution.

Adopted this _____ day of _____, 2022.

_____
W. Samuel Couvillon, Mayor

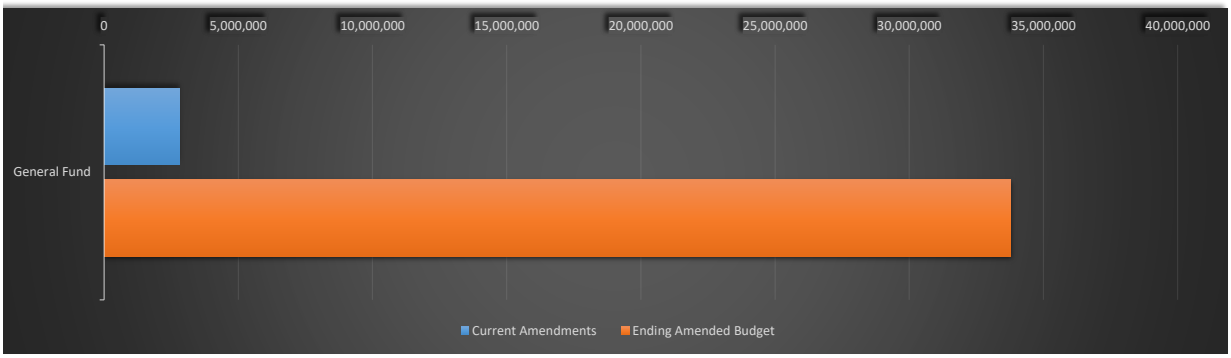
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

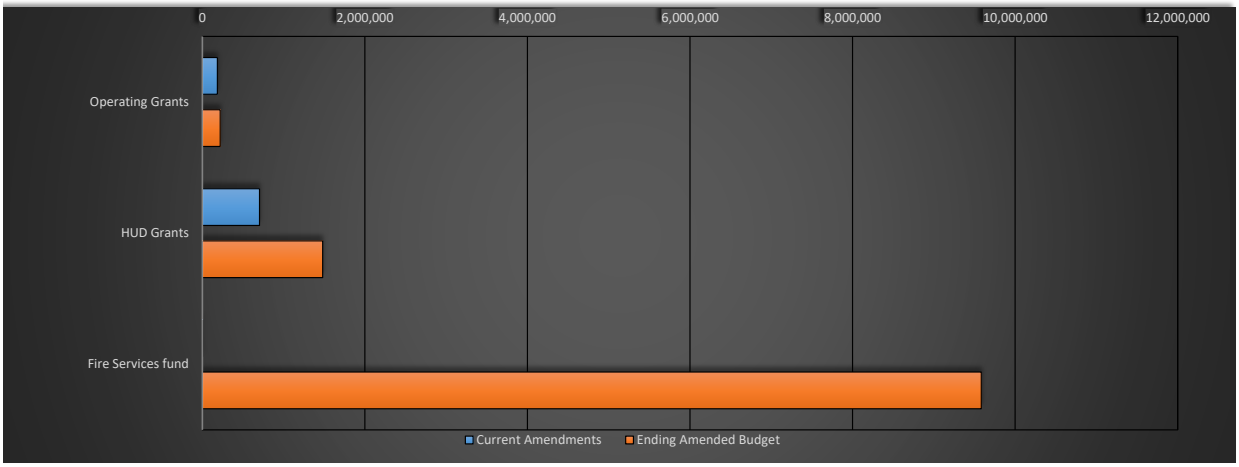
_____
Denise O. Jordan, City Clerk

ATTACHMENT A

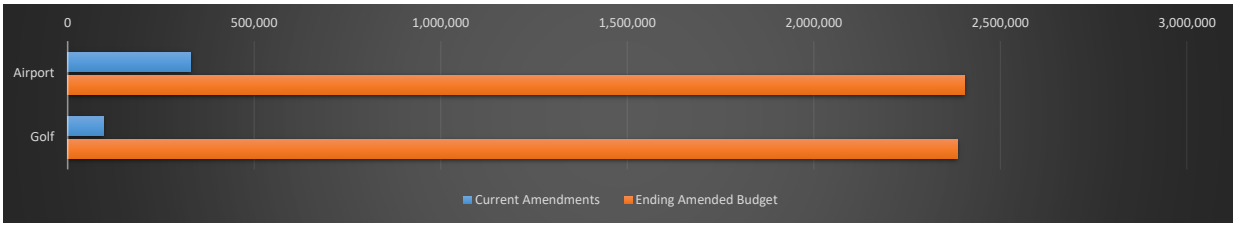
General Fund			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
General Fund	30,982,156	2,809,379	33,791,535
Grand Total	**30,982,156**	**2,809,379**	**33,791,535**



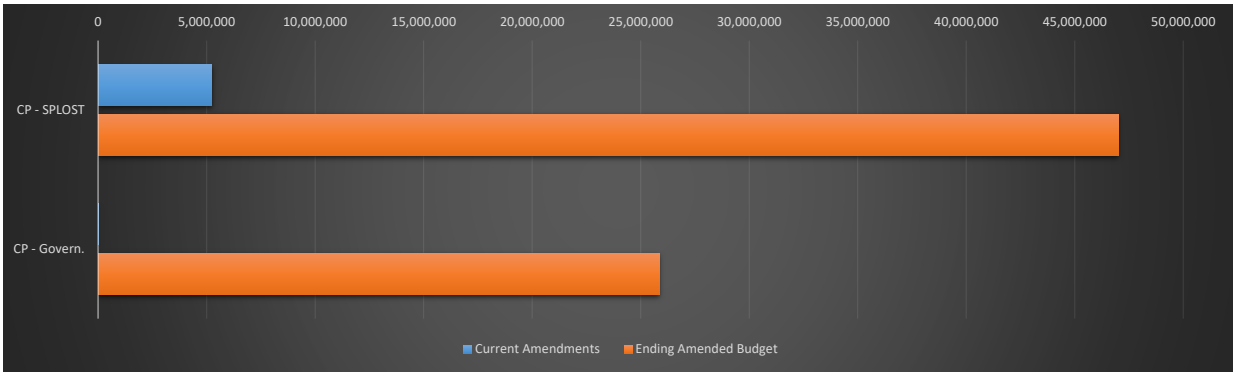
Special Revenue Funds			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
CSC	3,935,637	0	3,935,637
Cemetery Trust	55,000	0	55,000
Confiscated Assets	150,000	0	150,000
Operating Grants	34,796	184,790	219,586
HUD Grants	777,048	703,239	1,480,287
HUD Rev. Loan	0	0	0
Fire Services fund	9,583,600	250	9,583,850
Police Service Fund	4,554,124	0	4,554,124
Econ. Dev.	73,000	0	73,000
Land Bank Authority	50,000	0	50,000
TAD	619,362	0	619,362
H/M Tax Fund	1,111,635	0	1,111,635
Impact Fee	1,446,486	0	1,446,486
Info. Tech. Fund	42,700	0	42,700
Grand Total	**22,433,388**	**888,279**	**23,321,667**



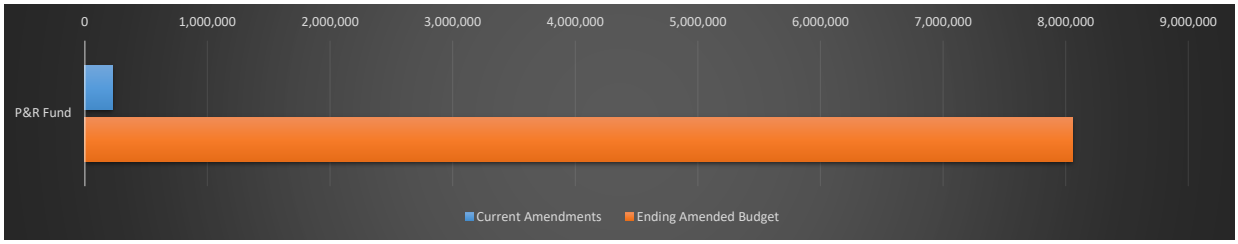
Enterprise Funds			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
DWR	75,737,329	0	75,737,329
CP - DWR	134,918,096	0	134,918,096
Solid Waste	4,089,386	0	4,089,386
Airport	2,074,762	328,000	2,402,762
Golf	2,289,265	95,000	2,384,265
Grand Total	**219,108,838**	**423,000**	**219,531,838**



Capital and Debt Funds			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
CP - SPLOST	41,776,546	5,245,741	47,022,287
CP - Grants	1,842,184	0	1,842,184
CP - Govern.	25,840,565	18,780	25,859,345
Debt. Serv.	6,522,833	0	6,522,833
Grand Total	**75,982,128**	**5,264,521**	**81,246,649**



Component Unit			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
CVB	1,392,796	0	1,392,796
P&R Fund	7,830,600	226,505	8,057,105
CP - P&R	2,676,830	0	2,676,830
Grand Total	**11,900,226**	**226,505**	**9,449,901**



Non-Profit			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
Non-Profit	24,366	0	24,366
Grand Total	**24,366**	**0**	**24,366**

Internal Service Fund			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
Gen. Insurance	2,077,023	18,680	2,095,703
Employee Ben.	10,337,194	0	10,337,194
Veh. Serv.	2,063,619	0	2,063,619
Grand Total	**14,477,836**	**18,680**	**14,496,516**

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
3rd QTR BA for FY2022 ADJUSTMENT DESCRIPTIONS

GENERAL FUND

GENERAL FUND

The General fund recognized a total increase of $2,809,379 during the third quarter of fiscal year 2022. The adjustments associated with this increase are as follows:

- Recognize COVID Grant Revenues and transfer to Police in the amount of $2,790,699.
- Insurance funds to project 92080- Police Vehicles in the amount of $18,680.

SPECIAL REVENUE FUNDS

GRANTS FUND

The Grants fund recognized a total increase of $184,790 during the third quarter of fiscal year 2022. The adjustment associated with this increase is as follows:

- Establishment of LET Grant budget in the amount of $184,790.

HUD GRANTS FUND

The HUD Grants fund recognized a total increase of $703,239 during the third quarter of fiscal year 2022. The adjustment associated with this increase are as follows:

- Establishment of CDBG 2020, CV-3, and 2018 budgets in the amount of $703,239.

FIRE SERVICES FUND

The Fire Services fund recognized a total increase of $250 during the third quarter of fiscal year 2022. The adjustment associated with this increase is as follows:

- Transfer to SPLOST for Fire Pumper Replacement project in the amount of $250.

INTERNAL SERVICE FUNDS

GENERAL INSURANCE FUND

The General Insurance fun recognized a total increase of $18,680 during the third quarter of fiscal year 2022. The adjustment associated with this increase is as follows:

- Insurance funds to project 92080- Police Vehicles in the amount of $18,680.

CAPITAL AND DEBT FUNDS

SPLOST CAPITAL PROJECTS FUND

The SPLOST Project fund recognized a total increase of $5,245,741 during the third quarter of fiscal year 2022. The adjustments associated with this increase are as follows:

- Increase project 082002- Fire Station #5 in the amount of $120,000.
- Increase Fire Pumper Replacement in the amount of $85,107 for interest payments.
- Establish project 085006 Tier II- Greenway Connectivity funds in the amount of $2,100,000.
- Recognize Pilgrims Pride donation for project 085006 Tier II- Greenway Connectivity in the amount of $785,000.
- Budget addition for project 085001- Midtown Greenway Park in the amount of $200,000.
- Move funds from project 93165-Greenway Connectivity to project 085006-Tier II-Greenway Connectivity in the amount of $487,176.
- Transfer to Debt Service fund to establish capital lease for project 082001-Two Fleet Replacement Pumpers in the amount of $1,468,458.

GENERAL GOVERNMENT CAPITAL PROJECTS FUND

The General Government Capital Project fund recognized a total decrease of $18,780 during the third quarter of fiscal year 2022. The adjustments associated with this increase is as follows:

- Insurance funds to project 92080- Police Vehicles in the amount of $18,680.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
3rd QTR BA for FY2022 ADJUSTMENT DESCRIPTIONS

ENTERPRISE FUNDS

CHATTAHOOCHEE GOLF COURSE FUND

The Chattahoochee Golf Course fund recognized a total increase of $95,000 during the third quarter of fiscal year 2022. The adjustments associated with this increase is as follows:

- Establish project 30006- Locker Room Rehab in the amount of $95,000.

AIRPORT FUND

The Airport fund recognized a total increase of $328,000 during the third quarter of fiscal year 2022. The adjustments associated with this increase is as follows:

- Establish project budget for 50154- Runway 5-23 and Taxiway Rehabilitation in the amount of $328,000.

COMPONENT UNIT FUNDS

PARKS AND RECREATION FUND

The Parks and Recreation fund recognized a total increase of $226,505 during the third quarter of fiscal year 2022. The adjustments associated with this increase are as follows:

- Budget additions for project 085001- Midtown Greenway Park in the amount of $200,000.
- Increase in Budgeted Fund Balance in the amount of $10,000.
- Recognize revenues in the amount of $10,000 for Fees and Charges.
- Phoenix Women's Club Contribution in the amount of $280.
- Richard Smith Memorial Related expenses in the amount of $225.

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 5/25/2022

Presenter: Bryan Lackey

Item of Business: BR-2022-24 Adoption of the Five-Year Update to the 2040 Comprehensive Plan

Meeting Date: 6/7/2022

Purpose of Request:

To provide a brief summary of the 2040 Comprehensive Plan update. To approve a resolution at the June 7, 2022, City Council meeting for the adoption of the Comprehensive Plan document.

History/Background:

On March 15, 2022, the City Council held a public hearing to seek additional public input and to officially transmit a draft version of the 2040 Comprehensive Plan to the Georgia Mountains Regional Commission and Department of Community Affairs. The draft plan has been reviewed and approved by the GMRC and DCA and is ready for official adoption.

Facts & Issues for Consideration:

Adoption of the Comprehensive Plan is required to maintain the City's Qualified Local Government (QLG) status.

Department Recommendation:

Approve the Resolution.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
BR-2022-24 Adoption of the Five-Year Update to the 2040 Comprehensive Plan	Resolution
Exhibit A Comp Plan Document	Attachments/Exhibits

RESOLUTION BR-2022-24

ADOPTION OF THE FIVE-YEAR UPDATE TO THE 2040 COMPREHENSIVE PLAN

WHEREAS, the City of Gainesville, Georgia has prepared a five-year update to its 2040 Comprehensive Plan adopted June 2017; and

WHEREAS, this five-year update document was prepared in accordance with the Rules of the Georgia Department of Community Affairs Chapter 110-12-1 Minimum Standards and Procedures for Local Comprehensive Planning "Local Planning Requirements" effective October 1, 2018, and established by the Georgia Planning Act of 1989; and

WHEREAS, the five-year update to the Gainesville Comprehensive Plan has been reviewed by the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs, and was found to be in compliance with the minimum Standards and Procedures for Local Comprehensive Planning; and

WHEREAS, the said five-year updated plan document shall be included as part of this resolution as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the five-year update of the "Gainesville 2040 Comprehensive Plan."

Adopted this _____ day of June, 2022.

_____
W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

_____
Denise O. Jordan, City Clerk

EXHIBIT A

GAINESVILLE 2040 COMPREHENSIVE PLAN

JUNE 7, 2022

ACKNOWLEDGMENTS

GAINESVILLE MAYOR & COUNCIL

Sam Couvillon, Mayor

Danny Dunagan, Ward 1

Zack Thompson, Ward 2*

Barbara B. Brooks, Ward 3*

George Wangemann, Ward 4

Juli Clay, Ward 5*

GAINESVILLE STAFF

Bryan Lackey, City Manager

Angela Sheppard, Assistant City Manager*

Denise Jordan, City Clerk

Jeremy Perry, Chief Financial Officer

Janeann Allison, Director of Administrative Services & Human Resources

Brandon Ellis, Fire Chief

Jay Parrish, Police Chief

Chris Rotalsky, Public Works Director

Linda MacGregor, Water Resources Director

Kate Mattison, Parks & Recreation Director

Phillippa Lewis Moss, Community Service Center Director

Rusty Ligon, Community & Economic Development Director*

Matt Tate, Deputy Community & Economic Development Director*

Jessica Tullar, Neighborhood Development Manager

Heather Deweese, Planner II*

Caleb Davidson, Urban Designer

Judy Foster, Planning Technician

STEERING COMMITTEE

Brad Abernathy, Real Estate Professional

Uriel Arellano, Business Owner

Doug Carter, Chairman of Planning & Appeals Board

Daniel Gershkowitz, Resident

Elizabeth Higgins, Greater Hall Chamber of Commerce Vision 2030 Representative

J. Ryan McCaffrey, Business Owner

Hayden Simmons, Resident

Charlene Williams, Gainesville City Schools

CONSULTANT TEAM

TSW

Keck & Wood

KB Advisory Group

Georgia Mountains Regional Commission

** Denotes involvement on the Steering Committee*

CONTENTS

1. INTRODUCTION 4

About Gainesville 6

Purpose of this Plan 7

Planning Process 8

Previous Planning Efforts 9

2. GAINESVILLE TODAY 26

Population 28

Land Use 38

Community Facilities & Services 46

Historic & Cultural Resources 60

Housing 64

Economic Development 71

Broadband 82

Transportation 86

Natural Resources 102

Recreation 110

Intergovernmental Coordination 114

3. COMMUNITY ENGAGEMENT 118

Outreach Methods 120

Steering Committee 129

Meetings & Events 130

Results of Input 136

4. GAINESVILLE TOMORROW 138

Plan Framework 140

Vision Statement 140

Community Objectives 141

Land Use (Character Areas & Future Land Use) 142

Community Facilities & Services 222

Historic & Cultural Resources 224

Housing 226

Economic Development 232

Broadband 234

Transportation 235

Natural Resources 240

Recreation 242

Intergovernmental Coordination 243

Redevelopment Concepts 244

5. IMPLEMENTATION 258

Implementation Program 260

Community Work Plan 266

Capital Improvement Element 296

APPENDIX 304

Report of Accomplishments 306

Existing Conditions Data 322

Community Input Survey 342

Meeting Sign-in Sheets 350

1.

INTRODUCTION

About Gainesville 6

Purpose of this Plan 7

Planning Process 8

Previous Planning Efforts 9

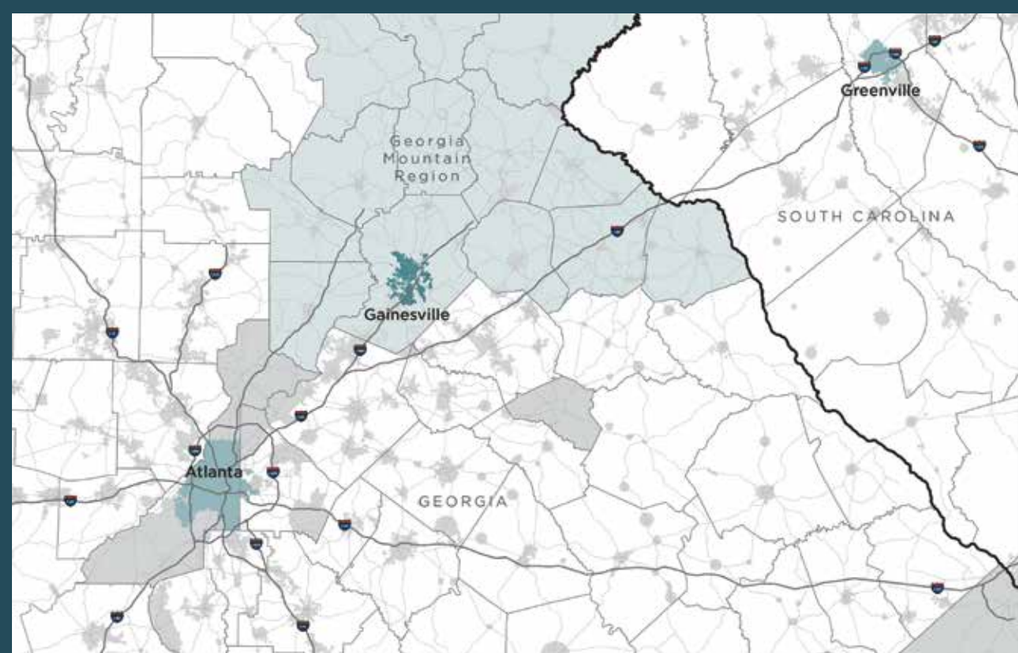
ABOUT GAINESVILLE

"Gainesville, county seat of Hall County, is located in northeast Georgia, approximately 50 miles northeast of Atlanta and 100 miles southwest of Greenville, South Carolina. Gainesville is the largest of six cities in Hall County with an estimated population of more than 43,000 as of July 2019. As the business hub for Northeast Georgia, Gainesville's daytime population is estimated in excess of 100,000.

Established as 'Mule Camp Springs; near the crossing of two Indian trails followed by settlers in the 1800s, the City of Gainesville has maintained and built upon its historical legacy as a regional transportation and trade center for two centuries. Less than three years after the creation of Hall County, the village of Mule Camp Springs was chosen to serve as the site of government for the new county and was chartered by the Georgia Legislature Nov. 30, 1821.

At the suggestion of Justice John Vance Cotter, it was given the name 'Gainesville' in honor of Gen. Edmund P. Gaines, a hero of the War of 1812, and a noted military surveyor and road-builder. Gainesville has been a part of the nation's governmental framework longer than 26 of the 50 states."

- From the City of Gainesville Website



PURPOSE OF THE PLAN

This comprehensive plan envisions the long-term future of the City of Gainesville, Georgia, and outlines the steps to fulfill it. As time passes and as conditions change, this plan will serve as a guide for cooperation and coordination between other municipalities, service providers, and current and future property owners. The goals and strategies contained in this plan have been carefully crafted to support new development and redevelopment that is beneficial to the community and maintains its vision. The plan should be used to support decisions regarding growth management, transportation, housing, economic development, sustainability, and the community's quality of life over the next few decades.

Furthermore, this plan fulfills Georgia Department of Community Affairs (DCA)'s requirements for local comprehensive planning and the requirements to maintain the City of Gainesville's status as a Qualified Local Government.

PLANNING PROCESS

DISCOVERY
AUGUST 2021 - OCTOBER 2021

- Existing conditions analysis
- Virtual Kick-Off Meeting
- Stakeholder interviews
- Steering Committee Meeting #1

VISIONING
NOVEMBER 2021 - DECEMBER 2021

- Two Visioning Workshops
- Steering Committee Meeting #2

DRAFT PLAN
JANUARY 2022 TO APRIL 2022

- Steering Committee Meeting #3
- Draft Plan Open House
- Public plan review

FINALIZE + ADOPT
JUNE 2022

IMPLEMENT
(YEARS 2022-2032)

- Begin implementation on projects!

PREVIOUS PLANNING EFFORTS

Previous regional and local studies and plans have set forth a range of considerations that should be included in future planning efforts relative to the City of Gainesville. Recurring themes include implementing appropriate land use regulations, protecting the natural environment, balancing development objectives, and improving the transportation network. The following sections provide brief overviews of the key elements and goals found in the most recent studies and plans pertaining to the City of Gainesville.

GAINESVILLE COMPREHENSIVE PLAN, 2012

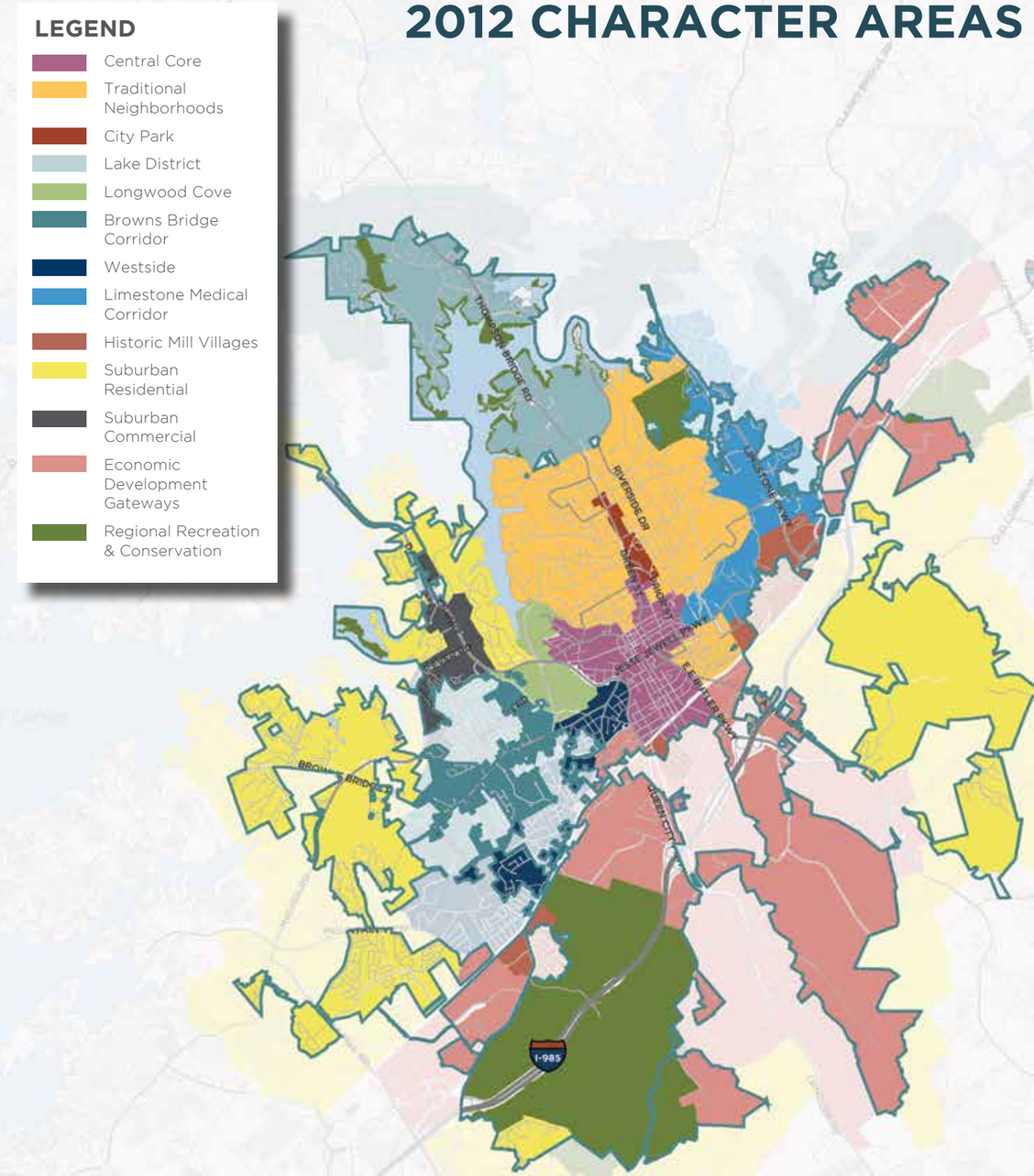
KEY ISSUES

- Only 13% population was over 65, but senior population was likely increasing.
- Need for knowledge workers with expansion of hospital and other medical facilities.
- Urban-scale development in Midland is desired, but constrained by land cost and assembly.
- The city is lacking higher-end/ greater variety retail, especially in the downtown core.
- Industrial development may be incompatible with existing residential along Athens Highway.
- Industrial uses along railroad/Ridge Road are negatively impacting adjacent neighborhoods (especially Newtown).
- Northeast Georgia Medical Center operations and expansion are constrained by a lack of parking.
- Larger, auto-oriented commercial developments impacting surrounding neighborhoods.
- Need to balance land use and traffic functions along city's arterials because of issues related to connectivity and walkability throughout the City.
- Peak-hour level-of-service issues along select arterials resulting from conflicts between through traffic and local traffic.
- Increasing congestion on major corridors, especially Jesse Jewell Parkway, E. E. Butler Parkway, and Green Street.
- There are vacant properties available for industrial development, both within the City's industrial parks and scattered about in Midland and farther south and east toward I-985 and along Athens Highway.
- Utility improvements and infrastructure are needed within some of the fringe areas to facilitate infill development.
- Small retail and dining continues to struggle around and near the city square.
- Future retail opportunities at the Lakeshore Mall and surrounding retail area may suffer as new regional commercial developments are located within other segments of Gainesville and Hall County.
- Need for additional models/alternatives of urban housing as the city grows.
- Architectural character of modern infill development within the historic, intown neighborhoods should be addressed.
- Continue system improvement plans for both water and sewer service.
- There is the perception of lack of partnership between the City and County administration, with the Chamber somewhat filling the vacuum.

KEY OPPORTUNITIES

- Market the city's intown neighborhoods as a way of attracting knowledge workers and entrepreneurs.
- Continue to work with Hall County and the Greater Hall Chamber of Commerce to promote light industrial and business development, including rapid turnkey construction in designated areas as an incentive.
- Seek additional forms of incentives the City can adopt to encourage quality infill development and redevelopment.
- Recruitment of businesses that could hire local graduates should be expanded.
- Continue to promote Downtown through Main Street Gainesville, and consider expanding to Midland as urban redevelopment occurs.

2012 CHARACTER AREAS



- Promote and market the presence of locally-owned/family-owned businesses, and encourage small business investment/entrepreneurship.
- Support future investment in repositioning/redeveloping Lakeshore Mall and adjacent strip retail, as well as initiatives to create an "International District" along the Atlanta Highway corridor.
- Continue to market and support the Northeast Georgia History Center, the Elachee Nature Center, the Chicopee Woods Agricultural Center, and Smithgall Woodland Garden (now Atlanta Botanical Gardens) as regional destinations.
- Amend the current Unified Land Development Code to allow residential uses by right in certain nonresidential districts to encourage mixed-uses and neo-traditional uses for a range of housing types.
- Work with the Gainesville Housing Authority and other affordable housing providers to create a strategy to increase affordable/workforce ownership opportunities and mixed income rental throughout the city.
- Work toward designating each of the three mill villages as local historic districts with appropriate protection.
- Work with the Hispanic community to spotlight their cultural contributions to the city.
- Construct new fire stations as recommended by the Gainesville Fire Department.
- Consider preparing design guidelines (or a form-based zoning district) for the central core area to guide future urban residential and mixed-use development.
- Create a set of design guidelines that encourage TND formats for infill development/redevelopment.
- Undertake a Comprehensive Transportation Plan to expand the Gainesville-Hall MPO's 2040 MTP and factor in the community vision contained in the Comprehensive Plan, with special emphasis on congestion mitigation and pedestrian safety measures for the central core and neighborhood areas.
- Continue the program of sidewalk/streetscape improvements as specified in the city's Sidewalk System Improvement Program and the GHMPO's Pedestrian/Bike plan.
- Explore the options for creating multimodal "Complete Streets" corridors on key arterial streets.
- Work with Hall County and the Gainesville-Hall MPO to create regional trail/bike network that connects major destinations within the city and the county.
- Work with the Gainesville-Hall MPO on mobility enhancements and pedestrian safety projects for key arterial corridors.
- Work with Hall County to adopt the Urban Redevelopment Plan.
- Work with local residents and Hall County to determine the costs, benefits, feasibility and desire of mill villages and other fringe growth area annexation.

CHARACTER AREAS

In 2012, the community participation process identified seventeen unique areas in Gainesville. This vision for future growth, development and preservation in the city, condensed into thirteen final Character Areas, which were based on a widespread understanding of where strong direction was needed to re-orient the physical environment to achieve desired quality community objectives; where past quality of life investments were beginning to show economic benefits; and where limited development or existing land use practice did not pose immediate issues.

GAINESVILLE HISTORIC STRUCTURE SURVEY, 2011

PURPOSE

- Record and evaluate structures 50+ years and identify them as contributing or non-contributing.
- Identify potentially historic structures (between 50 and 60 years old).

PHASE 1 RECOMMENDATIONS

Future surveys should include Green Street-Brenau National Register of Historic Places (NRHP), Brenau University Campus, Prior Street/Park Street/Perry Street, Ridgewood area.

PHASE 2 RECOMMENDATIONS

This phase includes the downtown commercial district, nearby residential areas, and a portion of Brenau Campus outside of Phase 1 study area.

PHASE 3 RECOMMENDATIONS

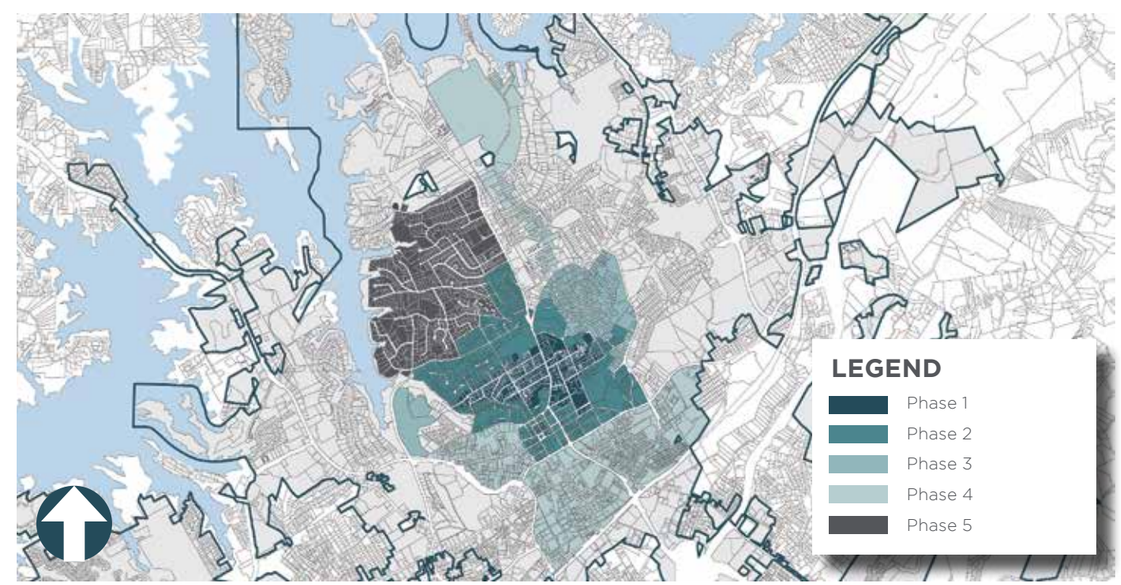
Phase 3 includes a study area north of Phase 2 and an area south of Gainesville. Three distinct areas were identified: Longstreet Hills neighborhood area, Newtown neighborhood, and Woods Mill Academy (formerly Gainesville High School).

PHASE 4 RECOMMENDATIONS

This includes a study area north of the city along Riverside Drive, the area south of the city expanding on the Newtown neighborhood survey, the Midland area, and the area northwest from downtown encompassing Washington Street neighborhoods.

PHASE 5 RECOMMENDATIONS

Phase 5 includes an area northwest of Downtown Gainesville bound by Mountain View Drive to the north, Thompson Bridge Road to the east, Dixon Drive to the south, and Lake Lanier to the west.



GAINESVILLE-HALL URBAN DEVELOPMENT PLAN, 2012

The plan was prepared in conjunction with the Gainesville 2030 Comprehensive Plan and is intended to increase the number of incentives and economic development tools to encourage development and investment in Gainesville and Hall County.

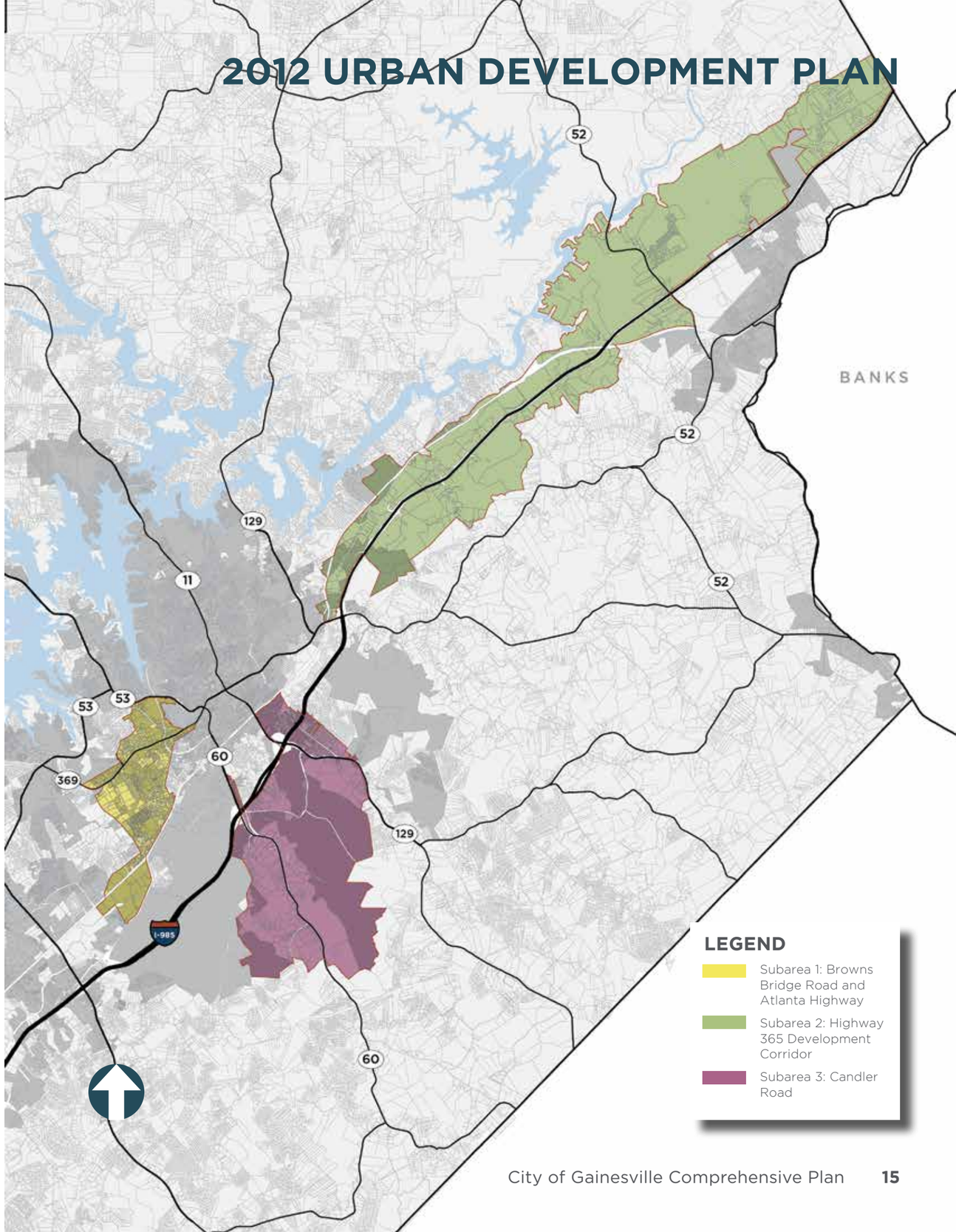
OBJECTIVES

- **Economic Growth -** To increase the tax base of both the City and County and provide a wider range of employment opportunities in the community.
- **Responsible Growth -** To direct growth into developed corridors or areas the City and County have designated as future employment centers to provide services more efficiently and protect the area's natural resources and rural character of Hall County.
- **Redevelopment** - To stimulate redevelopment of aging properties without historic or aesthetic appeal to develop more pedestrian friendly, mixed-use projects which reflect the character of Gainesville and Hall County, while protecting natural resources and established residential neighborhoods.

PURPOSE

The plan's purpose is to serve as a reference for future applications to be designated as an Opportunity Zone by the Georgia Department of Community Affairs, in addition to creating an urban development area with three potential Opportunity Zones.

- **Subarea 1: Browns Bridge Road and Atlanta Highway.** The City and County want to stimulate redevelopment of these corridors and provide incentives for businesses to better utilize commercial spaces and provide more employment opportunities to residents and higher levels of business services for residents, employees, and visitors.
- **Subarea 2: Highway 365 Development Corridor.** The focus of this location is to encourage infill development along the corridor so local jurisdictions can provide services more efficiently. Funneling development into existing corridors will minimize the disturbance of natural amenities and existing residential neighborhoods.
- **Subarea 3: Candler Road.** The vision for this mostly undeveloped sub area is to become a business park for large scaled high-end technology and research operations. Candler Road and Calvary Church Road are within proximity to I-985 and Lee Gilmer Memorial Airport.



GAINESVILLE DOWNTOWN PLAN, 2015

PURPOSE

The plan was created as part of the Georgia Downtown Renaissance Partnership, comprised of the City, the Georgia Municipal Association, the Georgia Cities Foundation, and the UGA Carl Vinson Institute of Government. The partnership helps to facilitate the creation of visions, plans, and work programs for communities in Georgia.

STRATEGIC VISIONING

Community and stakeholder input identified the assets important to the community and what the priorities were throughout the development of the plan. Listed below are the work plans divided into categories that were further broken down into short-term or long-term goals:

- Connectivity
- Programming
- Design
- Economic Development

CONNECTIVITY

Improving connectivity was the focal point of the master plan, which proposed expanding the greenway network, restoring the street grid, and improving pedestrian infrastructure around the downtown perimeter roads.

PROGRAMMING

Despite the downtown offering many successful programs throughout the year, the most pressing programming and promotion issues identified by the public related to parking availability, entertainment that would make Gainesville a regional destination, programming at potential redevelopment sites, and more opportunities for the arts and tactical urbanism.

DESIGN

In order preserve the character of Downtown Gainesville as new businesses and construction appears, it is recommended that all of downtown be rezoned to the central business district zoning classification. Using the planning around the Square as a precedent.

ECONOMIC DEVELOPMENT

Despite the implementation of historic standards in Downtown being seen as a restriction to development, incentives can be offered to offset the proposed standards. Focus should be made on encouraging residential developments, mixed-uses throughout businesses, and conduct peer leadership tours to learn from other cities similar to Gainesville.

Infill Concept at the Square

GAINESVILLE COMPREHENSIVE PLAN UPDATE, 2017

Vision Statement: "Gainesville, Georgia, is an innovative city with a small-town feel offering the highest quality of life with award-winning medical services, esteemed local and higher educational systems, a wide array of recreational amenities including Lake Lanier, a diversity of housing options, and a healthy mix of economic opportunities. Gainesville is a green, walkable community that values and preserves its natural environment, honors its rich heritage, embraces the future, and strives to be a model sustainable city."

OVERALL GOALS & POLICIES

- Promote the health, safety, welfare, morals, convenience, order, and prosperity of the citizens and the city.
- Promote responsible growth, lessen congestion in the public streets, secure safety from fire and health dangers, and promote desirable living conditions.

KEY GOALS

- **Environmental and Natural Resources -** protect and preserve natural resources, the environment, and vital areas of the city and region.
- **Historic Preservation -** protect and promote historic, archaeological, and cultural resources in the city.
- **Housing, Neighborhoods and Community Development**
  - Provide quality affordable housing, a suitable living environment; and expanded economic opportunities to principally benefit low to moderate income persons in the City of Gainesville.
  - Provide safe neighborhoods, public facilities, recreational and cultural opportunities which meet safety and health regulations for citizens of all ages and socioeconomic backgrounds.
  - Improve public infrastructure, increase public safety, residential desirability and quality of life in low and moderate income neighborhoods; Strive to improve the quality of life for City of Gainesville's extremely low-to-moderate income residents.
  - Provide affordable rental and ownership housing options for residents, especially those who earn less than or equal to 80% of area median income (AMI).
- **Economic Development and Redevelopment** - Grow the economy, increase local employment, increase personal incomes, and reduce poverty.
- **Growth Management and Land Use -** Promote and ensure efficient, functional and compatible land use patterns.
- **Community Facilities and Services -** Accommodate existing and anticipated population and employment with public facilities that meet or exceed local level of standards. Ensure that city government facilities keep pace with growth and are provided concurrently with the city's population increases.

- **Congestion management** - Manage congestion, focusing on operation of key intersections and critical road sections.
  - Safety - Enhance safety for users of all travel modes, including automobile, private and commercial vehicle operators, pedestrians, bicyclists, and transit riders.
  - Connectivity - Increase connectivity of the roadway network for local and regional trips.
  - Economic Development - Support economic development and redevelopment by providing transportation systems that serve existing residents and businesses as well as future potential redevelopment in support of the comprehensive plan.
  - Alternative means of mobility - Increase pedestrian and bicycle mobility for travel along corridors and for access to transit.
- **Bicycle and Pedestrian Goals**
  - Network - Implement an interconnected bicycle and pedestrian network that meets community needs in a cost effective and coordinated manner.
  - Safety, accessibility, and convenience - Create and maintain a safe, accessible, and convenient environment for bicycling and walking.
  - Improvements - Improve the quality of life through the provision of a bicycling and pedestrian network with supporting amenities.
- **Intergovernmental Coordination and Cooperation -** Cooperate with all other levels of government in the pursuit of shared goals, policies, and objectives.

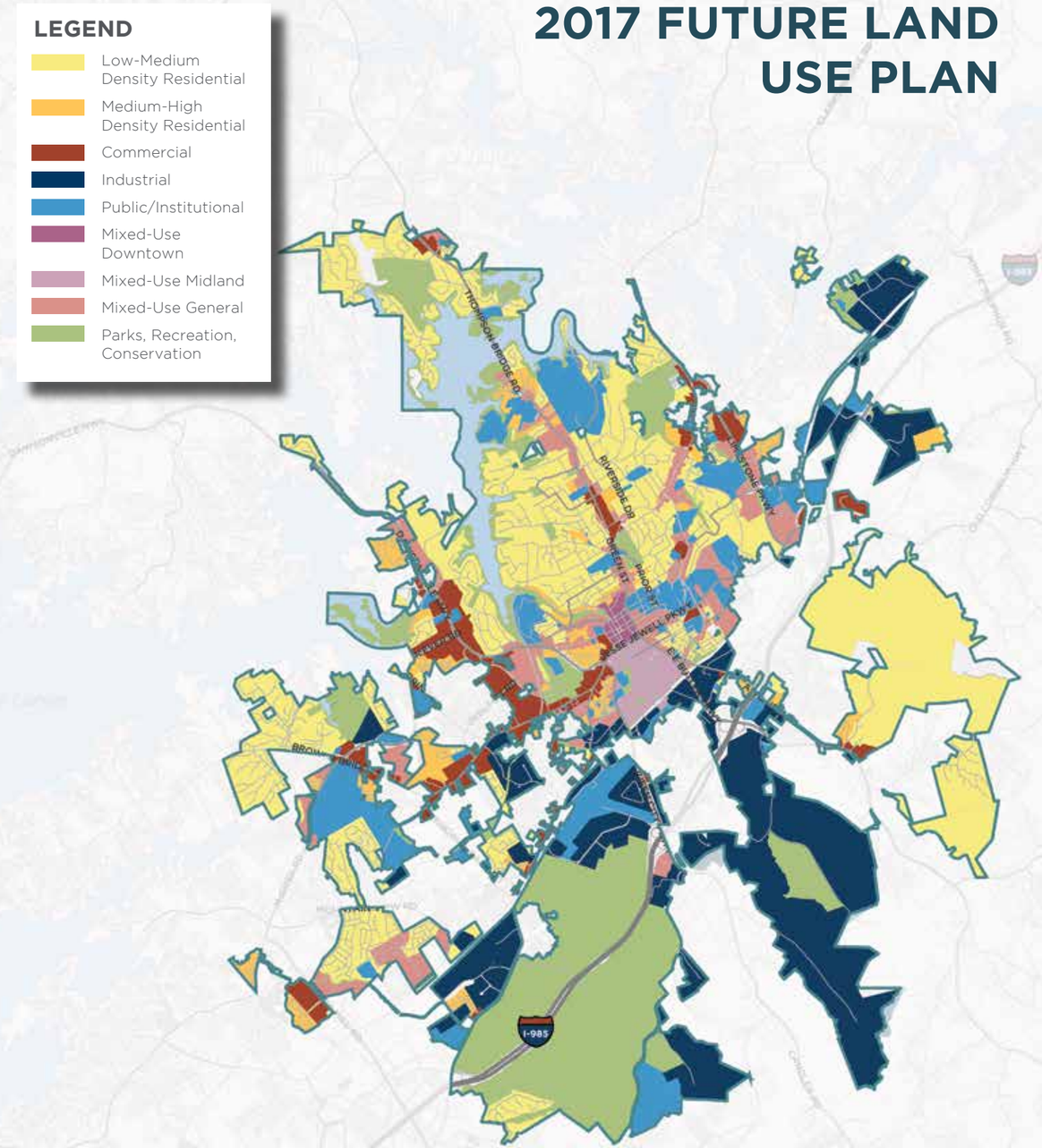
IMPLEMENTATION

- Continuing to monitor progress and update the plan.
- Community Work Program (5 years) established for implementation, provides the responsible party, cost estimates, completion year, and funding source.

WHAT HAS BEEN ACCOMPLISHED?

- ☑ Additional Opportunity Zone along Atlanta Highway
- ☑ Infill Housing Strategy
- ☑ Senior Center Building Expansion
- ☑ Replacement of Fire Station
- ☑ Park Amenity Replacements
- ☑ Park Trail Maintenance
- ☑ New Strategic Parks and Recreation Operations Plan
- ☑ Cleveland Highway at Clarks Bridge Road Signal Improvements
- ☑ Cemetery Free Grounds Memorial
- ☑ Downey Boulevard at Vine Street Intersection Improvements

2017 FUTURE LAND USE PLAN



GAINESVILLE HUD CONSOLIDATED HOUSING PLAN, 2019

HOUSING AFFORDABILITY GOALS

- Support the development of affordable rental and owned housing, including projects located near employment and transportation.
- Expand the useful life of existing affordable housing through rehabilitation, repair, or weatherization programs.
- Provide homeownership opportunities for households through down payment or closing cost assistance.

INFRASTRUCTURE AND PUBLIC FACILITY IMPROVEMENT RECOMMENDATIONS

- Provide safe neighborhoods, public facilities, recreational and cultural opportunities which meet both safety and health regulations for citizens of all ages and socioeconomic backgrounds.
- Improve public infrastructure, increase public safety, residential desirability, and quality of life in low- and moderate-income neighborhoods.
- Assist community service organizations in improving their physical structures to ensure they are sufficient in size, accessible, safe and meet the organization's service goals.
- Infrastructure improvements including but not limited to sidewalks, roadway, park, and water and sewer replacement or expansion.

NEIGHBORHOOD REVITALIZATION RECOMMENDATIONS

- Non-housing community development activities to reduce blight, code enforcement, demolition, acquisition, and redevelopment.
- Property acquisition to increase greenspace, improve housing affordability, and promote economic development.

ECONOMIC DEVELOPMENT RECOMMENDATIONS

- Support business development for new employment opportunities for low to moderate income workers.
- Provide job training assistance for residents to access employment opportunities.

PUBLIC SERVICE RECOMMENDATIONS

- Fund community services such as youth services, senior programming, services for people experiencing homelessness, employment training, housing counseling, transportation assistance, fair housing education and enforcement, legal services, and others.

FAIR HOUSING RECOMMENDATIONS

- Provide fair housing education activities to residents, housing providers, and local agencies in English and Spanish through either in-house or through an award to a local organization.

PROGRAM ADMINISTRATION RECOMMENDATIONS

- Funding for performance of administrative, implementation, and planning requirements of the CDBG program.

GAINESVILLE HOUSING ULI TAP, 2019

Goal: Identify strategies to provide affordable housing for Gainesville and Hall County.

RECOMMENDATION 1

- Invest in education and outreach campaign detailing the benefits of housing at multiple price points that contribute to the economic and community development.
- Engage with the business community to push this effort and engage with other sectors.
- Continue to support the Housing Authority and staff leadership.
- Implement a formal housing task force that meets regularly with stakeholders from the business community, public agencies, private sector, philanthropy, and nonprofits to create a vision.

RECOMMENDATION 2

- Focus resources on a designated area that has potential to catalyze further development.
- Locations for this demonstration should be an area around the Midland Greenway and the jail site.

RECOMMENDATION 3

- Review county zoning to surface barriers relative to housing options.
- Review existing incentives with housing goals.
- Consider new sources of funding such as the Housing Trust Fund.

RECOMMENDATION 4

- Create a plan to introduce missing middle housing.

RECOMMENDATION 5

- Create a community land trust, complementary of the Hall County-Gainesville Land Bank.

RECOMMENDATION 6

- Develop a housing needs assessment to identify the exact number of units needed in the market.
- Aid in creating a strategic housing plan and a shared vision for housing affordability.

GAINESVILLE 2030 PARKS AND REC MASTER PLAN, 2019

Vision Statement: "Inspire and sustain a passion for parks and recreation experiences that enhance our community's quality of life."

PURPOSE

The master planning process included citizen, stakeholder, and staff participation to answer the following questions:

- What are the community assets within the Gainesville Parks and Recreation Agency (GPRA)?
- What are the needs of the community?
- How can GPRA performance be improved?
- What can be developed, re-purposed, or undertaken?

GUIDING PRINCIPLES

Data from previous studies and community input shaped the overarching priorities that became the guiding principles for facility improvements:

- Expand greenways, enhance connectivity, and build fitness trails.
- Take care of what the community has – focus on renovating existing facilities.
- Enhance/build additions to existing facilities.
- Build a sports complex.
- Plan for and build a new recreation center.
- Build a Racket Sports/Tennis Center.

RECOMMENDATIONS

The plan makes recommendations for how the GPRA administration and operations can be streamlined for efficiency. Facilities such as a recreation center, sports complex, and shared use agreements with the Gainesville school system are recommended. If implemented these facilities would offer more activities and event spaces for a wide audience.

Relating to parks and green spaces, it was recommended to acquire another 199 acres of park land and expand trails by 48 miles by 2030. Recommendations were also made to adopt a policy for planting native plants in all GPRA and COG landscape areas to develop native habitats. Enhancing signage and wayfinding to better identify GPRA parks and multi-use trails were identified.

Programs and services will continued to be monitored and evaluated to determine appropriate program life cycles in order to enhance or diversify programs. Continue to encourage people to "get outside" to promote healthy lifestyle choices.

Midland Greenway

GHMPO REGIONAL TRANSPORTATION PLAN, 2020

The Regional Transportation Plan (RTP) builds off other transportation plans and studies since the 2015 RTP adoption such as: the Bicycle and Pedestrian Plan Update, the Gainesville-Hall Regional Transportation Plan 2015 Update, the Gwinnett Trails County-wide Trails Master Plan, the Microtransit Feasibility Study, the South Hall Trail Study & Gainesville Trail Study, and local comprehensive plans.

GOALS AND OBJECTIVES

The following goals and objectives remain unchanged from the previous 2015 RTP and will be carried over to the 2050 RTP goals and objectives:

- **Coordination & Outreach.** Develop a financially feasible plan that will increase the likelihood of successful implementation through agency, stakeholder, and public coordination
- **Multimodal Connectivity.** Provide a more integrated multimodal and intermodal transportation system that includes increased travel options by prioritizing transit, pedestrian, and bicycle travel throughout the region
- **Safety & Security.** Maintain and improve transportation system safety and security for motorists, transit riders, pedestrians, and bicyclists
- **System Preservation and Maintenance.** Take steps to continually monitor and maintain the transportation system
- **Environment.** Develop a transportation system that conserves energy, promotes the attainment of air quality standards, protects the natural environment, and minimizes adverse impacts
- **Mobility and Economic Vitality.** Provide a transportation system that provides for the movement of people and goods safely and efficiently and advances the region's economic competitiveness

PARK HILL CORRIDOR STUDY, 2020

Purpose: As a response to the Downtown Renaissance Strategic Vision and Plan which focuses on redeveloping the downtown and midtown cores. The City wanted to redevelop another study area that was well established within the community. The Park Hill corridor was chosen as it is a community hub and heavily traveled. The study area is 1.5 miles long and was divided into a north corridor from Riverside Drive to South Enota Drive and a south corridor from South Enota Drive to US 129, as these two corridor sections both have differences in character and intensity of uses after crossing the intersection of Enota Avenue.

SOUTH CORRIDOR RECOMMENDATIONS

Pedestrian Infrastructure

- Add crosswalk across Oak Tree Drive.
- Add crosswalk with center lane refuge island in front of the Inn Between Deli.
- Develop a color-coded Green Street Trail Head to highlight and connect various walk, run, and bike trails.
- Connect existing sidewalk to the Riverside pedestrian lane.
- Improve lighting in the corridor with pedestrians in mind.
- Road diet for Riverside Drive - Green's Grocery area (long term).

Transportation/Auto-Centric Improvements

- Reduce curb cuts along Riverside Drive commercial area.
- Work with property owners to reorganize and re-paint parking lines.
- Lengthen Oak Tree Drive right-hand turn lane (long term).
- Construct a roundabout at the T-intersection of Riverside Drive and Morningside Drive (long term).

Branding

- Create a unified identity for the area with a strong descriptive brand.
- Install signage and pole banners using brand name.

Redevelopment Opportunities

- Incentivize as appropriate development and redevelopment of key properties.
- Incentivize as appropriate infill or redevelopment of commercial spaces as mixed-use developments (long term).

A rendered concept of recommendations for the intersection of Riverside Drive and Morningside Drive

NORTH CORRIDOR RECOMMENDATIONS

Pedestrian Infrastructure

- Prioritize pedestrian safety with a crosswalk and refuge island across Park Hill Drive.
- Enhance pedestrian circulation with a road diet to Park Hill Drive/Cleveland Highway (long term).

Transportation/Auto-Centric Improvements

- Decrease congestion with minimal new curb cuts and enhance neighborhood aesthetics with a vegetated median.
- Add a bus pull-off within the existing right of way to decrease traffic delays.
- Promote public transportation with increased seating and shade at bus stops.
- Increase access to public transportation with additional hours of operation.

Branding

- Improve public perception and promote new business by repaving the parking lot, repainting parking spaces, and adding vegetation to Northlake Plaza Shopping Center.
- Create recreational opportunities within Northlake Plaza's excess parking lot space.
- Fill neighborhood needs with the development of vacant land at the corner or Enota and Park Hill Drive (long term).
- Redevelop Northlake Plaza with shopping, green space, and housing options in order to better meet the needs of the diverse surrounding community (long term).

Redevelopment Opportunities

- Use Gainesville's brand identity to promote and identify community assets and provide directional signage.

A rendered concept of recommendations for Riverside Drive

2.

GAINESVILLE TODAY

Population 28

Land Use 38

Community Facilities & Services 46

Historic & Cultural Resources 60

Housing 64

Economic Development 71

Broadband 82

Transportation 86

Natural Resources 102

Parks & Recreation 110

Intergovernmental Coordination 114

GAINESVILLE AT A GLANCE

Population in 2019
43,232

Average Household Income
$74,033

Median Household Income
$51,520

Number of Households
13,314

Predominant Housing Type
Single-family, detached

Age group 65+
increased
13.4%
Since 2000

Age group 0-17
increased
28%
Since 2000

POPULATION

OVERVIEW

The foremost task of any government is to promote the welfare of the existing and future populations. This is the basis for all strategies involved in economic development, capital improvement projects, and land use regulation. The hope is that growth can be encouraged and managed, such that the opportunities exist for economic expansion without diluting the quality of services provided.

The first step in achieving this lies in understanding the characteristics of both the present and future populations of the region; their traits, needs, and capabilities. Much of this begins with identifying trends within the population, to help explain current conditions and gain insight into probable future conditions.

The Population Element provides an inventory and analysis of demographic data, defining significant trends and attributes to help determine how human services, public facilities, and employment opportunities can adequately support existing and future populations. The information may also assist in establishing desired growth rates, population densities, and development patterns consistent with the goals and policies for the region. The inventory presents various statistics for the region over the past twenty years, and, where applicable, shows projections for the next twenty years. In some categories local performance is also compared with the state and other communities in Georgia.

TOTAL POPULATION

Like much of Hall County and north metropolitan Atlanta, Gainesville is a growing community. Its growth has not been exclusive to boundary expansion, either, as the popularity of the area has drawn both infill development and urban-scale residential development. Much of this is due to the availability of many amenities such as the lake, three post-secondary education institutions, and a preeminent medical center. These attractions, along with available utility and infrastructure capacity and affordable cost of living, has Gainesville and Hall County poised for further growth for the foreseeable future. Some projections suggest the county may take in an additional 100,000 residents within the next 40 years or less.

Gainesville is expected to take in some of that population growth, but how much will depend on any further changes to city limits and the continuing evolution of urban development forms. The completion of urban mixed-use projects such as Gainesville Renaissance and Solis Gainesville, for instance, will increase the residential density of the city's core. Based on the City's regulations and ambitions for revitalizing Downtown and Midland, there are several or more properties within walking distance of downtown capable of similar reuse and other vacant or underused lots across the city, suggesting a capacity for a further 1,000+ residences within the city limits as is.

Total Population, 2019 (US Census Bureau)

POPULATION	GAINESVILLE	HALL COUNTY
2010 Census	**34,057**	180,033
2015 Census	**36,849**	192,245
2019 Census	**43,232**	204,441

For more information on the City's population see the Appendix.

HOUSEHOLD COMPOSITION

Households are defined by the Census Bureau as "all the persons who occupy a housing unit," and represent one view of how the region's population is living: as families, in groups, etc. People living in households of more than one person typically share costs of living, producing a different economic profile than individuals. In addition, the market for housing units is more responsive to household characteristics, making it important to study the size, locations, and numbers of households as well as of the population in general.

The composition of Gainesville's residential households has seen a slight increase in household size coinciding with the overall population growth. Popular explanations for this trend are both an increase in the number of younger families moving into the area to take part in the economy and the social phenomena of many college age children temporarily living with their parents to save on housing costs. These trends are seen across all racial and ethnic demographics and are largely perceived as a macro-social response to the Great Recession, as individuals and families reset their priorities and career objectives amidst an evolving US economy.

What this means for Gainesville is a slight update to the types of housing demanded, both in seeking more affordable options and in the ability to accommodate evolving family forms. Premium price-point housing remains a viable standard in the market due to the lake and other area attractions. Single-family detached units will continue to dominate the desired housing type preferred, but the City and developers will want to find a way to introduce more new units that are suitable for families of two to five people while also aiming for affordability. As a result, the City may wish to review regulations with area developers to ensure local ordinances not only allow but encourage forms and options that can prove profitable within a small-urban setting and still invite the possibility of home ownership and equity.

Total Households, 2000-2019 (ACS 10-Year Estimates, 2019)

TOTAL HOUSEHOLDS	GAINESVILLE	HALL COUNTY
2000 Census	**10,248**	47,389
2010 Census	**11,534**	60,691
2015-2019 Census	**13,314**	64,352

Average Household, 2000-2021 (US Census Bureau, 2021)

AVERAGE HOUSEHOLD SIZE	GAINESVILLE	HALL COUNTY
2000 Census	**2.79**	2.89
2010 Census	**2.85**	2.91
2021 Census	**2.87**	2.90

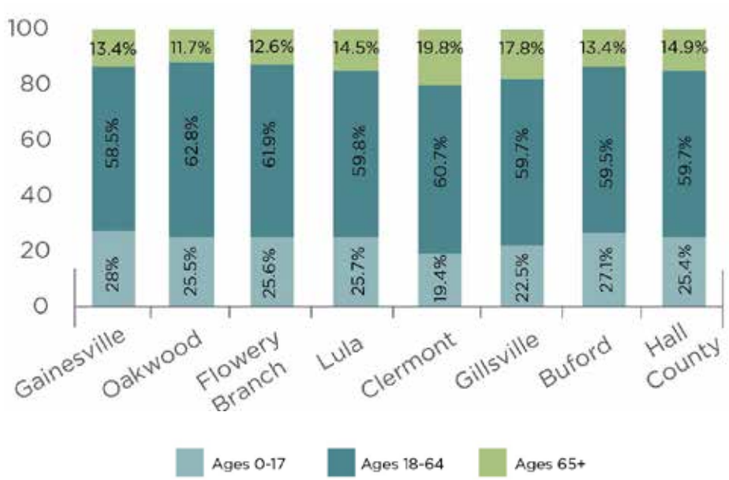
AGE DISTRIBUTION

As defined by Woods & Poole, "the mix of age groups defines the region's character and indicates the types of jobs and services needed." Each age group, from children to retirement age, requires special needs with respect to public services and facilities, making it important for the providing government to identify the prevailing age distribution. Moreover, by defining the present age make-up of the community a government is also producing a portrait of future age distribution and can more effectively plan for future needs and concerns.

Gainesville's population growth since 2000 has coincided with shifts in the composition of age groups. The city has increased in the number of children (age 0-17) by more than 5,000 people since 2000, seeing this age group increase their share of the residential population from 25% to 28%. Yet the City has also seen growth among the number of elderly residents ages 65 and over, a segment that now accounts for 13.4% of the community. This ultimately means that Gainesville's percentage share of working age adults has decreased. It also means the City may have a disproportionate demand for specialty services for youth and elderly. Taken in isolation this could be a concern for Gainesville, and the City will certainly want to mind these trends for the near future. However, as part of the bigger Hall County area there remains enough partners in the provision of services and much interaction across jurisdictional lines for employment options that Gainesville is not alone in managing the demands of an evolving demographic.

It does mean the City will want to monitor the financial impacts to the Gainesville School System and the local transit program, especially if the local work force shrinks enough to impact the property taxes that support the schools. Other factors will come into play, especially the volume of commercial and industrial properties within the city limits, contributing to property and sales taxes, however the City will want to ensure the size (and general age) of the work force is sustaining the local economy.

Comparison of Age Distribution, 2021 (ESRI Forecast)



GAINESVILLE RESIDENTS

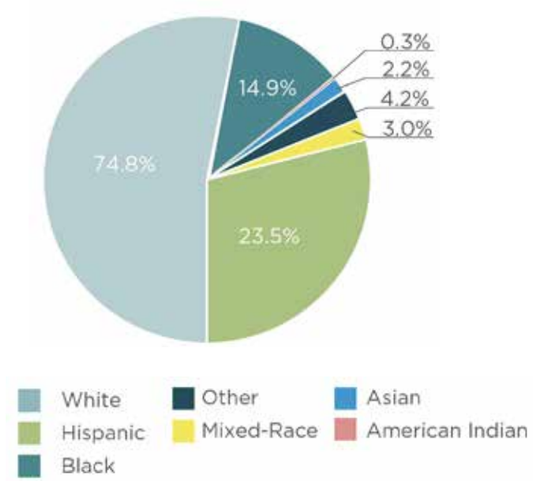
*Since 2000

RACIAL & ETHNIC COMPOSITION

Racial composition is monitored as one element of a community's cultural make-up and for now remains a factor in some social programs. Most particularly, this is used to illustrate the possible influence of ethnic groups on economics and/or demands for civic services. Dynamic changes in racial composition could signal a need for more or new services with regards to language integration or illustrate a cause-and-effect relationship with specific employment trends.

Over the past 40 years, Gainesville has become the most diverse community within Hall County, not only due to the influx of ethnic immigrants but also among non-whites. As the traditional business and industrial center for the county, Gainesville was bound to attract those seeking employment. It's also typical that cities with diverse populations will attract more of the same, as residents seek communities that don't feel racially exclusive.

Racial Composition, 2015-2019 (ACS 10-Year Estimates, 2019)



SPECIAL NEEDS POPULATION

In addition to the elderly, communities should also ideally account for other sub-sets of their populace that may have demands for special transportation services, medical care, or diverging needs in education and recreational services. This can be particularly crucial for communities where people with special needs congregate in order to access an established medical community, such as in Gainesville with the Northeast Georgia Medical Center.

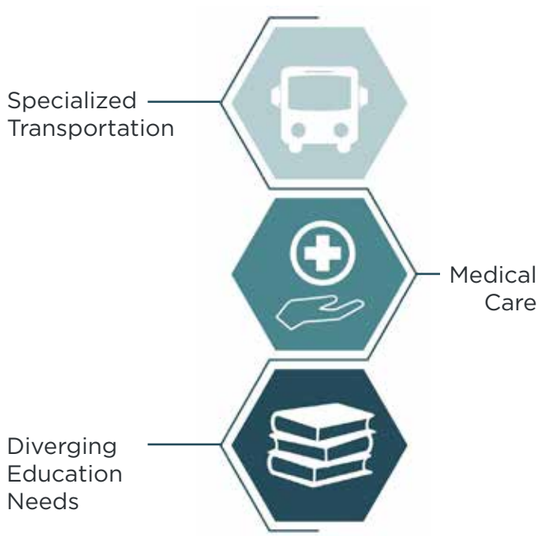
Data for disabilities at the county or city level are difficult to come by, but various sources try to present estimates based on sound sources. The Online Resource for U.S. Disability Statistics (disabilitystatistics.org) managed by Cornell University suggests that for all of Georgia in 2018, that approximately 19.1% of the population (roughly 636,000 persons) were officially receiving some form of Social Security Supplement indicative of having a disability. The resource disabilitycompendium.org, which is produced in part by the U.S. Department of Health and Human Services Administration, shows that for just Hall County in 2016, the estimated share of residents with some form of disability was approximately 11.0%, or roughly 21,000 people.

It's known that a significant share of the disabled populace is comprised of persons also classified as elderly, with many aged adults in need of mobility assistance or suffering a sensory loss with hearing or sight, as those ailments are typical of old age. Given the additional data concerning the aged population within Gainesville and the likelihood of disabled residents seeking to live in proximity to medical and transportation resources, it's within reason to assume a majority of the suspected disabled population within Hall County lives in or nearby to Gainesville. At a minimum, the City should plan as if between 5,000-10,000 residents within the community has at least one form of diagnosed disability.

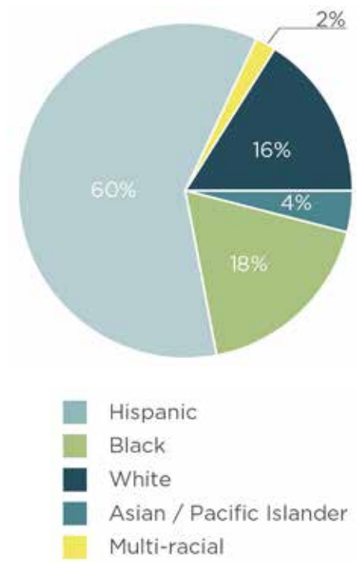
EDUCATION LEVELS

A leading component in making a community's population a strong resource for economic and civic prosperity lies in the opportunities for a quality education. The academic levels and performances achieved by residents are strong measures of quality of life and a community's overall potential. Reviewing this information, then, allows insight into the type of population being studied and will help shape and clarify many income, economic, and employment issues.

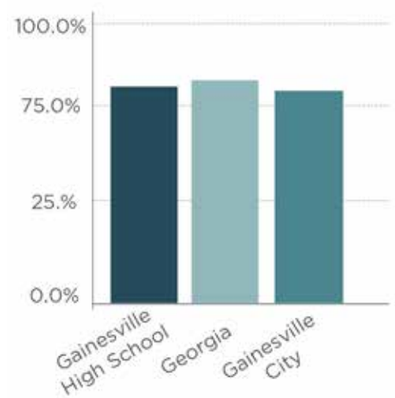
A community's educational attainment refers to the final level of education achieved within the adult population (age 25 and up), as identified by categories representing various levels of education. Ideally, communities would prefer a greater percentage of their populations achieving much higher education levels, surpassing high school and possibly graduating college.



Gainesville High School Profile (Governor's Office of Student Achievement, 2020)



Four-Year Graduation Rate



Gainesville is served by a city school system, one of a few remaining city systems within Georgia. Gainesville High School has produced graduation rates in-line with those for the State and Hall County, however, compared with the County system the City schools have a higher percentage of students from Hispanic households, which may present a language barrier. The overall academics have been improving as the system adapts to the changing demographics and takes advantage of modern technology. The system has also improved partnerships with local post-secondary institutions to provide students with access to job skills training.

The overall adult education levels have steadily improved across both Gainesville and throughout Hall County. Even with the influx of immigrants, the share of residents with at least a high school degree or GED or some collegiate education has increased. As this trend continues it will bode well for the implied skill set of the local labor force, inviting employers to have more confidence in Hall County residents to fulfill job obligations.

INCOME

Measuring income levels provides an indication of the economic health of the population. Just as education levels can offer insight into employment conditions and the quality of the labor pool, per-capita and household income levels measure the financial stability of the population, and how the local economy is responding to the educational climate. Higher income levels suggest a thriving economy and offer a good indicator as to the success of a community.

Compared with other segments of Hall County, income levels in Gainesville are slightly lagging. Much of this has to do with the volume of immigrant/ Hispanic households that fill a majority of the basic goods-production jobs among local industry.

This doesn't mean the households of these employees are poor, as the prevailing range of household incomes is between $50-100k, but the lower median and average incomes indicates weaker purchasing power among city residents. This can be offset if the cost of living is lower, and many of Gainesville's poorer households have a means of saving money, such as taking advantage of their proximity to work and spending less on vehicles and travel costs. This does, however, also potentially limit the ability of those households to build equity if they can't afford to improve housing or invest disposable income.

Between 2018 and 2019, per capita income for Hall County increased by 2.6% to $45,576. On the whole the County is in line with the metropolitan counties in the region. Given the overall size of the county, this is indicative of Hall County's economic pull, showcasing both the volume of jobs but also strong pay levels.

SOURCES OF PERSONAL INCOME

While wages are one gauge of a population's wealth, wages constitute only a portion of each household's net income. Additional sources of revenue include earned interest, dividends, proprietor's income and financial assistance. These sources must be evaluated to levy a true measure of local economic health.

Household Income Levels, 2015-2019 (ACS 2015-2019)

HOUSEHOLD INCOME LEVELS	GAINESVILLE	HALL COUNTY
Total Households	**13,314**	64,352
Households with income <$15,000	**9.5%**	7.5%
Households with income $15,000-$29,999	**18.3%**	13.5%
Households with income $30,000-$49,999	**20.5%**	18.1%
Households with income $50,000-$99,999	**30.2%**	33%
Households with income >$100,000	**21.3%**	27.8%

For more information on the City's household income levels see pages the Appendix.

Measures of income sources for Hall County reveal the content of personal revenues into the County features approximately 17% from sources other than conventional wages and earned income. Based on total revenues, transfer receipts (which includes the variety of government support funds) constitutes 17.6% of monies claimed by county residents in 2017. The largest types of these transfer receipts were retirement/ disability benefits and Medicare, which combined for more than 65% of supplemental income sources. From a financial perspective, this figure, coupled with the county's decent median income levels, implies an above average domestic economy. But while the average income paid to employees at that time ($58,517) is considered high, there remains a fair number of households mired in poverty due to the volume of households reliant on lower-paying occupations.

For Gainesville, this means the City should monitor the pairing of prevailing wages paid at local industry in conjunction with the volume of workforce and affordable housing. If the volume of lower priced homes exceeds that demanded by the number of full-time blue-collar jobs in the vicinity, it might be an indicator of a market trending toward lower incomes, and increasing demand for supplemental funding resources.

POPULATION PROJECTIONS

Having established a basic profile of existing conditions and their trends, the planning process requires an attempt to project trends forward so as to gauge potential demands, impacts and issues. Specifically for community development, this requires a projection of population trends and characteristics.

Population projections are done most frequently for Gainesville by the Gainesville-Hall Metropolitan Planning Organization (GHMPO), the body responsible for transportation planning for Hall County. With each update of the GHMPO's Regional Transportation Plan, the agency evaluates projections developed by multiple sources and works with a consultant in evaluating the efficacy of each in modeling the residential population, daytime population, and employment across all of Hall County and a portion of Jackson County. During the 2020 update of the Regional Transportation Plan, the GHMPO and their partner consultant reviewed three base data sources: The REMI dataset for GHMPO Region – 2020 to 2050, the Georgia Office of Planning and Budget's 2015 Series – 2015 to 2062 Projections, and the 2010 to 2040 Projections included in the 2015 GHMPO Regional Transportation Plan (RTP). As a result of these analyses, the GHMPO accepted recommendations on using an average annual growth rate of 1.95% for Hall County for the purposes of traffic modeling, which would put the county at a population of approximately 383,337 people by the year 2050.

If the same growth rate is applied for Gainesville, this would mean approximately 80,000 residents in the same time frame. However, it's established that Hall County has greater potential for growth compared to the municipalities, given that the county has a disproportionate share of undeveloped land. If Gainesville does not expand their boundaries and retains a higher share of land given over to commercial and industrial uses, that leaves little room for significant new residential development. This would suggest more conservative modeling for Gainesville would be better suited in projecting population loads within the existing city limits.

Assessments of buildable land within the city hint at a possible capacity for approximately 5,000 more residents, pending housing types and other factors.

Gainesville Population Projections

	2022	2025	2030	2035	2040	2045	2050
Gainesville	45,810	48,541	53,463	58,884	64,853	71,427	78,669
Hall County	222,969	236,538	260,517	286,928	316,016	348,053	383,337

Figures based on an estimated 1.95% growth rate each year (per GHMPO)

LAND USE

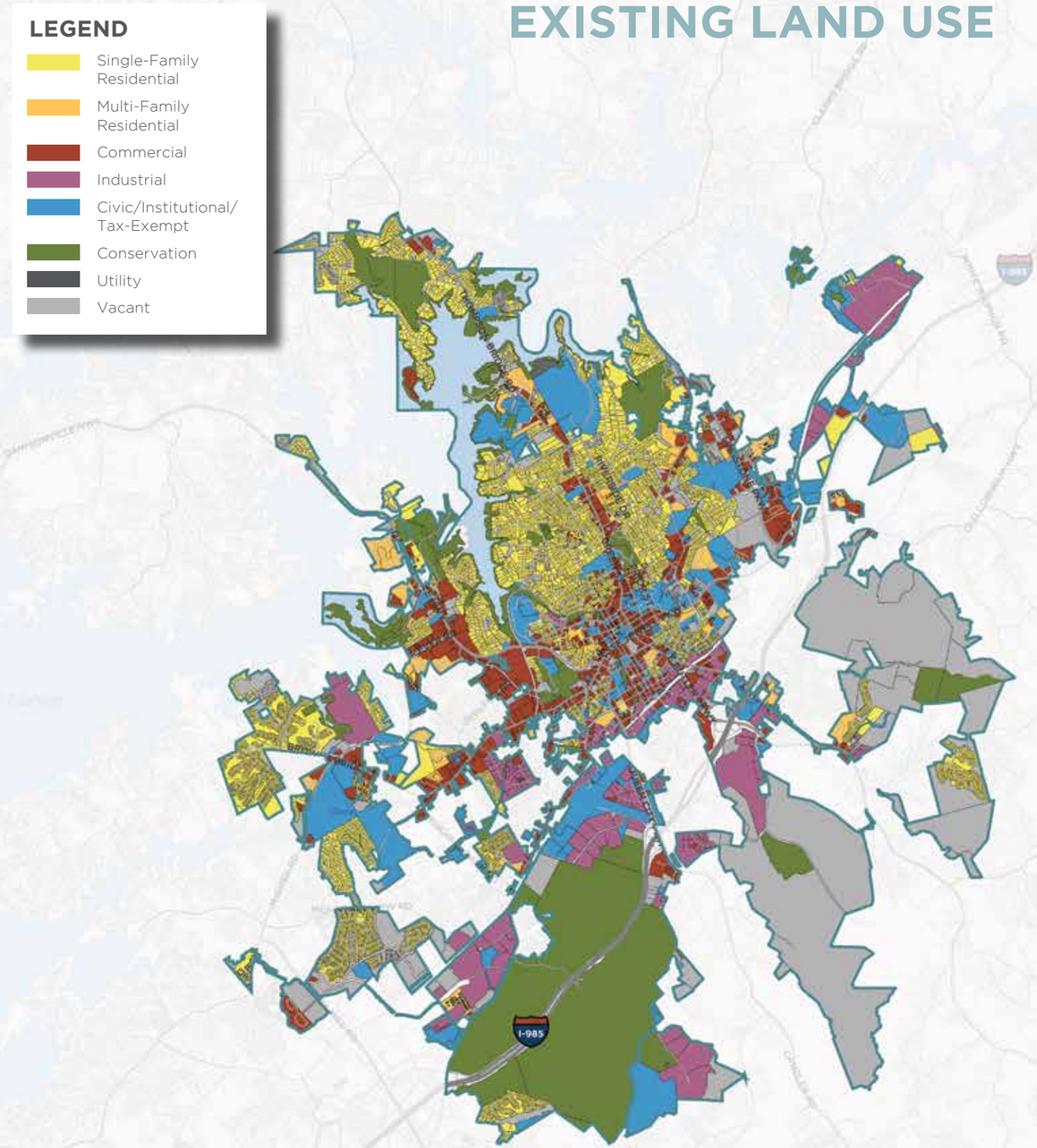
EXISTING LAND USE

Gainesville is centered on its historic downtown that extends for several blocks in all directions beyond the central square. This traditional business district has a fine-grained land use mix with retail, office, and institutional buildings on a traditional street grid. Older urban neighborhoods and the Brenau University campus cluster tightly around this core. On the other hand, the land uses and development patterns along major road corridors heading away from downtown are more conditioned by topography, Lake Lanier, vehicle access, and the railroads and Interstate 985 to the south and east. In these areas, the development pattern is more suburban in nature in that it is dominated by larger blocks on curvilinear, dendritic street networks. Along with the historic neighborhoods, residential uses make up a total of 24% of the city's total acreage. Commercial and office development within the urban core and along the major road corridors makes up almost 9% of total area, while industrial development also equates to about 9%. The city's fringe areas have approximately 4,829 acres (25% of total) of vacant land that can be used for future development or set aside for conservation.

Compared to 10 years ago, there are 1,169 acres less vacant or undeveloped land. Land used for single-family residential increased by 1,111 acres, or about 27.6%. Only five additional acres have been consumed for multi-family (this number does not account for multi-family built as part of a mixed-use development or units that have been re-built on land that was previously used for multi-family).

	LAND USE CATEGORIES	ACREAGE	PERCENTAGE
	Single-Family Residential	4,025	20.7%
	Multi-Family Residential	621	3.2%
	Commercial	1,669	8.6%
	Industrial	1,696	8.7%
	Civic/Institutional/Tax-Exempt	2,286	11.8%
	Conservation/Open Space/Parks	4,269	21.9%
	Utility	56	0.3%
	Vacant	4,829	24.8%
	Total Land Area	**19,452**	**100.0%**

EXISTING LAND USE



RESIDENTIAL

Gainesville has urbanized over the last few decades, moving from a small regional city in a largely rural context, to a major satellite city in the Atlanta-Athens metro areas and an anchor city in North Georgia. Population growth and newer development trends are driving the city to adopt more urban scale housing that is more viable as the city grows.

Gainesville's established urban neighborhoods are located around Downtown and the Midland area. Fair Street and Newtown, the city's older African-American neighborhoods, are southeast of downtown but have been somewhat isolated by auto-oriented commercial development and heavy industrial uses. Bradford-Ridgewood is immediately north of downtown, and includes the Ridgewood Historic District. Traditionally owner-occupied single-family, it has experienced some transitioning to rental housing over the past couple of decades. Recently the city initiated the creation of Neighborhood Planning Units (NPUs) as a means for continued microlevel land planning. The City has established two NPUs — one at Fair Street and one at Bradford-Ridgewood. Further north, the neighborhoods on both sides of Thompson Bridge Road and Park Hill Drive are stable single-family residential areas, although there are larger multi-family developments at the periphery and scattered instances of townhouse and condominium infill projects. The suburban neighborhoods at the edge of the northern city limits were developed as a result of the construction of Lake Lanier and are oriented toward it. They are typically designed as a series of cul-de-sacs or loop road subdivisions that provide maximum lake frontage. South of Downtown and Midland, similar development patterns have emerged.

COMMERCIAL

Retail and commercial land uses in Gainesville are located primarily within the central business district and along major arterial corridors radiating outward - Browns Bridge Road, Dawsonville Highway, John W. Morrow, Jr. Parkway, Thompson Bridge Road, and Athens Highway. Most of these are businesses that provide goods and services to serve the local needs of residents. However, their development profile varies from small-scale downtown retail to suburban-style strip commercial and power centers with big box and chain retail stores.

Walton Summit multi-family building

Downtown has boutique-type stores offering a wide range of services and products such as restaurants, bars, clothing, books, home decor, music, hair styling, photographs, and others. The district is built as a walkable urban environment that provides a pleasant shopping and dining experience. The retail corridors away from Downtown, though, are auto-oriented and not heavily visited by pedestrians, with the exception of Atlanta Highway. "Big box" stores draw shoppers from the greater Gainesville area and in the process have turned Dawsonville Highway into the city's most prominent commercial artery. Several other commercial centers have in some ways replaced Lakeshore Mall, which has struggled to find its place in the ever-changing retail landscape. Nearby, Browns Bridge Road is largely an auto sales and service corridor, and Thompson Bridge Road has more neighborhood-serving retail even though the street cross-section is similar to Dawsonville Highway. The large number of Hispanic households on the city's southwest side has created a market for ethnic shops, restaurants, and services. These have clustered together for economic and cultural reasons, and have greatly influenced the form and function of the Atlanta Highway corridor. While the corridor was the city's first commercial highway, it has not changed significantly beyond its product orientation and customer base. With its diversity and unique character, it has the potential to be a distinctive and walkable main street –but needs a comprehensive plan for public improvements and marketing.

Lastly, Limestone Parkway is a commercial/mixed-use corridor that will have an increasingly important role in Gainesville's future. It is a major vehicular corridor, but will need careful oversight to preserve a balance of land uses and multimodal mobility. The New Holland Market has a number of retail stores, restaurants, a Kroger grocery store, and a newer apartment complex.

INDUSTRIAL

Gainesville's industrial uses comprise nearly 9% of city's total area; however when combined with nearby areas in unincorporated Hall County a much more complete picture emerges on the extent and impact of industrial development.

Historically, Gainesville was the center for trading and supply for expansion into the North Georgia mountains. The city quickly evolved to be a wholesale transfer point for farm goods. Towards the last quarter of 19th century, railroads brought industrial growth in the form of textile mills, foundries, and manufactured products from lumber harvested and milled in the mountains to the north. The mills were built near the city's railroads with company housing in close proximity for the workers. In the 1950s poultry processing and related agricultural businesses began to outpace others, and replaced textiles as the dominant use along the railroad corridor. Gainesville became known as the "Poultry Capital of the World." Today, agri-business has been a primary economic driver for the city; but Gainesville has developed a balanced manufacturing economy that includes machine parts, medical equipment,and more.

Additional economic diversification came with the construction of industrial and business parks connected to Lee Gilmer Memorial Airport and I-985/Lanier Parkway. The parks along the I-985 corridor include a wide range of light industrial, office, research and development, and heavy commercial uses. They are not dependent on rail, but need access to major highways. Over the last decade, the City and the Chamber of Commerce have been successful in attracting high-tech companies and intend to continue to focus on high-tech business attraction.

EXISTING ZONING

BASE ZONING

The current zoning in Gainesville is dominated by various residential categories across the city, except for the central core and industrial areas near the railroad and interstate. The largest residential zoning district is the R-1 between Lake Lanier and downtown. The remaining zoning districts include four residential categories (R-1-A, N-C, R-2, and R-O). R-1-A zoning is used mostly for conservation/undeveloped areas like Chicopee Woods, the Chattahoochee Country Club, and the undeveloped parcels near Allen Creek. N-C, R-2, and R-O surround the downtown core and run along major arterial corridors. Commercial and office districts (O-I, N-B, C-B, R-B and G-B) are also present in the downtown core and along transportation thoroughfares. These zoning categories are intended to allow goods and services for the adjacent residential areas. Finally, two industrial districts, L-I and H-I, are located along the Norfolk Southern railroad and the I-985/Lanier Parkway corridor and provide space for the city's major economic/industrial development activity.

The PUD zoning districts are scattered throughout the city, with larger PUDs located mostly in the fringe areas (usually associated with large development projects) and smaller PUDs along major corridors. They allow for mixed-dwelling developments that can include nonresidential, neighborhood-serving activities. They also provide for mixed-use developments with no parameters on the percentages of each use.

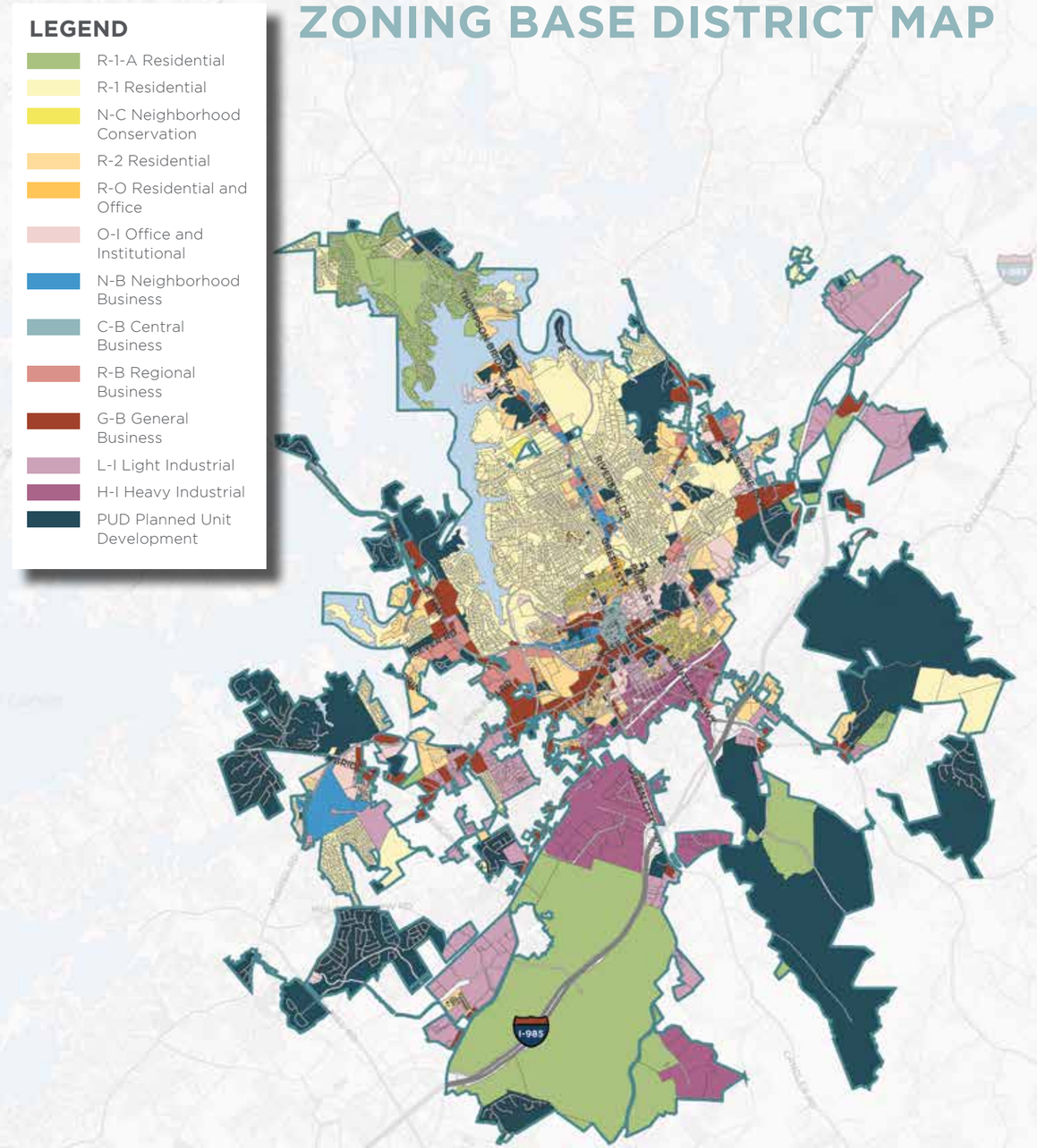
OVERLAY DISTRICTS

Overlay districts are land use management tools to help coordinate development in areas with special combinations of needs and conditions. By layering regulations in this manner communities are able to balance multiple objectives, and can allow more flexibility than conventional zoning. The City of Gainesville currently has six overlay districts employed throughout the city (a seventh, the Airport Overlay District, is largely for safety in regulating building heights within proximity of the facility.) These overlay districts provide specialized management of respective areas based on unique needs and/or objectives for those areas.

Airport Overlay Zone. The purpose of the airport overlay zone is to impose height and use restrictions necessary to ensure that flight safety is not impaired and that operational capacity of Lee Gilmer Memorial Airport is not decreased. These zones overlay the various zoning districts and are intended to provide greater restrictions than the zoning districts otherwise provide with regard to heights and aircraft navigation.

Gateway Corridor Overlay. These overlays have been created to shape development forms and aesthetics along the arterial corridors leading to and from downtown Gainesville. These roadways serve both as crucial corridors for through traffic but also as destinations for economic generators like regional commercial centers, retail and office operations. These overlays will help manage this variety of uses while working to create a sense of architectural harmony.

ZONING BASE DISTRICT MAP



Limestone Parkway Overlay. This overlay was created to guide development within a critical area that is expected to see increased pressure for densities and intensities of use greater than some of the established adjoining neighborhoods. It provides special design requirements to maintain a consistent appearance to foster compatibility between old and new development, and provisions to limit extreme alteration of the terrain.

North Oconee Water Supply Watershed Protection Overlay. The intent of this overlay is to preserve the quality of the watershed and maintain its yield by minimizing the transport of pollutants and sediment to the North Oconee River, and ensuring that its water can be treated to meet state and federal drinking water standards.

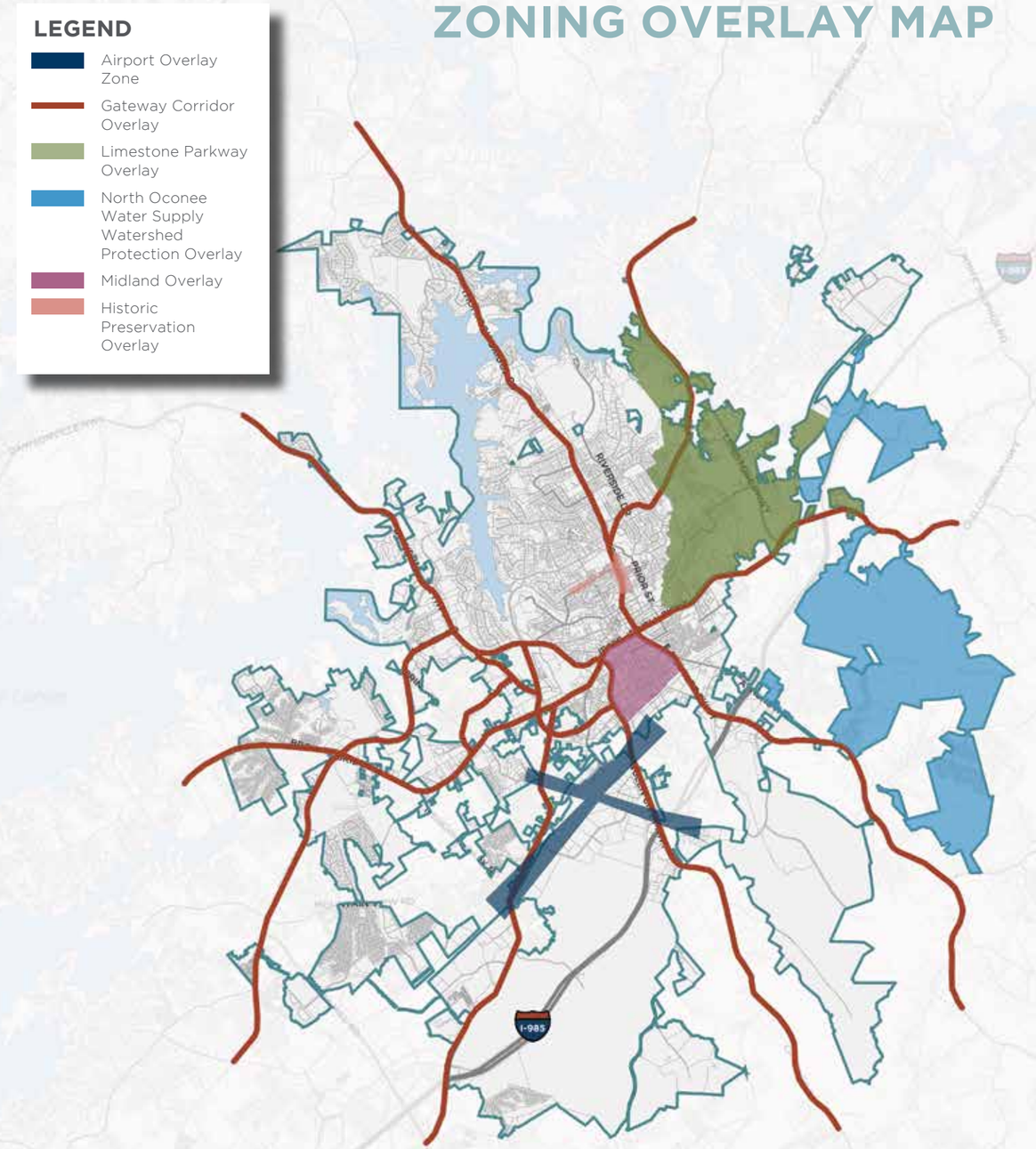
Groundwater Recharge Area Protection Overlay. Groundwater is among the nation's most important natural resources. It provides drinking water to urban and rural communities, supports irrigation and industry, sustains the flow of streams and rivers, and maintains riparian and wetland ecosystems. Certain land use activities, such as septic tanks, underground tanks, and chemical spills, pose a threat to the quality of groundwater supplies. Therefore, it is necessary to manage land uses within groundwater recharge areas in order to ensure that pollution threats are minimized. To this end, this overlay district establishes minimum lot sizes to provide for the orderly and safe development of property utilizing on-site sewage management systems.

Wetland Protection Overlay. The purpose of this overlay district is to promote wetland protection by providing for the withholding of land use and building permits in areas designated as wetlands until a jurisdictional wetland determination is completed, and establishing permitted and prohibited land uses within wetlands.

Midland Overlay. This district provides for the impetus and coordination of redevelopment by defining the city's first Tax Allocation District and Opportunity Zone. The overlay guides infill patterns and architectural design, as well as laying the foundation for larger capital improvement projects such as the proposed Midland greenway and park.

Historic Preservation Overlay. This overlay district establishes a uniform procedure for use in providing for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, landscape features and works of art having a special historical, architectural, cultural or aesthetic interest, or value and is intended to stimulate revitalization and preservation of the business districts and historic neighborhoods; to promote economic progress through heritage tourism; and to provide for the designation, protection, preservation, rehabilitation, and restoration of historic districts and properties, and to participate in federal or state programs to accomplish the same.

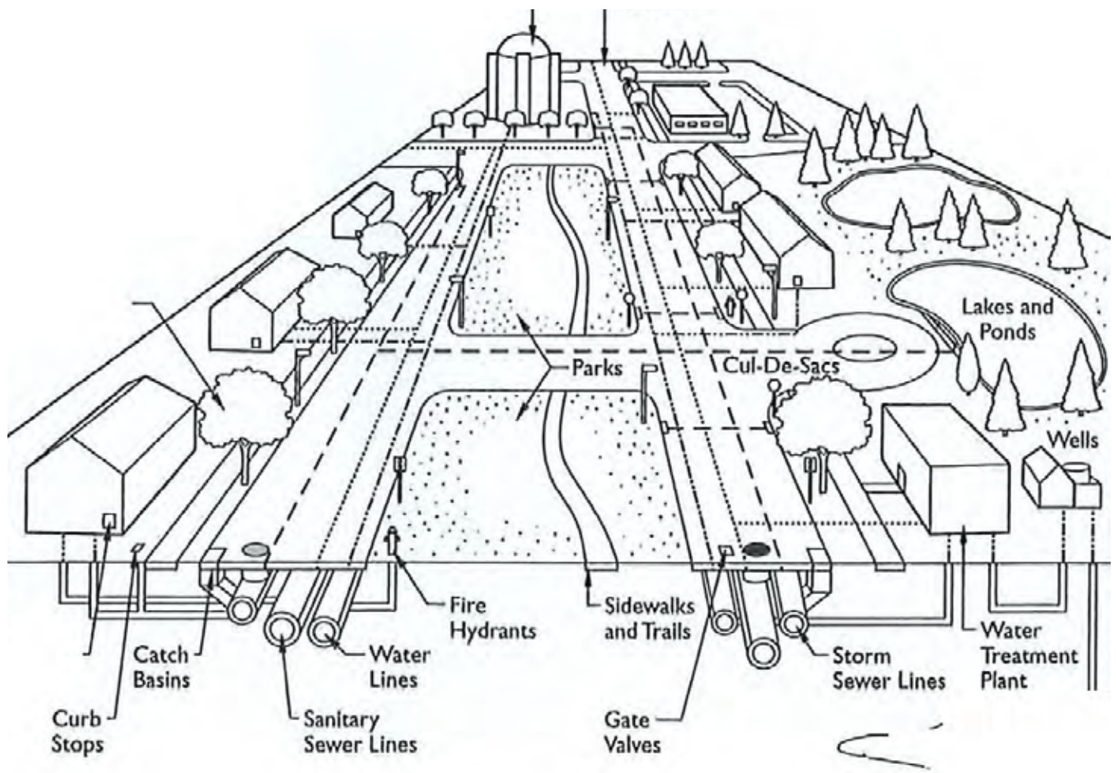
ZONING OVERLAY MAP



COMMUNITY FACILITIES & SERVICES

OVERVIEW

Community facilities and services are those elements vital to a population's health, safety, and welfare that are most effectively provided by the public sector, such as sewer, law enforcement, and school services. The Community Facilities and Services element examines the community's ability to adequately serve the present and projected demands for such services, identifying concerns with the spatial distribution and conditions affecting service delivery. These assessments can then assist in projecting future demands and in planning future capital improvement projects.



METROPOLITAN NORTH GEORGIA WATER PLANNING DISTRICT

The Metropolitan North Georgia Water Planning District (Metro Water District) was created by the Georgia General Assembly in 2001 (O.C.G.A. §12-5-572) to serve as the water planning organization for the greater metropolitan Atlanta area. It is now one of 11 regional water districts in the state. The Metro Water District's purpose is to establish policy, create plans and promote intergovernmental coordination of water issues in the District from a regional perspective. Hall County is one of 15 counties included in the metro water district. The metro water district enabling legislation mandated the development of three long-term regional plans to address the water resources challenges: a Water Supply and Water Conservation Management Plan; a Wastewater Management Plan; and a Watershed Management Plan. These plans were initially completed in 2003 and updated in 2009. The planning horizon of these plans is the year 2035. Action items in the regional plans are intended to be refined at the local level by the local service providers through local master plans.

Local governments have a high level of accountability for implementing the metro water district's regional plans via audits of the Georgia Environmental Protection Division. Georgia EPD auditors conduct thorough reviews of local programs and procedures to determine consistency with the regional plans. Local government must substantially comply with the metro water district plan provisions in order to modify or obtain new water withdrawal permits, wasteload allocations, GEFA loan funding, or the renewal of MS4 stormwater permits.

WATER AND WASTEWATER

The City of Gainesville owns and operates a water system that spans Hall County. Water is withdrawn from Lake Lanier and treated to strict safe drinking water standards. The system includes two water treatment plants (Lakeside and Riverside), more than 1,458 miles of water lines, seven storage tanks, over 9,796 fire hydrants, and almost 20,196 water valves. The city has 59,273 active water accounts and associated meters. The regional water plan indicates that by the year 2050 Gainesville is expected to increase its withdrawal from Lake Lanier to 41.3 million gallons per day (monthly average).

The water system is subject to permits issued by the Georgia Environmental Protection Division for water withdrawal and operating a public water system. Gainesville is permitted to produce up to 35 million gallons per day of drinking water. In FY 2021, the city's average annual daily production was 19.4 million gallons per day. Gainesville's staff includes certified water treatment plant operators, certified maintenance technicians and certified distribution system operators. The city has a robust water loss control program and conducts an annual water loss audit. Automated metering is utilized, with the majority of meters having remote read technology providing hourly meter activity. This allows the city to notify customers of potential leaks, saving them money and protecting the water system from unnecessary water loss.

The City also promotes a water conservation program, providing guidance and information for the wise use of Gainesville's water supply. Some of the activities include providing information about drought response requirements, administering a plumbing retrofit program, and school education programs. The city also administers a backflow prevention program requiring testing of backflow devices to protect the water system.

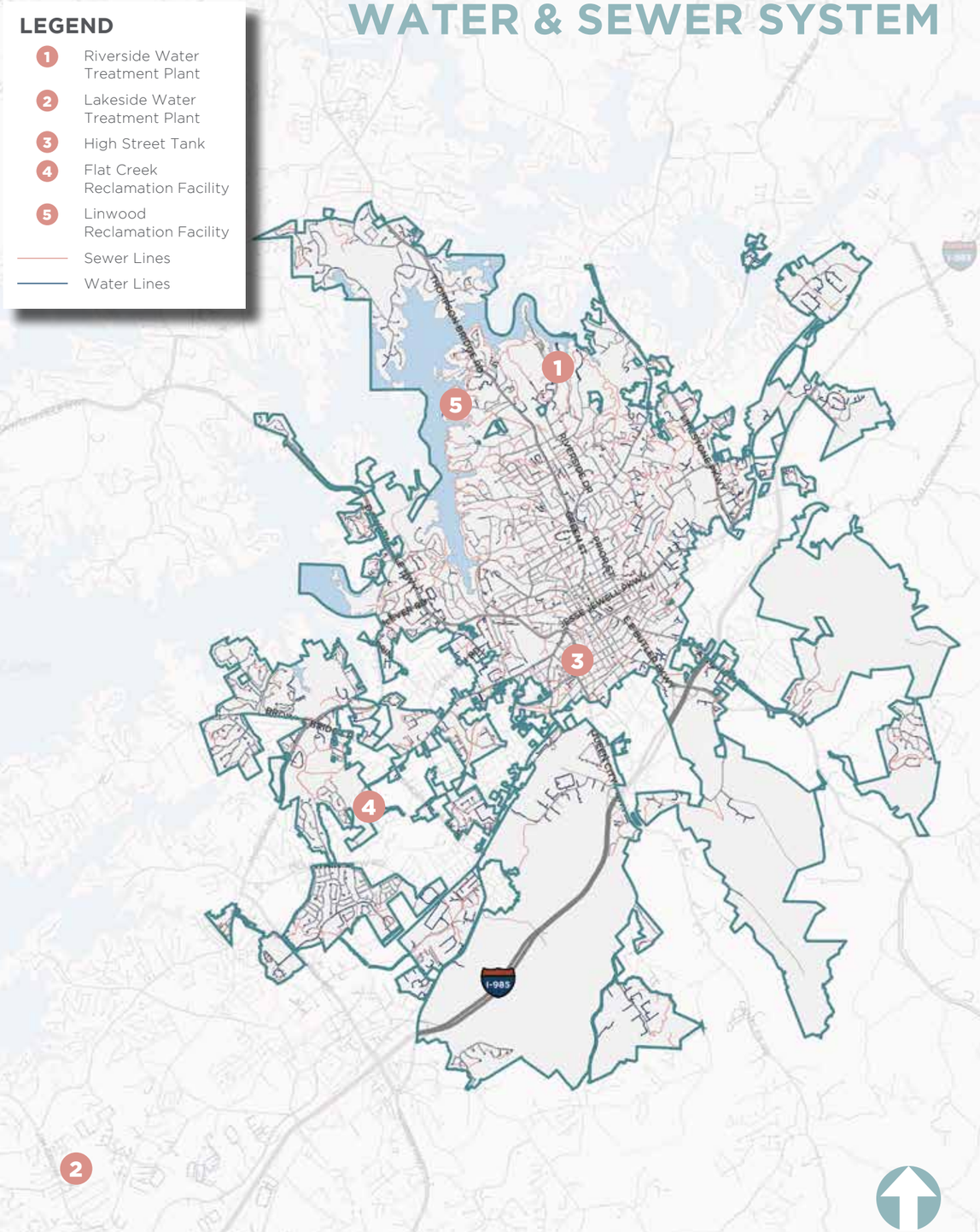
To comply with the regional water and water conservation plan, the city is required to prepare a local water plan. Infrastructure improvements to the city's water system are programmed as a part of the city's capital improvement program. Upcoming projects include maintenance and renovation of treatment facilities, pipelines, and other infrastructure. The city also has plans to utilize state of the art technology to reduce operating costs. Gainesville is updating its water system hydraulic model, which will provide information to optimize system operations. Gainesville's Department of Water Resources is responsible for implementing drought response measures, including public education, enforcing outdoor watering schedules, and other measures to protect the water supply.

The City of Gainesville owns and operates a wastewater system within and slightly beyond the city limits. The system includes two wastewater treatment plants (Flat Creek WRF and Linwood WRF), almost 329 miles of sanitary sewer pipelines, 66 pump stations, numerous manholes and other infrastructure. There are more than 12,140 wastewater customers. Highly treated wastewater effluent is discharged back into Lake Lanier; the city performs advanced treatment and disinfection using ultraviolet radiation to protect Lake Lanier water quality. Gainesville is currently permitted to treat and discharge 17 million gallons per day. In FY 2021, Gainesville treated and discharged an average of 11.7 million gallons per day. Gainesville's staff includes certified treatment plant operators, certified maintenance technicians, and certified wastewater collection system operators. The City implements a robust infiltration/inflow program to minimize any groundwater and rainwater entering the wastewater collection system. The city also administers an industrial pretreatment program to monitor contributions to the wastewater system. Also, the city administers a fats, oils, and grease (FOG) program, tracking over 300 restaurants and permitting commercial waste transportation vehicles. Gainesville's staff also conduct stream water quality inspections and water quality sampling.

To comply with the regional wastewater plan, the City is required to prepare a local wastewater plan. Infrastructure improvements to the City's wastewater system are programmed as a part of the City's capital improvement program. Upcoming projects include maintenance and renovation of wastewater treatment facilities, pipelines, and other infrastructure. Gainesville also has plans to utilize state of the art technology to reduce operating costs by 11.7%. Maintenance and expansion of lines for water distribution and sewerage collection is done regularly in accordance with Departmental schedules and plans, as budgets allow. Current needs include continued upgrade of infrastructure and connections with the proposed intake at the Cedar Creek Reservoir.

Riverside Water Treatment Plan

WATER & SEWER SYSTEM



STORMWATER

Gainesville owns and operates a stormwater system within the city limits. The stormwater system consists of storm pipes ranging from 6 inches to 120 inches in diameter, in addition to inlets, outfalls, and detention ponds. Stormwater activities include flood management as well as infrastructure inspections and maintenance. Current projects include the renovation of Lake Knickerbocker dam and pipeline improvements of the Wilshire Trail outfall.

Principal federal mandates for stormwater management include National Pollutant Discharge Elimination System (NPDES) permits for municipal stormwater and wastewater and Water Quality and Total Maximum Daily Load (TMDL) provision of the Clean Water Act. State requirements include but are not limited to watershed assessment and protection plan provision. To comply with the regional watershed plan of the metro water district, the city is required to prepare a local watershed plan. Infrastructure improvements to the city's stormwater system are programmed as a part of the City's capital improvement program. Measures required of the City by the metro water district to implement the regional watershed plan include adoption of model stormwater and watershed protection ordinances, jurisdiction-wide watershed planning programs, development review oversight actions, asset management activities, pollution prevention programs, watershed conditions assessment and monitoring, education and public awareness activities, and watershed management efforts specific to certain watersheds, such as water supply watersheds and impaired waters.

The City implements the Georgia Stormwater Management Manual in reviewing and approving land development.

SOLID WASTE MANAGEMENT

As communities grow, they also incur more garbage, necessitating proper management of the collection and disposal of solid waste. Some items can be recycled, some require special measures for disposal. All forms of waste management should be considered to ensure the health and safety of local residents.

The City of Gainesville provides waste collection to city residents within housing units up to quadraplex size. Collection service has not been available to businesses, apartment complexes and industrial accounts since 1995. Backdoor residential collection entails City crews collecting waste from designated, ground level locations on the resident's lot. 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 Hall County Joint Solid Waste Management Plan is being updated at the same time as this particular document. Both plans will be drafted so as to ensure compatibility and provide record of long-term waste disposal capacity.

Private haulers manage the total commercial and industrial sector within the city, but the City maintains a non-exclusive franchise status so as to allow an approved hauler to operate within the city according to its ability to gain market share under open competition within the commercial/industrial sector. The collection fleet consists of rear loaders, scooters and flat-bed dump trucks for collecting bulky items and yard waste. Curbside vacuum trucks, chippers and specialty vehicles are also utilized to collect leaves, small limbs and storm debris on a seasonal or as needed basis. The City of Gainesville also provides weekly curbside recyclables collection. Items must be placed at curbside in recycle containers.

The Hall County Joint Solid Waste Management Plan is being updated at the same time as this document. Both plans will be drafted to ensure compatibility and provide record of long-term waste disposal capacity.

PUBLIC SAFETY

LAW ENFORCEMENT

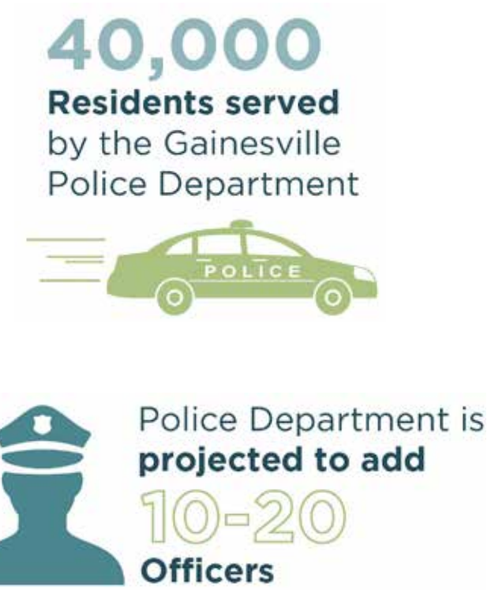
Police protection, or law enforcement, is the public service designed to safeguard community residents and businesses from acts of theft, personal violence and other crimes. Such protection builds community character and support and can serve as a tool for attracting tourism and growth. Preventative protection also can lower costs of living and contribute to an overall higher standard of living within the community.

The Gainesville Police Department provides the city with emergency and non-emergency service 24 hours a day to approximately 40,000 city residents and an estimated 150,000 daily visitors. The Department's jurisdiction covers approximately 37 square miles and includes houses and apartment complexes, businesses and industrial parks, recreational facilities, including parks on and around Lake Lanier. In 2018, officers responded to approximately 66,143 calls for service and 2,833 motor vehicle crashes.

The Department has a staff of 119 employees. All certified officers are certified by the Georgia Peace Officers Standards and Training Council and must complete 20 hours of training annually to maintain their certifications and their powers of arrest. The Department is nationally accredited by the Commission on Accreditation for Law Enforcement Agencies, Incorporated and is State certified by the Georgia Association of Chiefs of Police.

This Gainesville Police Department does not normally operate out of the geographic limits of the City of Gainesville; however, it will respond routinely in an emergency under a mutual aid circumstance with other law enforcement agencies. The Hall County Sheriff's Department provides law enforcement protection for all citizens of the county, supports local court activities, and operates and mans the Hall County Jail. The Cities of Flowery Branch and Oakwood provide law enforcement to their respective citizens. Services from their respective police departments are confined to city limits except under an emergency mutual aid assistance circumstance.

Projected needs for the Police Department in the planning timeframe include up to two out precincts and a growth of 10-20 officers. The Gainesville Police Department uses the IACP manpower model for determining staffing coverage, which is heavily dictated by call volume. As the city grows, the Department is responsible for more people and expects an increase in service calls, so they will need the resources to keep up with increased demand and to adapt to changes in technology.



FIRE PROTECTION

Fire protection services provide not only the direct benefit of safety against hazards, but also ensure a higher quality of life for urbanized communities by permitting greater numbers of residents and activities at lower insurance costs. Half of this is dependent on the distribution of the public water system, the other half is the make-up of the personnel, facilities and equipment needed to perform the actual protection services.

Gainesville and Hall County each respectively administer, maintain and operate a comprehensive fire suppression system which includes emergency medical services. The supporting facilities and equipment are situated strategically throughout each jurisdiction based upon risk, population, accessibility, jurisdiction and other considerations. Each fire component has on duty, twenty-four hours each day, a well-trained, qualified, state certified staff of emergency medical technicians who are prepared to act spontaneously in delivering high quality first responder emergency medical services. The fire suppression and the emergency medical service of each community is funded from respective local governments' general funds. Hall County performs all transport under this arrangement.

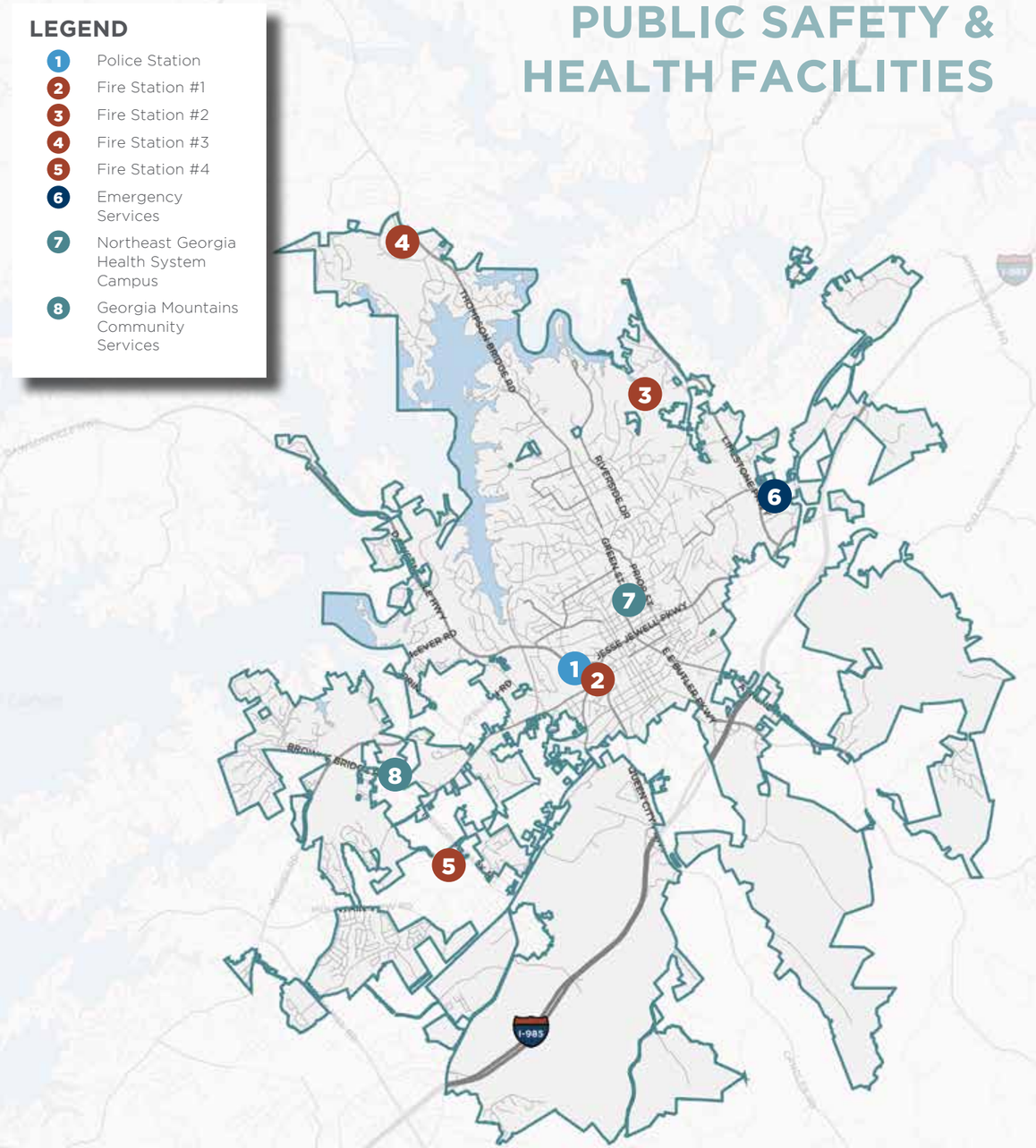
Gainesville and Hall County maintain a Fire Department Automatic Aid Agreement that outlines the coordination and cooperation of the two governments in the areas of fire suppression and emergency medical services, providing a more comprehensive protection package for the citizens of both communities. In addition, many city and county law enforcement personnel have some training in fire protection to increase the capacity for emergency assistance and, in many circumstances, produce a quicker response time.

The Gainesville Fire Department consists of four fire stations equipped with a total of 12 fire trucks (seven engines, two aerials, one rescue and two squads). There are currently 92 employees working on three rotating shifts that consist of 24 hours on, 48 hours off, and 11 administrative staff members for a total of 103 personnel. The Gainesville Fire Department is rated as a ISO Class 1 Fire Department in the State of Georgia, which allows residents and businesses to receive lower insurance premiums and superior service. At last assessment, firefighters and paramedics respond to 70% of calls within 5 minutes, a mark achieved by less than one-fifth of the nation's fire departments.

To maintain its Class 1 rating, the Department individual members are required to attend a minimum of 240 hours of training per year. In addition to firefighting, many Department personnel are trained in the areas of emergency medical, high-angle rescue and confined space/trench rescue. The Department also trains in Hazardous Material Emergency Response with the Hall County Fire Department.

The Fire Department maintains its own long-range plan, which is due to be updated within the next 1-3 years. An internal assessment of their operation indicates the status of vehicles is considered sufficient for the near term, but that personnel and station needs should be addressed in the planning time frame if the City is to maintain the current (and highly favorable) level of service amidst continued growth. As of today, the Department shows a need for new stations in the southeast (which is currently in progress) and in the southwest. Ensuring these stations are fully staffed would also necessitate an increase of 30 new personnel.

PUBLIC SAFETY & HEALTH FACILITIES



EMERGENCY SERVICES

Emergency Management refers essentially to two things: the communication network that facilitates the response actions of public safety organizations, and the availability of ambulance carriers to address health transport needs that fall beyond the normal purview of police and fire protection services. Combined these services provide an additional means for supporting the general health and welfare of the citizens.

Emergency management is conducted in Hall County on a county-wide basis. Funding for these activities is provided through Hall County general funds with a small percent coming from federal (FEMA) and state (GEMA) grant funds. The City of Gainesville and Hall County also maintain a contractual agreement for county-wide communication 911 services. Emergency calls (911) are received and evaluated at the Communications Center with immediate dispatch being initiated to the appropriate emergency response agency.

Hall County, together with its municipalities, completed a 5-year update of the Hall County Hazard Mitigation Plan in 2017, the long-term planning document for local emergency management agencies that is required in order to obtain full federal assistance for those programs. As of 2021 there were no identified issues on behalf of Gainesville for emergency management services. Provided the Hazard Mitigation Plan is being maintained and implemented, particularly with regards to flood mitigation, then it is believed the only concern for the County's Emergency Management Agency (EMA) is keeping up with demand for staff as operational needs grow with the county's population. Currently EMA has a staff of four budgeted positions. Over the next 20 years that staffing level will need to increase by approximately 3-4 additional staff members to focus on planning and homeland security related efforts.

HOSPITALS & HEALTH FACILITIES

The remaining aspect addressed within the Public Safety element is the availability of hospitals and healthcare facilities to treat the ill and infirmed. Access to such facilities is required for a community to sustain its level of function and prosperity.

The City of Gainesville is home to the main campus for the Northeast Georgia Health System (NGHS), a regional not-for-profit community health system serving approximately 800,000 residents in northeast Georgia. The overall system has received numerous awards and accolades for its services over the years, including top ratings in the State for heart care on multiple occasions, and was one of only 24 programs in the nation to receive a 2018 Outstanding Achievement from The Commission on Cancer.

Since first opening its doors in 1951, Gainesville has been home to the now 557-bed flagship hospital for NGHS, and has grown to offer specialty services such as:

- Level II Trauma Center
- 23 operating rooms
- Emergency services
- 32-bed Intensive Care Unit (ICU)
- Ronnie Green Heart Center (18-bed Cardiovascular ICU and 17-Bed Critical Care Unit)
- Women & Children's Pavilion with Level III Neonatal Intensive Care Unit (NICU)

The hospital is currently considered fiscally sound and is undergoing yet another expansion process adjacent to the north tower as of this writing. Further, as a not-for-profit health system, all revenue generated above operating expenses is returned to the community through improved services and innovative programs. The NGHS Charity Care Policy supports the provision of care for indigent patients, regardless of their ability to pay.

The Hall County Health Department provides a variety of general medical and well-being services available to any resident. The mission of the Department is to increase public access to basic preventative care and medical screenings traditionally too expensive for lower income households. Costs for services through the Department are based on sliding fee scale determined by income.

Mental health services in Hall County are provided county-wide through nonprofit Georgia Mountains Community Services. Provision for these services is coordinated through the County Health Department, with funding derived from federal and state grants, the Hall County general fund, as well as user fees.

PUBLIC FACILITIES

GENERAL GOVERNMENT

General government facilities are those resources required for the government to perform its operations: Administration and office space, meeting facilities, storage space, etc. In order for the government to function efficiently (both fiscally and physically) the operating facilities must be conducive to the nature of the operations.

The City's main administrative functions are carried out at the municipal complex one block from the downtown square. The City assumed full residency of the Municipal Building after the County moved to their new location two miles west. The Municipal Building is from the 1970's and houses the administrative and financial divisions, while the Community Development Services Building across the street houses the Planning, Code Enforcement, Building Inspections, Housing, and development support operations.

Community Service Center located at the intersection of Jesse Jewell Parkway and Prior Street Southeast.

The City's newest facility is the Public Safety Complex completed in late 2010. That facility currently houses the Police Department, a Fire Station, and the municipal courts. The main courtroom is also used for City Council meetings and other special public forums, as available.

The Community Service Center is jointly funded and operated by Hall County and the City of Gainesville. Services of the Center are provided county-wide and include counseling, parenting, homebound services, operation of the Hall Area Transit, Meals on Wheels, and the Senior Center. The Center is located in downtown Gainesville and has a staff of 29. Legacy Link, Inc., a nonprofit agency, contracts with the Community Service Center, to provide state and federal funds to provide senior citizens services to all qualifying cities of Gainesville and Hall County. Funding from the Gainesville and Hall County general funds and from private donations and participants' fees also support CSC/SAS programs.

The City of Gainesville also owns and operates three event spaces. The Gainesville Civic Center, which is supported by Special Revenue funds as well as consumer user fees. This facility is open to the public within and outside of the City's incorporated boundaries, and serves as a premier event venue for conferences, weddings, and other occasions. The Fair Street Neighborhood Center provides an 1,800 SF space for smaller events in a historic part of east Gainesville, including after school programs. The Martha Hope Cabin, just behind City Park, provides a 1,000 SF space frequently used for small gatherings like family picnics, church events, and more.

EDUCATION FACILITIES

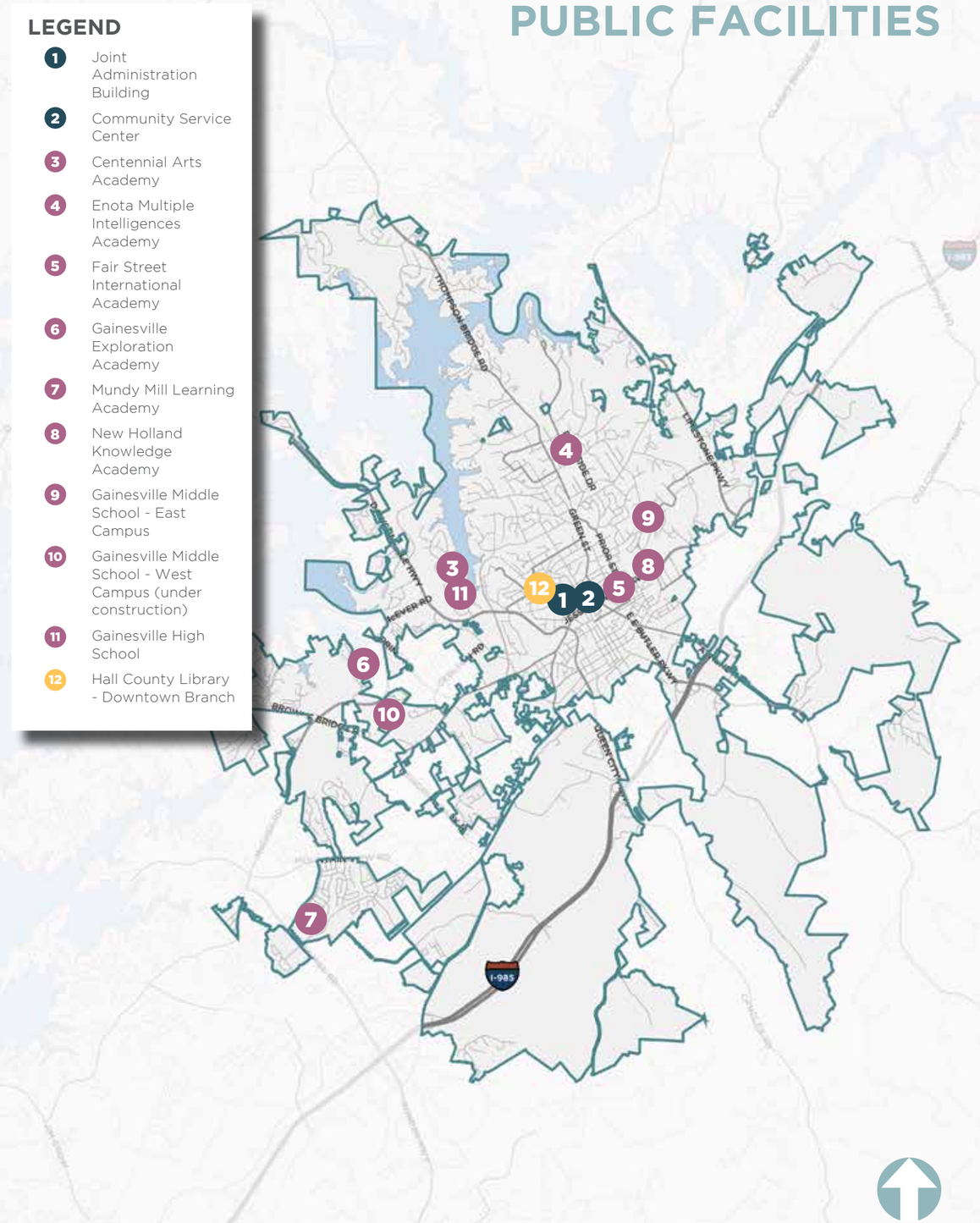
Education facilities are those places and programs designed to support the learning and development of youth and the general labor force. These can include general or specialized education facilities and programs and are closely tied to economic development efforts: economic growth is often dependent of the levels of education and skill sets available within a community; Thus, it is in the best interest of every community to have the best education resources available.

Primary and Secondary Schools

The base level of education and the most prevalent within most American communities is that of primary and secondary schooling, which entails the common curricula taught between kindergarten and 12th grade. This education is designed to arm children and youth with the basic understanding of communication, analytical and social skills required to function within society. Often these schools will incorporate higher levels of study for those inclined to continue their education. They may also include technical and professional job-skill training programs that provide specialized instruction on common and available jobs, so that graduates can immediately (re)enter the workforce.

The Gainesville City School System has been around for more than 100 years and is one of the few municipally based systems within Georgia. The system currently features 6 elementary schools plus Gainesville Middle School and Gainesville High School. For the 2018/19 academic year the total system had a full-time enrollment of 7,756 students, with 1,486 attending Gainesville High School. The school system maintains its certification by the Georgia Professional Standards Commission and is a partner with other education-focused programs in Georgia and the region, including Pioneer RESA and The Georgia Vision Project.

PUBLIC FACILITIES



In a move to provide a unique and invigorating learning environment, as well as a means to provide some level of choice and control to local parents, the elementary schools have individual academic themes and parents have the chance to choose to send their children to any school within the system. Every school still provides the core curricula required by the State, but also provides specialized programs based on the particular theme as a means to stimulate student interest:

- Centennial Arts Academy
- Enota Multiple Intelligences Academy
- Fair Street International Academy
- Gainesville Exploration Academy
- New Holland Core Knowledge Academy
- Mundy Mill Learning Academy

Within Georgia, the primary measure of a schools/systems general academic performance is monitored through the Annual Yearly Progress (AYP) criteria. These criteria involve progressive testing throughout an academic year in several subjects for various grade levels and are based on the population groups' ability to improve over the course of the year. According to the 2018-2019 testing, the Gainesville City School System as a whole has lagged with a D rating, with Fair Street Academy, Mundy Mill Academy, and Gainesville Middle School as the weakest performing institutions. The system has taken steps to address these issues, particularly with investments in technology and facilities that should yield results over time.

The school system maintains the State mandated 5-year master plan and recently was supported by the community with the passing of the sixth E-SPLOST for Gainesville. These funds will support the completion of many significant facility developments or renovations, as the system looks to ensure all the schools have safe, quality learning environments capable of meeting the latest demands in design and technology.

E-SPLOST PROJECTS

- ☑ New Middle School for Cluster B
- ☑ High School Projects:
  - New Advanced Studies/ Workforce Development Bldg.
  - New Cafeteria and Media Center
  - New Instructional Building, including the Arts and various CTAE pathways
  - New Multipurpose Building
- ☑ New Gymnasiums
  - Centennial Arts Academy
  - Gainesville Exploration Academy
  - New Holland Knowledge Academy
- ☑ City Park Stadium & Walt Snelling Press Box Renovation
- ☑ Ivey Watson Field Renovation
- ☑ Transportation Facility Renovation/Relocation
- ☑ Ninth Grade Center Renovation/ Repurpose

In addition to the Gainesville City School System, residents have their choice among several private schools within the community:

- Riverside Military Academy is a college preparatory boarding/day school for boys that was founded in Gainesville in 1906. The academy features grades 7-12 and an enrollment of around 300 students.
- Brenau Academy is a college preparatory boarding/day school for girls grade 9-12 located on the Brenau University campus.
- Lakeview Academy is a 500 student, co-ed college preparatory day school for grades pre-K-12.
- Faith based schools are also available in or within 10 miles of Gainesville through North Georgia Christian Academy, Maranatha Christian Academy and Heritage Academy. All three are accredited schools featuring at least 1st-12th grades, however Heritage Academy is a classroom/ home study collaborative and does not have its own campus.

Libraries

In addition to the formal education programs directed through schools and post-secondary institutions, libraries provide an important resource for individual learning and development, as well as a source of recreation. As the default media and archive center of a community, the availability and scope of library services can prove significant in shaping the potential of a community. Libraries provide information and tools needed to support continued learning, ingenuity and creativity outside the structured environment of schools.

Local library services are provided by the Hall County Library System, which maintains libraries in Gainesville, Oakwood, Flowery Branch, Clermont, East Hall, and Murrayville, as well as the North Hall Tech Center. The Gainesville location is the main branch, located one block northwest of the downtown square, and was recently given a complete makeover. The facility was completely gutted and redone, while operations carried on across the street. Funded by $2 million in SPLOST monies, the new building includes increased space for Youth Services, a new large Community Room, enhanced study room space, and an upgrade in technological capacity. The new design also created a more open, window-lit, contemporary feel from a structure that was first erected in 1967.

HISTORIC & CULTURAL RESOURCES

OVERVIEW

Historic and cultural resources are those places and structures that have established a worth over time that is intrinsically linked to the community. That connection may be to a particular piece of area history or to key local events and persons or may have simply become special due to its unique status within the community. These resources contribute to local character and serve as valuable elements within the local social and civic scenes, transcending their raw form or purpose to serve something deeper in the fabric of the community. These are places that communities cherish and wish to preserve because they are part of the local identity.

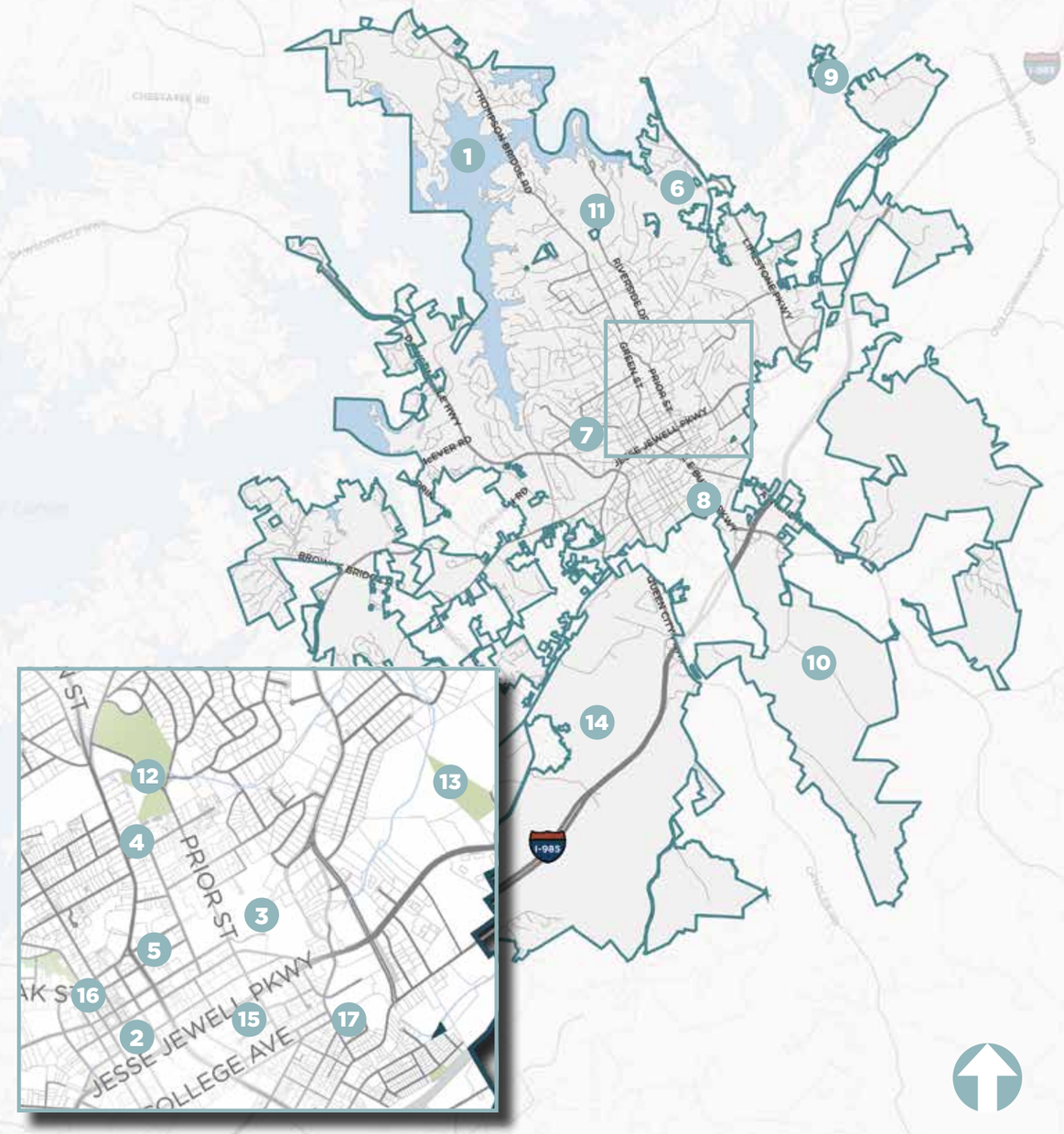
CULTURAL ASSETS

Cultural assets are those elements of a community that may lack a historical context but are otherwise considered important to area residents and businesses. These structures and spaces are recognized as having a value beyond their inherit land or construction costs, and often perform a social or civic role in bringing the community together. These are often the first things that come to mind when residents are asked to list key assets of their community that they wish to see preserved for the future. They may overlap with other elements of this comprehensive plan, but their popularity belies the need for them to remain a part of future plans.

The following cultural assets (listed in no particular order) were identified as primary cultural assets for the City of Gainesville, based on casual surveys of public residents and reviews of online discussions about Gainesville:

1. Lake Lanier
2. Downtown Square/Green Street
3. Brenau University/University Green/ Pearce Auditorium
4. Quinlan Arts Center/ John S Burd Performing Arts Center
5. Northeast Georgia History Center
6. Atlanta Botanical Gardens – Gainesville
7. Rock Creek Greenway
8. Interactive Neighborhood for Kids (INK)
9. Lake Lanier Olympic Park
10. Laurel Park, Allen Creek Park
11. Riverside Military Academy Campus
12. City Park/Civic Center
13. Frances Meadows Aquatic Center
14. Elachee Nature Center/Chicopee Woods
15. Community Service Center/Senior Center
16. Downtown Library Branch
17. Fair Street Neighborhood Center

HISTORIC & CULTURAL RESOURCES



Chad Shore mural on the Midland Greenway

Public art at Wilshire Trails

These assets' wide familiarity to residents and visitors does not just illustrate the amenities' accessibility to everyone, but they also speak to the extent that locals cherish places they can gather, particularly around recreation and experiencing the outdoors. The City should ensure that future plans not only help preserve the viability of these attractions but also seek to build on their popularity and introduce new facilities that can provide similar roles.

HISTORIC RESOURCES

Historic resources are those structures, monuments, works of arts, landscape features, and sites which are important to a community as both evidence of their architectural tastes and favored style and because these spaces and objects help translate the traditions and cultures of a community across generations. Many historic structures set the tone for a city's overall public realm, and often end up establishing local preferences for the way things look and function. They define not only a community's character and charm, but often also how the public engages socially as a sense of civic pride.

The City of Gainesville was chartered in 1821, serving as the county seat for Hall County since that time. With connections to the nation's first gold rush, an evolution as a railroad hub, and through various economic booms and busts, Gainesville has not only seen many noteworthy structures built in the community but has been able to preserve enough of them to establish the city's late 19th and early 20th Century architectural character. The most notable elements of these are the three historic districts in/near downtown: Green Street, Bradford/Ridgewood, and the Downtown District itself. These districts are the location of cultural events and institutions, and are considered vital parts of the local community.

Recognizing the importance of these assets, Gainesville has taken several measures over the years to actively protect and promote historic structures and districts. Gainesville became a Certified Local Government (CLG) in 2006 through the State Historic Preservation Office (SHPO), which affords the City economic assistance through the Historic Preservation Fund Grant (HPF) program which provides financial assistance for survey and rehabilitation projects. The City updated their historic preservation design guidelines in 2013 and has identified and listed 16 National Register sites and districts that can utilize State and Federal Tax credits and other economic incentives. These sites are included in the Georgia Natural and Historic Resources GIS database for advisement so that it can be determined whether specific projects are in or near identified historic resources that are forty years old or older. The City also conducted a Historic Resources survey from 2006 to 2011, and documented over 2,000 historic and potentially-historic resources. Additionally, the City performed a housing study from 2012-2014 with the Georgia Mountains Regional Commission (GMRC) where 3,058 of the 6,747 residential properties were evaluated and assessed on their exterior physical condition.

Currently, the City maintains a Historic Preservation Commission (HPC) to help with oversight of specialized policies for locally designated historic districts and resources. It also partners with the Northeast Georgia History Center and MainStreet Gainesville to help promote the restoration, preservation, and celebration of these places as crucial pieces of the community. Public events are planned for these places to keep them active and relevant. Resources are made available to owners to help them mitigate the special care needed to retain historic integrity.

HOUSING

OVERVIEW

The Housing Element of the comprehensive plan is used to evaluate whether existing and projected development will meet the City's housing needs with respect to supply, affordability, and accessibility. Housing is a critical issue to every community as a primary factor of quality of life. The costs and availability of quality housing is a key gauge in calculating local costs of living and in defining the long-term sustainability of the resident population.

HOUSING TYPES & CONDITIONS

In reviewing the housing trends across a community, the number of units alone does not provide the most accurate picture. Instead, the number of housing units also must be divided into three categories that further define the type of housing involved. For the purposes of this plan, the assessment of housing units will utilize three primary housing types: Single-family, multi-family, and manufactured housing. Because each type of housing provides different options for lifestyle choices and economic conditions for local households, they also require varying sets of needs and demands with respect to land conditions, public services, and facilities. Understanding the different housing types and how they are dispersed throughout a community can assist governments in more effective distribution of public services and facilities.

Single-family units are defined as freestanding houses, or as units that are attached but completely separated by a dividing wall. Associated with the "American Dream," single-family housing is often the most desirable by all parties involved, to residents for the ownership rights and symbolism of achievement, to governments for the tax revenue and investment in the community, and to developers for the potential return value.

Multi-family housing consists of structures containing two or more units, including large multi-unit homes, apartment complexes, and condominiums. Compared to single-family housing, multi-family units are more cost effective to produce and associated with a more temporary residency, factors which have spurned the growth of this market in a national society achieving new levels of mobility.

Manufactured housing is currently defined by the US Census as all forms of prefabricated housing, with a special HUD definition for units produced before June 10, 1976. This category is generally the least expensive means of housing production and ownership but also often is associated with weaker economic conditions because of how local communities continue to evolve in their approach to taxing such structures, treating modern units the same as their mobile home predecessors. However, the difference between modern manufactured housing and conventional housing is growing smaller and smaller, with much of the remaining difference being stylistic and less in terms of functionality or impacts on public services. The issue of how manufactured units fits into overall housing plans will remain prevalent until the real and taxable values of residential industrialized buildings can be clearly defined in relation to conventional units.

Regarding housing conditions, the US Census of Housing includes information on units without complete plumbing and water service, allowing governments to target concentrations of such housing for service upgrades or redevelopment. The number of housing units constructed prior to 1939 is one indicator of the overall age and productivity of the local housing market.

The make-up of Gainesville's housing inventory mimics many small-but-growing cities. There is a substantial volume of older units still in use, but the aging units are not all subject to deterioration given the values in the residential market (and historic neighborhoods, in particular) that continue to increase as more new housing is being built. As the newer units come online, the ratio of sub-standard units decreases, with many of those weaker units then being razed or renovated. Gainesville, however, retains a need for more housing options for both lower income earners and households that find affordability of starter homes increasingly out of reach. As the COVID-19 pandemic shifts to the later stages and the local economy resumes a semblance of its recent boom days, the Hall County job market has increased in the volume of blue-collar employment. Gainesville only will harbor so much of this housing demand, but given the City already feels pressures from the growth of Brenau University, Northeast Georgia Medical Center, and other area businesses and institutions, the City's popularity as a place to live is driving up the overall demand. Making sure significant portions of the new construction is truly affordable will ensure the balance in the market and does not force lower income households out of the city.

Example of a single-family home

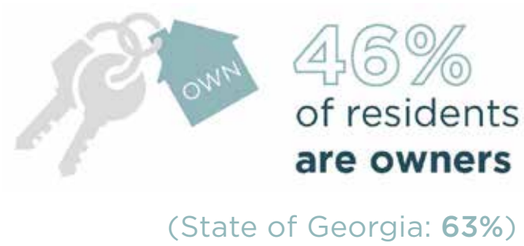
Example of a quadplex

Example of a multi-family building

OCCUPANCY

Similar to the different economic and social needs defined by demographic statistics, occupancy and residency conditions can also indicate specific trends or needs of the region's population. Whether a housing unit is being leased or owned indicates the financial abilities of the household, as well as suggesting the health of the local economy. Vacancy rates, meanwhile, tell whether the market is ahead or behind the pace of population growth and demands. Typically, a strong market is defined by a relatively high percentage of homeowners and low occupancy rates.

Gainesville and Hall County are experiencing strong occupancy rates heading into 2022, a sign of the market's general health. There has been a slight increase in vacancy rates for both the City and the County, but it is only a slight increase and the figures remain within sustainable ranges for markets that feature a high degree of properties available for rent. Both jurisdictions have demands for vacation rentals near the lake, plus a desire for affordable properties for thousands of college students and new employees beginning households in the area and the increasing demand for affordable housing for seniors.



An additional factor in this equation is the growth of the short-term rental property, where online platforms make it easier for any owner to market their property for short-term rental uses. This has encouraged more people to explore owning rental properties as a source of secondary income, and as a result, more properties have been placed onto the rental market than compared to a generation ago. This evolution has caused some issues in some communities as the realities of the industry has forced the need for new regulations, and some neighborhoods or subdivisions have likewise sought to act on where and how such rental properties are allowed and maintained.

Fueled by these changes, what has changed in Gainesville over the past decade has been the increase in the number of rental properties overall. The numbers of new apartment complexes, active adult communities, and individual homes targeting renters have altered the owner/rental unit make-up of Gainesville. This alone is not a bad thing, provided the rental units are of good value and meet affordability needs. In this case, affordable means cheap enough that the occupants can build equity through financial markets without straining to cover housing costs. Provided this happens and the occupancy rates are strong, then the market for Gainesville is considered healthy regardless of the mix.

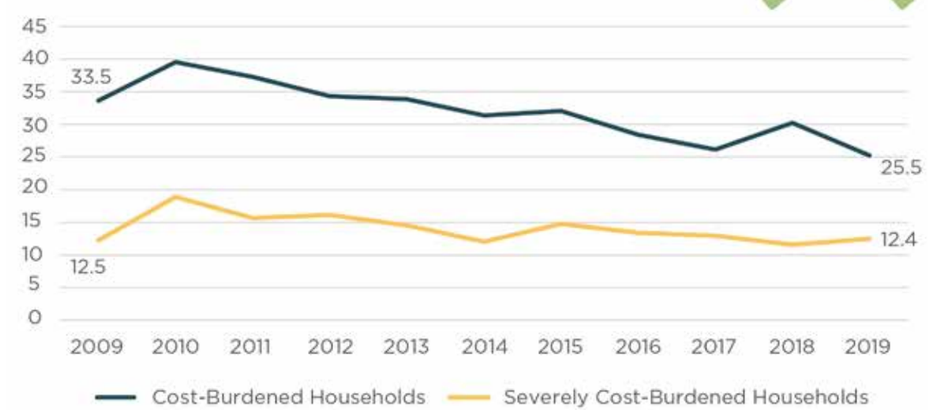
HOUSING COSTS

Affordable and well-located housing options are at the heart of individual economic opportunities and a strong local economy. Understanding the physical conditions of housing options within a community is relatively useless without also understanding the market for housing affordability. An assessment of housing costs is critical to understanding the accessibility of the housing supply to the residents and goes a long way toward explaining the strengths and weaknesses of the housing supply.

It is not just families at the lowest ends of the income scale that are finding it increasingly difficult to locate adequate housing. Availability and affordability of housing impacts entry level homeowners, first responders, teachers and other lower-paid professionals, and employees in the community workforce. As hinted above, the affordability of a market is tied to the local industry revenues, with the residents striving to pay only up to a specific percentage of their income toward housing (recommended at no more than 30%). For Gainesville, with a median household income level around $51,000 that would set a preliminary benchmark for affordability at approximately $1,200 per month for the rent or mortgage, plus related property taxes, and ancillary costs. Depending on interest rates and down payments that amount could afford a 30- year mortgage payment for a house valued between $200,000 and $250,000. This means the native market in Gainesville is targeting half of the supply priced below that point.

For those owning their own home Gainesville is moderately affordable. Approximately 19% of households are paying above the recommended 30% of income for housing. The share is larger in Hall County, where more than 20% of households pay an excess share of income for housing. This figure alone is not indicative of poverty, and some of it may be attributed to the adjusting markets for both wage levels and housing costs coming out of the Great Recession.

Cost Burdened Households in Gainesville (by Percentage)



However, it is considered evidence of some financial stress, which would explain the present-day growing demand for more affordable units. Both the City and the County should expect this to continue past the COVID-19 pandemic as the labor force has a better understanding of their long-term financial capabilities in planning housing budgets.

For renters the market is similarly taxed. In Gainesville approximately 60% of renters pay below the $1,000 per month mark, but as the typical renter also is earning below the average income it is understood that the vast majority of units should be targeted for rents below $1,000, and more likely lower than $800. Yet only 28% of units in Gainesville reach that mark. The difficulty in achieving housing affordability is managing the costs of construction to meet the targeted price point. Often the math does not work without some outside assistance because the costs for land, labor, and materials are relatively fixed for all types of construction. Multifamily units can achieve cost efficiencies in this regard, but the utility and infrastructure loading demanded by such units means they cannot occur just anywhere. This is why often larger cities will, like Gainesville, support housing programs that help fill the financial gaps needed to make affordable units available in their community. Gainesville will need to sustain these efforts while monitoring local markets to see how they can also encourage more affordable private developments through innovation, adapting new codes, and more.

TO SUMMARIZE...

Housing affordability in Gainesville has seen an overall improvement in the past decade, though housing remains more expensive for renters than for homeowners, reflecting broader state and national trends.

The percent of cost-burdened (paying over 30% of income on housing) households in Gainesville has dropped from one-third to one-quarter in the last ten years. However, the percent of severely cost-burdened (paying over 50% of income on housing) in the city has remained flat in that same period, at about 12%.

Housing affordability is considerably worse for renters than homeowners in Gainesville, with almost 40% of renters being cost-burdened (versus 20% of owners), and over 20% being severely cost-burdened (versus 9% of owners).

REAL ESTATE & DEVELOPMENT TRENDS

Development within and around the city continues to feature an evolving blend of suburban and urban forms. Single-family detached housing remains the preeminent residential form, with new neighborhoods around the county featuring varieties of home sizes and scales, from workforce housing and starter homes in the 1,400 to 1,700 SF range, to larger properties catering to families looking for acreage. Within the City of Gainesville, however, there are more multi-family developments, urban scale properties, and a greater variety of housing styles.

Among the many developments ushering in the more urban forms of development (see the Appendix for more information):

- Limestone Greenway, a 75-acre mixed-use development including 225,000SF of commercial space, 252 multifamily units and 33 single-family homes.
- Lake Society, a mixed-use project on 205 acres featuring 860 age-restricted units ranging from single-family detached to cottages to assisted living units. Will also feature 56,000 SF of commercial use and amenities such as a swimming pool and community boat slips.
- Walton Harbor, a new 166-unit family and age-restricted community near Lakeshore Mall.
- Solis Gainesville, a 223-unit apartment complex and adjoining commercial out-parcels across the pedestrian bridge from Downtown.
- Gainesville Renaissance, a project completing the fourth side of the Downtown Square that will feature 8 condominiums over retail and offices, capitalizing growing interest on intown living.
- Legacy at Walton Summit, a new, 258-unit family community 3 blocks from Downtown.

In addition to the actual construction projects, there is the growing interest in residents making homes available as short-term rental units. This can take viable units off the inventory of properties that would otherwise be sold or rented at affordable rates long-term, and drive up demand and housing costs. Typically, this issue is more prevalent in vacation destinations, so places like the Lake Lanier waterfront are attractive to folks willing and able to rent out their property. Occasionally, however, regular residential units may find a market for this use among corporate clients or in areas where hotel options are limited. The City should still review their policies to ensure they are properly regulating this industry and preserving the supply of local housing for full-time residents and protecting its residential neighborhoods.

CITY HOUSING PROGRAMS

Because of its size and urbanized areas,Gainesville qualifies as a CDBG entitlement community for the US Department of Housing and Urban Development's (HUD) annual Community Development Block Grants (CDBG) program. The Entitlement Program provides annual grants on a formula basis to eligible cities and counties for the development of quality housing and neighborhoods and for expanding economic opportunities, principally for low- and moderate-income persons. Participants in the program must establish and maintain a citizen-driven housing strategy, known as the Consolidated Plan, and use that document and process to identify the needs and priorities for use of the allocated CDBG funds.

In Gainesville, the City's Community & Economic Development Department's Housing & Special Projects Division is responsible for administering this program, and Gainesville's Consolidated Plan was last updated in 2019. The planning process for the update reviewed several related documents, consulted with multiple support and partnering agencies, and featured an extensive public involvement program in order to evaluate how best to improve the city's housing supply and urban neighborhoods in a fashion that addresses the needs of Gainesville's workforce and those households on limited incomes. See page 20 for information about the Consolidated Plan.

Using these goals, the City's Housing & Special Projects Division manages several projects involved in the development and maintenance of residential properties within older, eligible neighborhoods in the community.

Based on the primary funding sources available, housing program activities emphasize the following objectives:

CDBG-ENTITLEMENT FUNDS	HOME/CHIP (GRANT FROM DCA)
Homeowner housing rehabilitation	New home construction
Homebuyer assistance	Homebuyer assistance
Public facilities/ infrastructure	Site development
Land acquisition	Land acquisition

Regarding site development, the City currently owns only two vacant lots for housing development: one on Summit Street, on the east side of E.E. Butler Parkway; and one at the end of Emily Street in the Newtown community. The Gainesville Nonprofit Development Foundation, Inc., which is the City's 501c3 nonprofit housing development organization, owns about 3.5 acres on Wood Avenue off Atlanta Highway, but this property has challenging topography and lacks a sewer connection. The Gainesville Nonprofit Development Foundation also would need to construct any roads needed to build out the Wood Avenue property. The Gainesville-Hall County Land Bank Authority (LBA) owns about 1.5 acres off Summit Street intended for use in partnering with the City and its Nonprofit Development Foundation to build single-family homes for ownership by low- to moderate-income households. The LBA will donate the land to the City's Nonprofit to build four (4) homes using City State CHIP grant funds and HOME/CHIP Grant Program Income. CDBG funds will be used to build infrastructure to serve the homes.

Aerial of Downtown Gainesville

ECONOMIC DEVELOPMENT

OVERVIEW

The Economic Development element of a comprehensive plan attempts to define the assets and liabilities of industrial categories, geographical locations, and employment conditions. Economic development analyses inventory a community's functional conditions and achievements to identify the strengths, weaknesses and needs of native businesses. This portrait of a region's economic state is the foundation for assessing the performance of wages and job skills, employment and industry patterns, and the programs and efforts designed to improve local economies.

Economic Base Analyses are used to identify the local significance of each industrial sector. Studied are the kinds of industry within a community, the total earnings those industries produce, and the wages distributed to the resident population. Economic base studies can direct recruitment toward businesses that complement existing industry or require the skills of residents currently exporting labor to other regions. This information is basic, but vital, for more effective decisions concerning the health of the local economy.

Labor Force Analyses uses information concerning the skills and abilities of the working population to indicate the economic potential of a region. Occupational characteristics highlight the strengths and weaknesses of the available labor pool, offering guidance as to the employment needs and limitations. An analysis of occupational employment, balanced by information concerning work location and commuting patterns, can be used to determine the assets of the existing labor force as well as to highlight which skills should be brought into the area. This analysis can then be used with economic base studies to direct activities for improving the local economic conditions.

EMPLOYMENT BY ECONOMIC SECTOR

The primary measure of an industry's value to a local economy is the number of people it employs. An economy grows stronger as it increases any form of gainful employment in the local population, redistributing wealth and encouraging economic growth.

Gainesville's largest employers by far are the manufacturing and construction industries, with manufacturing in this case including the abundance of poultry processing facilities that draw from area farmers to produce chicken products for restaurants and groceries. The manufacturing sector alone accounts for more than 20% of Hall County's employment base, and a higher percentage in the city. This indicates that industry can operate locally at a cost-effective manner compared to in other places, using a measure called a Location Quotient (LQ). The LQ compares the relative ratio of employment in an industry to that within the nation (or the state) as a whole. Industries with a greater share of employment in a community compared to the nation are economically thriving, and possibly serve as the primary source of revenue generation for households in the area. In the case of Gainesville, seven (7) industrial sectors rank high in LQ factoring, with two others just shy of an even score. These industries, then, are likely among the strongest in the market at the moment.

A surprising sector to fall short in this list is that of health care, given the presence of a preeminent hospital. In this instance, while the industry rates low compared to national averages, the sector is not only a strong presence in Gainesville but also likely one with significant financial impacts.

Top Employment Industries (2021)

Occupations by Sector (2021)

OCCUPATIONS

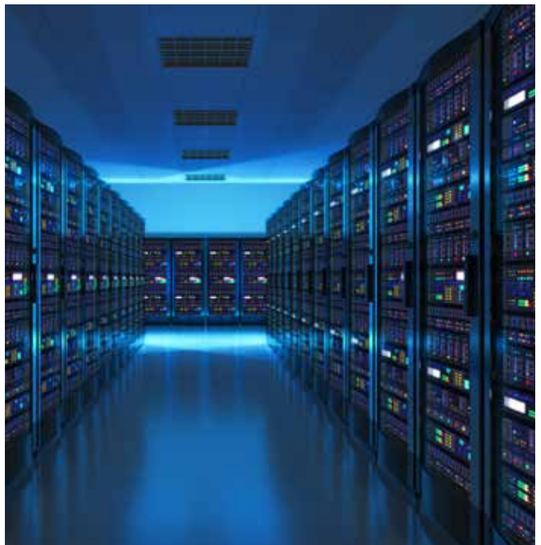
The occupational information reveals the kinds of skills & experience present in the local labor force and provides an indication of how successfully that force can fill the labor needs of particular industrial sectors. Such information can also help explain commuting patterns, education needs, and possible changes in demands for consumer goods and services.

Similar to the breakdown of employment by industry, employment by occupation can be measured for local prominence by calculating an LQ ratio. Here, too, we see the nature of Gainesville's manufacturing presence, as every blue-collar sector has an LQ over 1, indicating how occupations such as production and transportation (i.e. poultry processing and hauling) are the trades for most local employees.

Gainesville's blue-collar labor force is proportionately twice as high as the national average. Again, this alone is not a good or bad thing, and cities traditionally have much higher ratios in these sectors compared to suburbs or rural areas. What matters to Gainesville, however, is the sustainability of these sectors and the ability of these industries to pay livable wages with an opportunity for upward mobility.

The flip side of this narrative is the relative absence of white-collar employees in the area, if only as an indicator of balance and economic diversity in the Gainesville market. The absence of managerial and computer professionals suggests areas the City may wish to consider building up depending on future market trends, and the low ratio for healthcare workers might signal a strong need for that industry as the region grows increasingly populated with retirees and older adults.

Poultry operation (Source: Shutterstock)



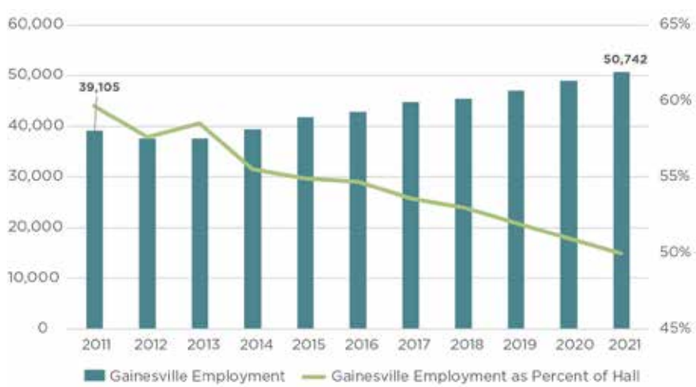
Data center server room (Source: Shutterstock)

EMPLOYMENT STATUS

The rate of adult participation in the labor force is an indicator of the relative ability of the populace to work as opposed to being dependent on others. Higher levels of participation are the expectation for communities seeking economic growth and stability, particularly among prime working-age years, as that typically correlates to the productivity of local industry and the general wealth of the area residents. When paired with information about income levels, this information can help define the economic priorities of a local market.

Gainesville's overall participation rate of 62.7% is lower than some communities but could echo the other indicators about the percentage of older and/or retired residents in the city. What stands apart from that notion, however, and could indicate near-term cause for concern, is the lower figure for employment among younger adults ages 16-24. While the current market is still struggling from the COVID-19 pandemic, the need for this age group to build their skills and their income is critical to sustaining economic expansion. If this trend holds through 2022, that might be an issue for local economic development interests.

City Employment (2011-2021)



UNEMPLOYMENT LEVELS

Another lead indicator of an economy's strength is the measure of its unemployment levels. Trends in this area reflect the stability and prosperity of local industries, as well as the results of past economic development strategies. Unemployment levels also represent a measure of the poverty level within the area and potential deficiencies in the redistribution of wealth.

Metro Gainesville/Hall County has featured a strong and growing employment market since the Great Recession. Over the past 10 years the region has been aggressively pursuing industrial expansion, both to diversify the local economy beyond poultry processing, as well as maximizing their location and transportation assets that have made the region attractive to goods production and shipping industries. Many businesses are also lured to the area due to the reservoir, the proximity to metro Atlanta to the south and mountains to the north, and the presence of Northeast Georgia Medical Center. As a result of these efforts to support industrial growth, and the ability to accommodate new residents and businesses, Hall County has managed to see area unemployment rates drop to 2.9% prior to the COVID-19 pandemic. The rate did rise close to 5% during the pandemic and has since dropped back to just over 4%.

COMMUTING PATTERNS

One significant struggle with accommodating both residential and industrial needs lie in the effective use of regional infrastructure. The rapid development of modern transportation and infrastructure improvements has led to drastic changes in the commute to work and the unemployment patterns discussed above. The same modes of transit that may easily bring people and commerce into an area can just as easily take them away. This creates a governmental concern over the commuting patterns and increased interdependence among communities. An imbalance between needs for employment and availability of employees can lead to increases in commuting, leading to a disparity in the provision of governmental services.

Compared to other counties, Hall County has a high percentage of employees who live and work within the community. Much of this is due to Gainesville historically being a regional employment center before metro Atlanta made its way up I-985, meaning a significant number of people looking for jobs in the area came to Hall County, rather than commuting. That ratio is decreasing as Hall County experiences the growing phenomena of two income households, where often one household member has a longer commute in order to accommodate differing careers. For now, however, Hall County has the benefit of more than 80% of employees and 80% of local laborers having a commute no more than one county over.

For Gainesville, this likely means a comparable high ratio of local workers filling local jobs. Noticing the congestion in the area that is high at rush hour but doesn't last long is one indicator of limited commuting. Also, the prevalence of blue-collar jobs tends to correspond to households that prefer to live close to work or are the jobs favored by secondary income workers. These signs, combined with the current success of the local transit and cab companies, suggests that most city residents stay within Hall County for work.

ECONOMIC DEVELOPMENT RESOURCES

Many communities employ a number of methods to encourage and strengthen local business and economic conditions. Economic development resources can take the form of development agencies, government programs, or special features within an education system that foster desired business environments. These resources are a means of supporting the local economy, and as such are strong factors in the analysis of economic development patterns.

Through the State and Federal levels the local government is provided assistance by the following:

At more than 100 years old and with over 1,500 members throughout Hall County, **the Greater Hall Chamber of Commerce** is the chief organization guiding the local business community's efforts to support community development. The Chamber works with the City to encourage and support expansion of current businesses and to recruit new business to the area. The Chamber supports various social and civic causes that advance the local quality of life and has been a strong advocate of Gainesville's growth by promoting tourism and supporting the City's demands with regards to Lake Lanier. The Chamber also acts as a local industrial development authority for Hall County.

The Georgia Mountains Regional Commission is the regional government serving the 12 counties in the northeastern corner of Georgia, including Hall County and neighboring Dawson, Lumpkin, White, Habersham and Banks Counties. The GMRC has departments for Planning and Economic Development, each available to provide a full array of services to assist the City with plans, grant writing and other community development efforts.

Federal EDA Appalachian Regional Commission, USDA Rural Development. All communities within the Georgia Mountains Region are eligible for assistance from these Federal Agencies for projects that directly translate into new employment opportunities. This includes funding loans and matching grants for capital improvement and downtown development that attract new businesses or facilitate business expansion.

Georgia Departments of Labor, Community Affairs and Economic Development. The State of Georgia assists local economic development through the provision of training programs, expert recruitment resources and financial assistance. Staff from all three Departments communicate with the local governments regarding programs and resources for which they are eligible.

PLANNING AND PROGRAMMING

Local governments sometimes participate in several programs designed to assist business initiatives and improve the quality of the local labor force.

Local governments in Georgia are, depending on their classification and status, eligible for both the OneGeorgia and BEST programs that are designed specifically to support economic development in rural communities. Depending on the specific program, this support can include tax credits for new employment, assistance with job skills training and assistance with capital improvement projects.

Local governments are also eligible to apply for assistance through programs such as the Transportation Enhancement (TE) Grant, Employment Incentive Program (EIP) Grant and Community Development Block Grant (CDBG) programs. Funds awarded as part of these programs can assist with a select range of projects such as small loans for infrastructure improvements and facility developments that support job growth. These programs can also provide loans directly to businesses for utility improvements and training programs that support economic development.

Georgia communities can also utilize the QuickStart program provided in conjunction with the Georgia Department of Economic Development and the Department of Adult and Technical Education. This program provides resources for area technical colleges to develop and provide specific job training programs at the request of businesses seeking new/more employees. This service is provided at no or defrayed cost to employees that enroll for the one-time training.

Local Government Assistance Programs

Transportation Enhancement Grant

Employment Incentive Program

Community Development Block Grant

EDUCATION AND TRAINING FACILITIES

Post-secondary education is the foundation for developing a highly skilled work force. The accessibility and quality of colleges and universities enables a community to produce a labor pool with a wider variety of skill sets and with a deeper set of skills for the jobs in greater demand. Such facilities also support specific job-skills training for local industry expansion. Thus it is crucial for any community to include in their plans for economic development an understanding of the education resources available for building and sustaining the type of labor force needed to prosper.

Gainesville features an abundance of colleges and universities within the general vicinity, including several options within or adjacent to the city. Located within Gainesville is Brenau University, which has evolved from a private women's seminary founded in 1878 to a full university in 1992 that also harbors a residential preparatory school for girls. Brenau University's graduate programs include masters-level studies in business, interior design, psychology, health care administration, education, nursing, gerontology, occupational therapy, education specialist, and doctoral-level interior design. As of 2021, Brenau University enrollment features about 3,500 total students in four academic units:

- College of Education
- College of Health & Science
- College of Business & Mass Communication
- College of Fine Arts & Humanities

Brenau University

On the city's north side sits the new campus for Lanier Technical College, a unit of the Technical College System of Georgia. Lanier Tech serves as the foremost workforce development resource for Banks, Barrow, Dawson, Forsyth, Hall, Jackson, and Lumpkin counties by providing:

- Career-technical education programs, offered through traditional and distance delivery methods, leading to associate degrees, diplomas, and technical certificates of credit;
- Customized business and industry training and economic development services;
- Continuing education for technical and professional development; and
- Adult education services.

The new main campus in Gainesville, which includes an on-site conference facility, spans over 95 acres and currently has over 3,000 enrolled students. An additional 2,000 students attend the college's other campuses.

The closest state university is the University of North Georgia (UNG), with its main campus in Dahlonega and secondary campus adjacent to Gainesville. The University of North Georgia is part of the University System of Georgia and is designated as a State Leadership Institution and The Military College of Georgia. UNG currently has about 18,000 undergraduates, including about 7,500 at the Gainesville campus, making it one of the state's largest public universities. UNG features 5 academic colleges, with the most popular major areas of study being biology, psychology, management, marketing, and business administration. UNG also features competitive athletics, arts programs, and conference facilities in both the Dahlonega and Gainesville campuses.

Lanier Technical College Campus

UNG - Gainesville Campus Map

Two other technical colleges are near enough that they could assist in job training and general education efforts: North Georgia Technical College is located approximately 20 miles north in Clarkesville, and the Lanier Tech campus in Cumming is approximately 20 miles to the west. Depending on the exact location of new industries and/or the commuting arrangements for town residents, either facility could provide additional training resources for the local labor force.

Several private colleges are also within nearby counties, adding to a variety of resources available to area residents and businesses. Combined, these institutions educate more than 7,000 students in an assortment of liberal arts, theological studies and general education and business majors:

- Truett McConnel College (Cleveland)
- Emmanuel College (Franklin Springs)
- Piedmont College (Demorest)
- Toccoa Falls College (Toccoa)

Another education resource for Gainesville residents is the Featherbone Communiversity Center, a cooperative venture and facility that provides training and education opportunities for a variety of needs and challenges. The role of the Communiversity is "to provide everyone in the North Georgia region an opportunity to make connections, engage in collaborative learning, imagine possibilities, and work together to create a better quality of life for all." The Communiversity is a partnership of local schools and businesses. Featherbone Communiversity is home to the Brenau University Department of Nursing, the Interactive Neighborhood for Kids (INK), Lanier Technical College Manufacturing Development Center, University of Georgia Small Business Development Center, and the Georgia Tech Enterprise Innovation Institute.

ECONOMIC TRENDS

The broader Gainesville area has an abundance of key assets considered magnets for new residents and businesses, including recreation amenities (Lake Lanier, the nearby mountains), Northeast Georgia Medical Center, and multiple post-secondary educational institutions. These amenities ensure a strong quality of life for employees and the related market potential for commercial enterprise. As a result, the whole Georgia Mountains region, and in particular the I-985/Lanier Parkway corridor, has continued to feature strong economic growth despite the pandemic.

Highlights of recent trends in the area are listed below. This includes some information courtesy of the Greater Hall Chamber of Commerce:

- The poultry products and processing industry, which comprises establishments primarily engaged in slaughtering poultry and small game and/or preparing processed poultry and small game meat and meat byproducts, is critical to Gainesville's economy. The region has the highest number of employers in the state with 28 establishments accounting for 12,837 employees, many of those in and around Gainesville. With average annual wages of $34,892, this industry is projected to grow by 0.59% annually through 2024. Fieldale Farms Corporation, Pilgrims Pride Corporation, and Victory Processing, Inc. are among the ten largest employers in the region.
- Healthcare continues to be a critical industry for the region. The increasing number of older-age households in the area, which includes natural residents living longer and newcomers retiring into the area from elsewhere, are both attracted to the medical resources available in Gainesville as well as the overall natural scenery and affordability. This trend is expected to continue at least through the planning cycle, and the access to such facilities will also support general population growth as larger industries seek locations that can support quality lifestyles for their workforce. The recently announced expansion of the NGMC campus is designed to help ensure the hospital can serve Gainesville residents through 2050. In support of this trend, Brenau University, Lanier Tech, and UNG have all expanded their programs involved in nursing, medical technology, and other studies that teach skills for health care workers.
- The Northeast Georgia Inland Port, under construction just north of the city, will create a new distribution hub to service the area. This port will support existing business and lure new industry, with expectations of the facility generating 400+ trips-per-day from freight vehicles servicing the site as soon as it opens in 2024. This is expected to attract additional industries along the GA 365 corridor, fostering a manufacturing and distribution hub along this arterial.
- The overall industrial development happening in Gainesville and Hall County has contributed to the metro area being recognized by numerous trade publications as a Top 10 destination for business multiple times over the past few years. Resources such as CoStar, Site Selection magazine, and the Milken Institute have all recognized the economic performance of the region, while strengthening the case for continued growth.
- Cottrell, an industry leader in manufacturing and assembling car haulers and equipment, recently announced plans to establish a second manufacturing facility in Gainesville-Hall County. The company is investing $125 million in the new, 500,000 SF facility, which will serve as the North Campus and will be located adjacent to their existing South Campus. Cottrell expects land development and construction to take up to 30 months.
- In 2019, heavy equipment maker Kubota North America Corp. announced plans for an $85 million, 300-acre expansion of its manufacturing facility just north of Gainesville. This expansion is slated to be completed in 2022 and should result in an additional 200 jobs for the manufacturer.
- In 2020, Fox Factory, a manufacturer of a variety of powered vehicles, opened in the business park across from Chicopee Woods. This facility employees approximately 300 people in the manufacture of suspension products for their vehicles, and is considered a highly advanced facility regarding machine integration.
- The 2021 Economic Development Report from the Greater Hall Chamber of Commerce notes 12 new and expanded businesses in Hall County, adding approximately 460 jobs and $200 million in investment during 2020.

BROADBAND TECHNOLOGY

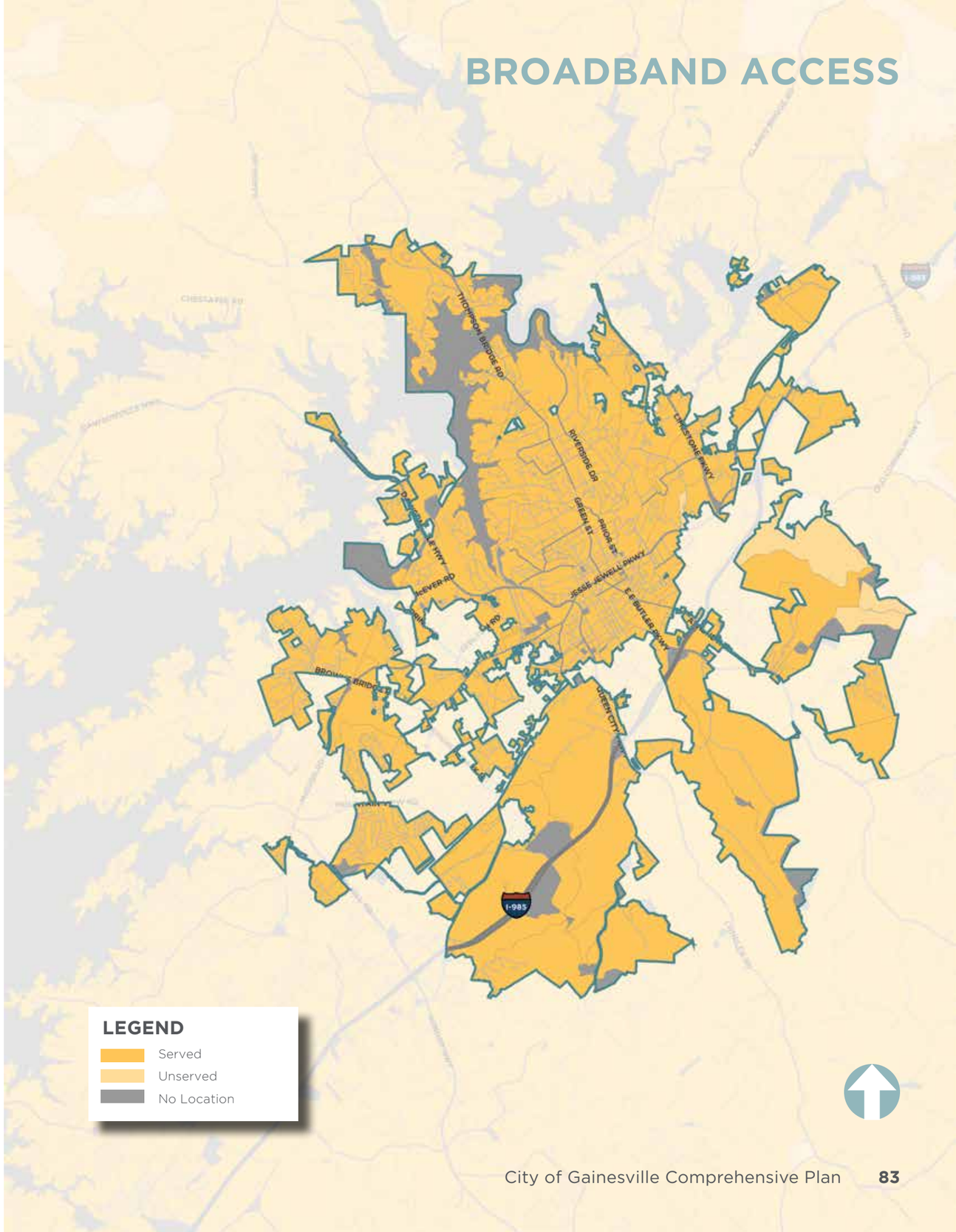
The growing importance of access to reliable and high-speed, high-capacity internet connections cannot be overestimated. Unserved and underserved areas of Georgia will not remain economically competitive without sufficient internet infrastructure, as this technology becomes the default utility for all manners of communication. To address this issue the Georgia General Assembly amended the provisions of local planning in Georgia by passing the "Achieving Connectivity Everywhere (ACE) Act" to facilitate the enhancement and extension of internet access in communities. The State will add future support programs and initiatives aimed at delivering the community improvement that reliable, high-speed internet access can provide to even the most difficult-to-serve citizens, schools, and businesses.

Achieving these goals at the local level begins with communities pursuing the Broadband Ready Community Designation, demonstrating that they've taken steps to reduce obstacles to broadband infrastructure investment by incorporating a broadband assessment into their comprehensive plan and has adopted a model ordinance. Here the ACE Act requires all local governments to incorporate the "promotion of the deployment of broadband internet services" into their local plan. Once these are in place the Georgia Department of Community Affairs and the Department of Economic Development will identify and promote facilities and developments that offer broadband services at a rate of not less than 1 gigabit per second in the downstream to end users that can be accessed for business, education, health care, and government.

One of the first products to come out of the Georgia Broadband Initiative was an inventory of general conditions across the State regarding access to high speed/ high-capacity broadband technology. Utilizing demographic data from the U.S. Census Bureau and cross-referencing that information with knowledge of broadband infrastructure, the Department of Community Affairs produced a series of maps depicting the state of broadband accessibility in rural areas. On this basis, Gainesville as a whole at least has access to high-grade broadband, so any gaps in their local network remain small and likely effects mostly residential users.

As an additional reference Gainesville and Hall County were included in the 2014 Georgia Mountains Digital Economy Plan (DEP), one of several such plans developed for each region across Georgia in accordance with standards defined by the Georgia Technology Authority (GTA). The DEP was designed to identify and coordinate the resources and efforts related to improving the region's infrastructure in support of hi-tech industries and economies. As each regional plan is completed, the State and its partners can begin directing their energy and resources with clearer focus and understanding of needs from every part of Georgia. While specific investment actions have not been identified as part of this initial process, the DEP provides a work scope that addresses key focus areas and recommendations that will help the GMRC, its member governments and regional stakeholders move forward with an understanding of the regional and state context for building network connectivity, improving educational resources and fostering technology hubs. With continued coordination and monitoring of progress, it is hoped these efforts will make the region a more effective and efficient place enabling all manners of business to realize their potential in accessing and utilizing electronic data.

BROADBAND ACCESS



S.W.O.C. ASSESSMENT – GMRC DIGITAL ECONOMY PLAN

	STRENGTHS	WEAKNESSES
WORKFORCE/EDUCATION	Higher Educational Institutions – University of North Georgia, Brenau University, North Georgia Technical School, Lanier Technical School	Limited existing high-tech labor force
	Faster Business Start-up Time	Low family income
	Dawson GigCenter – Business start-ups	
	GMRC Workforce Development	
	Strong Development Authorities and Chamber offices to assist start-up businesses and industries	
INFRASTRUCTURE	Cooperative EMC's that deliver good products	System redundancy. Residents and businesses need more choices for internet service.
	North Georgia Network	Cost prohibitive
	Access to metro Atlanta	Geographic isolation
	Ga 400 – Technology Corridor	
	Residents ability to telecommute	
LOCAL GOVERNMENT	GMRC fostering cooperation	Limited funding resources
	Quality Development Authorities and Joint Development Authorities	State needs to put more emphasis on education

OPPORTUNITIES	CHALLENGES
Economic and demographic growth of metro Atlanta	Attraction/ Retention of top technology talent
Job fairs held within the region by GMRC Workforce Development	Competition from other metro areas
Tourism/outdoor recreation related industry	Topographically, the GMRC Region is difficult to traverse for aerial line installation
Educating local government on importance of broadband access	Finding grant funds for broadband projects
	Need to better communicate to State legislators the Region's needs regarding broadband initiatives and projects

Goal: Ensure new telecommunication networks for needed accessibility and reliability to support the growth of the regional economy.

Strategy: Prepare to meet industry and business telecommunication needs by assisting with fiber optic network development. The purpose of this strategy is to support, develop, and provide educational opportunities regarding telecommunication systems in the region.

Strategy: Promote and support the use of health information technology (IT). The purpose of this strategy is to encourage local partnerships between health providers and local leaders in using telecommunications and other information technology to improve care to patients and lower health costs.

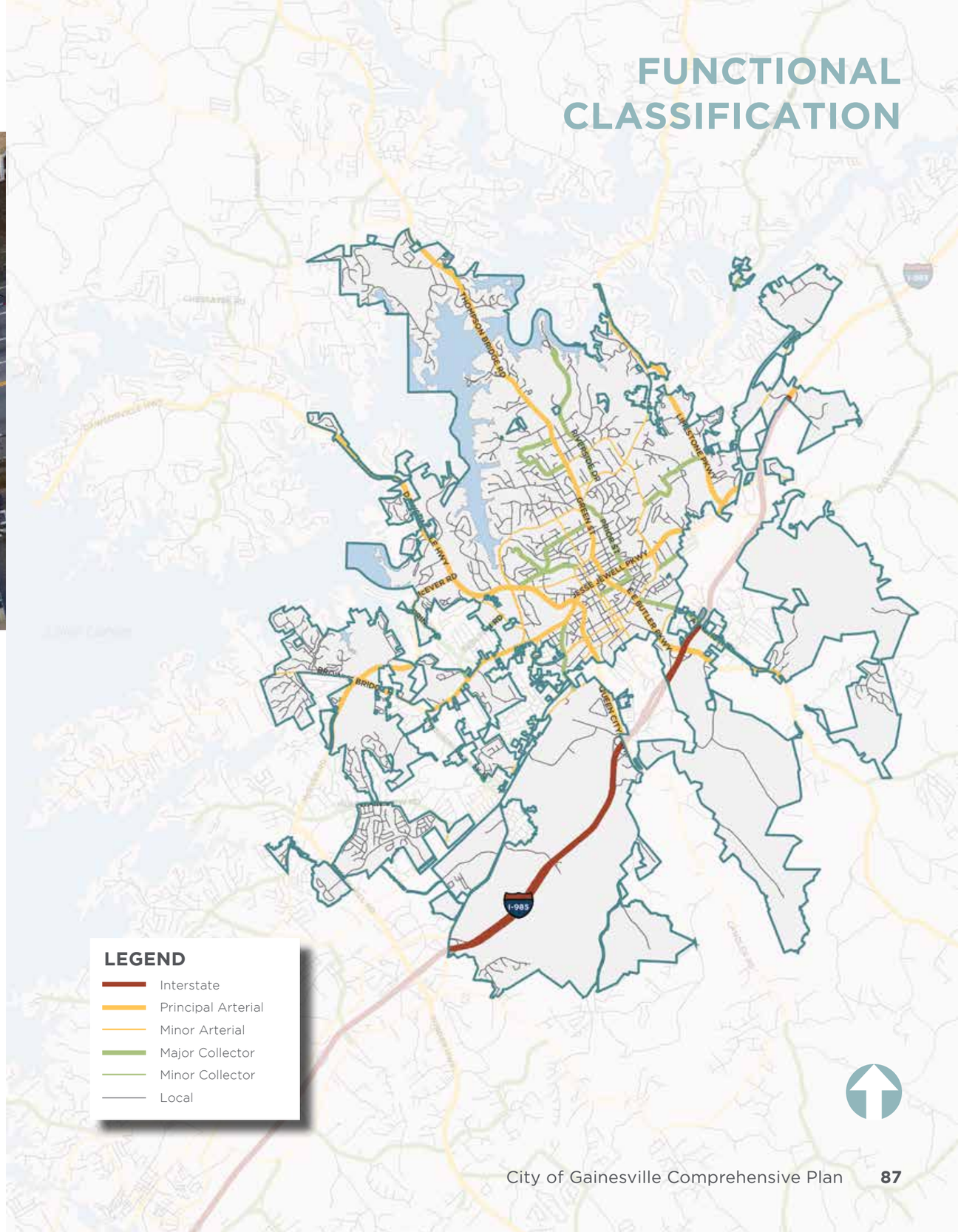
TRANSPORTATION

OVERVIEW

Transportation concerns the accessibility to sites and land uses. The demands for transportation facilities and services vary by land use, demographics and other factors. The dynamic nature of accessibility and the various factors that combine to determine functional performance in infrastructure suggest transportation for larger or rapidly growing communities requires special attention outside of the traditional public facilities and services. Because transportation plays such a large part in shaping development patterns, and because transportation systems can be assessed as all together a utility, a set of facilities and a service, transportation must often be assessed as its own element.

Transportation planning for the City of Gainesville is managed through the Gainesville-Hall Metropolitan Planning Organization (GHMPO), which was designated in 2003 to serve as the agency responsible for federally required comprehensive transportation planning process for the Gainesville Urbanized Area. The GHMPO is responsible for transportation planning for the Gainesville-Hall Planning Area (GHPA), which covers all of Hall County and a portion of western Jackson County. City of Gainesville staff and officials participate on standing committees that guide the various planning processes carried out by the GHMPO, ensuring that the analysis and mitigation strategies work for the City and its stakeholders. All material for this section comes from GHMPO documentation, namely the 2020 Regional Transportation Plan and the FY 2021-2024 Transportation Improvement Program (TIP).

FUNCTIONAL CLASSIFICATION



ROADS

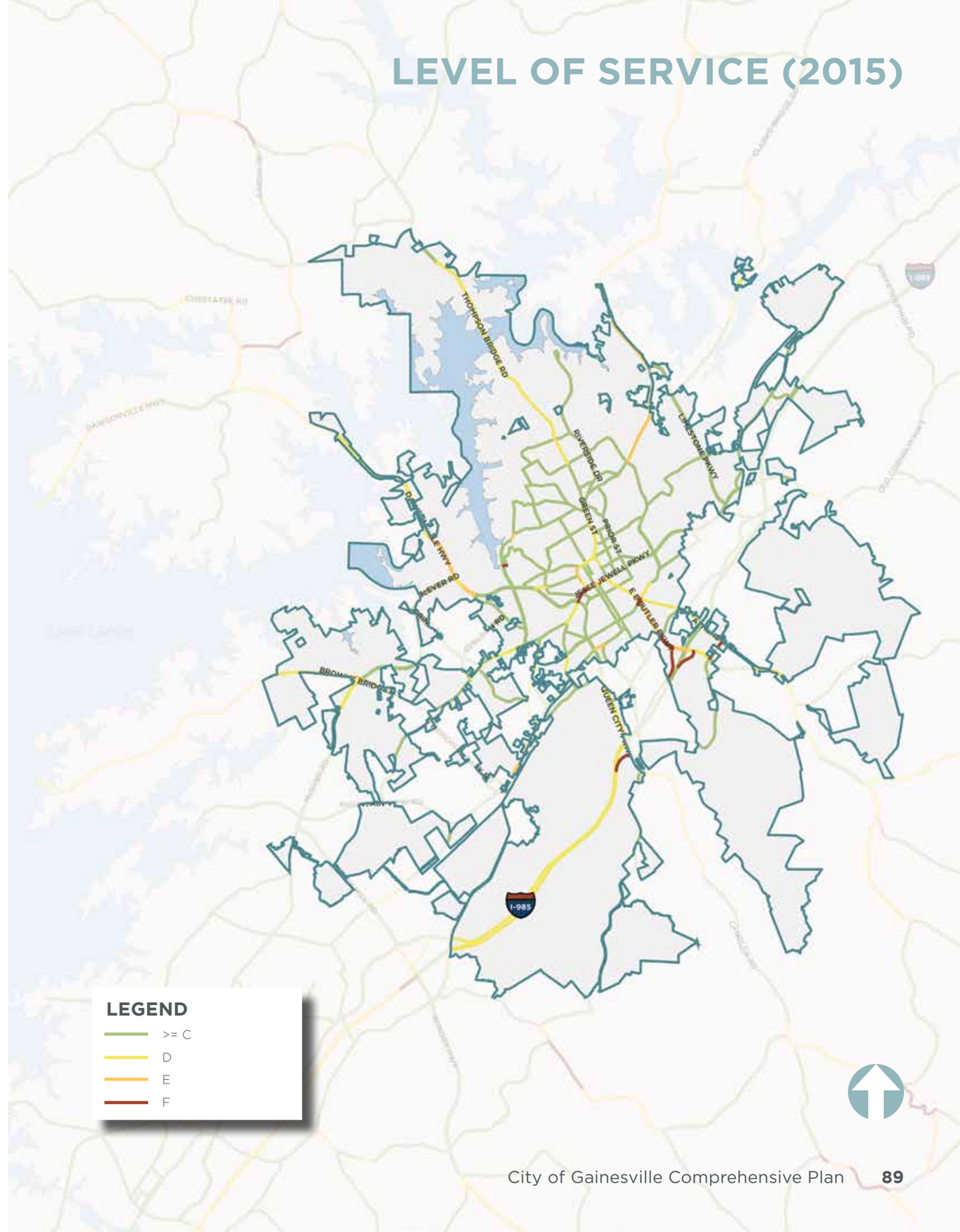
Assessment of roadway infrastructure involves an inventory of roads by functional classification, a process by which streets and highways are grouped according to the character of service they are intended to provide. Individual roads and streets do not all serve the same function, nor do they manage travel independently but rather as part of a cohesive network. Transportation planning for roads, then, is used to determine how this travel can most efficiently move within the network, and functional classification assists with this process by defining the part that any road or street should play in serving the flow of trips through a roadway network.

The road network in and immediately around Gainesville is largely defined by the shape of the lake, area topography, and I-985. The Lake serves as a natural barrier prohibiting traffic along the city's western and northern frontiers, where traffic must ultimately converge into one of the several bridges crossing the reservoir. As a result, these roadways have grown in their role as arterial highways and helped shaped land use along their corridors. Similarly, I-985 has defined the land use and traffic flow on the city's eastern frontier, providing one of the main arteries connecting Gainesville to the metro area to the south and the popular tourist destinations to the north. Topographic changes in the form of rolling hills have also helped shape the roads, as the slope of the land dictates both buildable land and the route for optimal roadways.

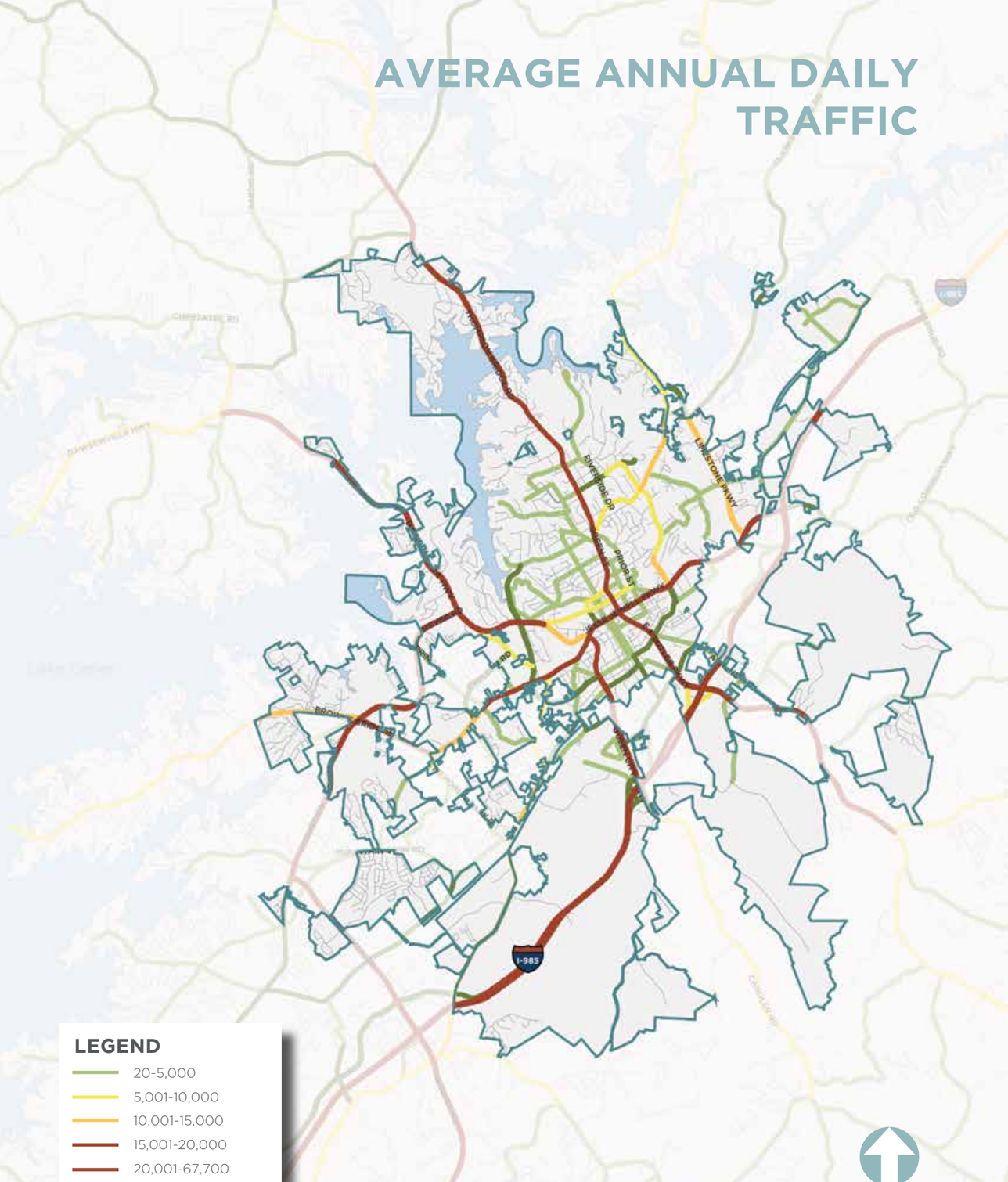
For Gainesville, these influences have produced a variant of the hub-and-spoke model often seen in cities. Downtown and the immediately surrounding neighborhoods feature classic urban blocks and very walkable scales and high degrees of interconnectedness. This begins to taper away the further one travels from the city center, as select roads that originated as inter-city arterials follow ridge lines and are designed more for automotive users than for pedestrian scale land uses. Eventually the roads to the west coalesce as the peninsulas reach into the lake, while everywhere else reaches out into the rest of burgeoning suburban Hall County.

This arrangement is considered moderately functional for Gainesville. The biggest issues for the city concern several choke points where through traffic (particularly freight trucks) mix with local traffic to create congestion and some hazardous intersections. According to the latest Strategic Plan for the GHMPO, the overall levels of service for most roads within Gainesville should remain functional in the near term even with minimal investment, with some notable exceptions: Athens Highway/US 129 east of downtown, Jesse Jewell as it runs between downtown and midtown, and a section of Calvary Church Road east of Exit 20 are the key roadways that registered an "F" in traffic modeling for the City under a "no build" scenario, with those roadways now targeted for future improvements by the GHMPO and GDOT.

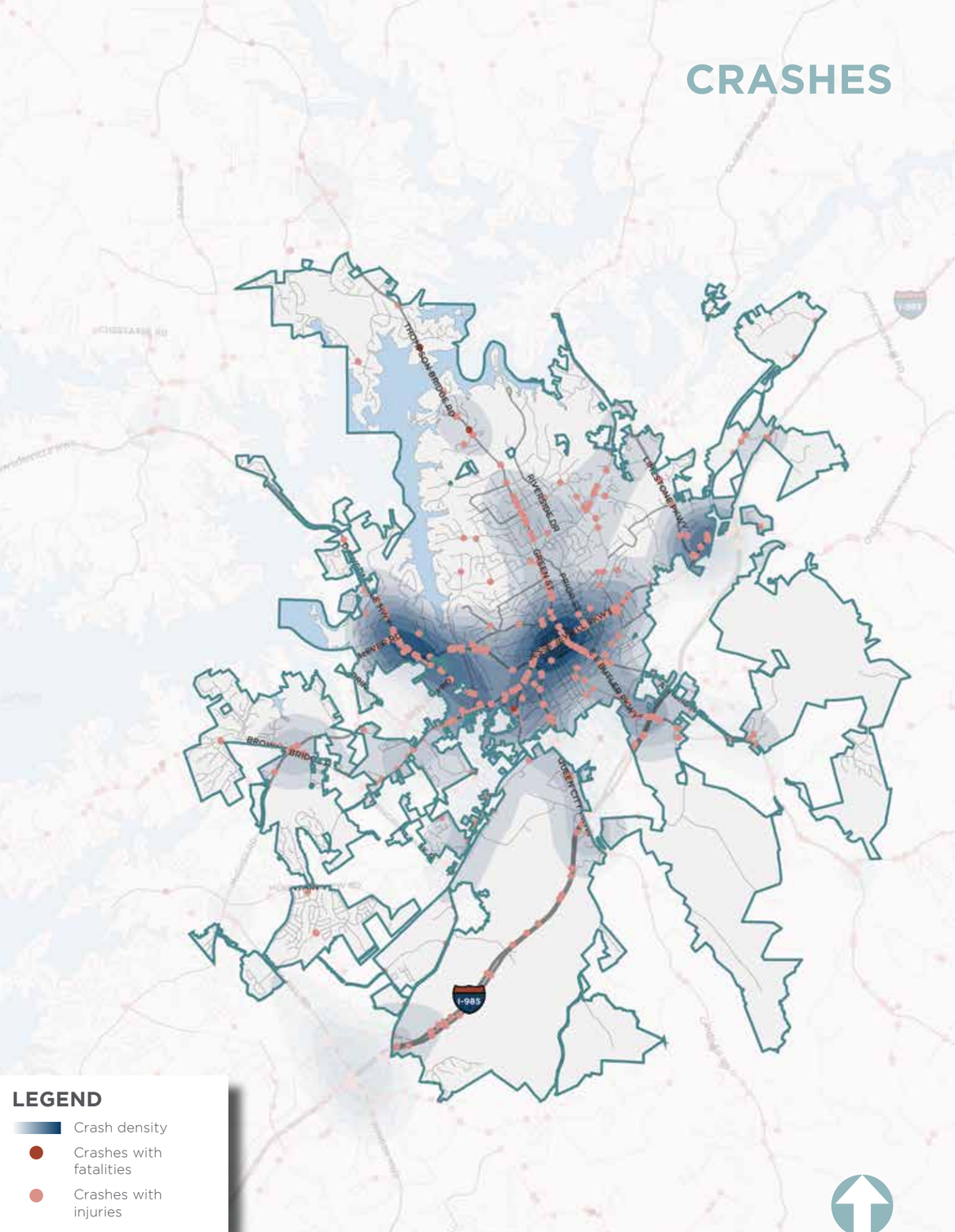
LEVEL OF SERVICE (2015)



AVERAGE ANNUAL DAILY TRAFFIC



CRASHES



Additional road issues of importance to the City for the near future:

- Green Street, the stretch of Business US 129 that runs just north of downtown, has been the subject of an intense study for improvements that will address not only easing traffic flow but also managing severe flood issues, pedestrian safety, and retention of the Green Street Historic District's character. An approved design scheme (complete with new roundabouts) is now on the schedule and work will begin within the planning horizon.
- McEver Road at Dawsonville Highway has become a growing problem during rush hour conditions. The volume of development at this intersection creates a significant delay and bottleneck on many evenings, in particular, as drivers from McEver merge with those on an already congested westbound Dawsonville Highway. The GHMPO hired a consultant to review options for improvements, but the initial study didn't find a cost-effective improvement plan.
- Just outside of Gainesville, the Sardis Connector project will link Dawsonville Highway with Thompson Bridge Road just northwest of the city. This has the potential to relieve a number of nearby points of congestion but might also attract land uses creating a new node of development near the Thompson Bridge Road intersection at Mt. Vernon Road.
- Business US 129 north of the city is becoming more congested as the area grows. Already an arterial for many freight users, the increasing traffic among commuters has not yet created a tipping point for that roadway but is presenting a problem for the portion of the road that reaches from Thompson Bridge to South Enota Road. This stretch of the road corridor, Park Hill Drive, is a narrow road running one lane each way through an established neighborhood and adjoining commercial properties. Any improvements to this roadway must be thoughtfully designed to avoid adverse impacts to the community, or the City must convince drivers to accept the conditions as is.

Proposed Road Improvement Projects in Gainesville

PROJECT #	ROAD/PROJECT NAME	PROJECT TYPE
GH-104	Dawsonville Highway at McEver Road Operations	Intersection
GH-105	E.E. Butler Parkway/Athens Street at MLK Jr. Boulevard Intersection Improvements	Intersection
GH-112	Jesse Jewell Parkway - Widen To 6 Lanes from John W. Morrow, Jr Parkway To Academy Street	Widening
GH-113	Oak Tree Drive - Operations: SR 60 Connector from Thompson Bridge Road to Riverside Drive	Roadway Operations
GH-113	I-985 From Winder Highway to Howard Road	Widening
GH-114	E.E. Butler Parkway/Athens Highway/US 129 Capacity - Widen To 6 Lanes	Widening
GH-116	I-985 At CS 991/Elachee Road	Bridge
GH-119	Thompson Bridge Road at Chattahoochee River	Bridge
GH-121	Green Street - Maintain Four Travel Lanes. Install a Center Raised Median Between Two Intersection Improvements at Academy Street and Glenwood Drive	Roadway Operations
GH-124	Dawsonville Highway from to Shallowford Road	Operational Improvement
GH-125	Green Street at S. Enota Drive/Riverside Drive	Roundabout
GH-125	Greet Street at Academy Street	Roundabout

Source: GHMPO 2020 Regional Transportation Plan

SIDEWALKS & TRAILS

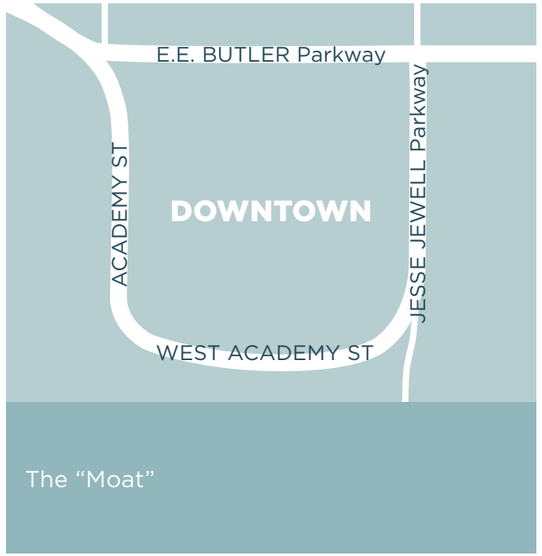
Pedestrian accessibility refers to the level of connections available within a community to people via walking, biking or other non-motorized means. Traditionally this is provided through sidewalks and trails, this level of infrastructure ensures that communities, especially cities, have a comprehensive level of connectivity between parcels and neighborhoods.

Gainesville has a robust sidewalk system and active, paved trails. Much of this infrastructure is dated or worn, with significant portions rendered less safe due to widening roads, increased numbers of curb cuts, and smaller buffers between sidewalks and roads. The City has been working with a Complete Streets-style policy to ensure new road improvements and new developments yield upgrades to any impacted sidewalks and has been working to make a more cohesive and connected network.

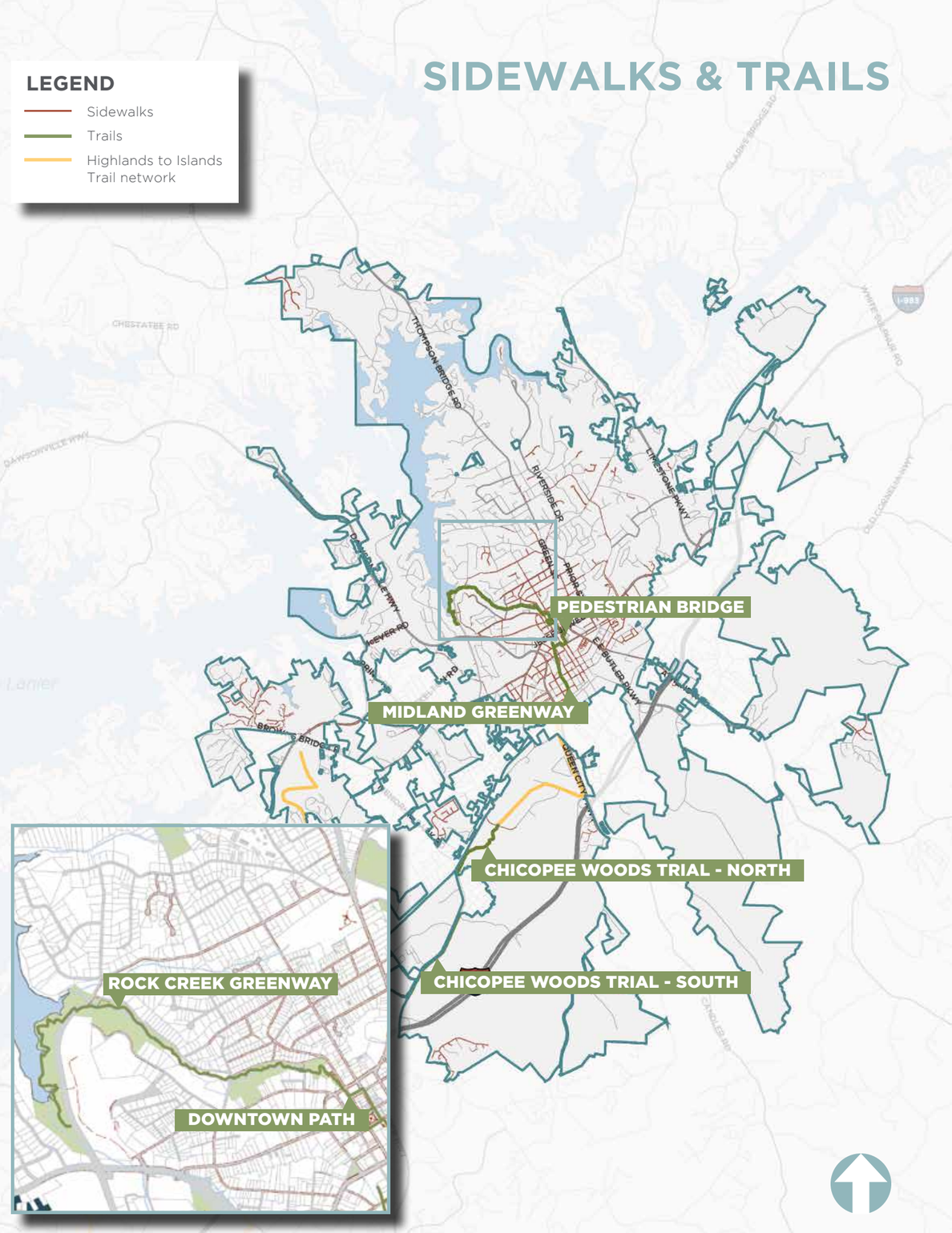
In 2015, the City completed the Gainesville Downtown Plan, a master plan for the urban core. One of the main issues identified in that document was the need for improved connectivity. Sidewalks, and particularly crosswalks, were cited as a crucial need if the city's heart would become vibrant again. As a result, the City began pursuing funds to assist with implementation and has been fostering more visible and functional crosswalks all along the "moat," the collection of auto-oriented roadways that encircles the 13 blocks constituting the core of downtown. This effort has also included more signal activators for pedestrians and other ADA-compliance improvements at existing crosswalks.

As an offshoot of past planning exercises, the City originally developed the Rock Creek greenway — a trail along the wooded median and channel for a small perennial stream that runs from downtown to Lake Lanier. The trail links three small parks, running adjacent to a neighborhood with many smaller, older homes. This trail, and in particular the Wilshire Park playground area, have become extremely popular for the scenic, wooded setting, the Solar System monuments along the route, and access to the stream.

Eventually, the City began working with Hall County and other stakeholders in seeking to expand and improve the trail systems in the area. Today, pedestrians and cyclists can use the Midland Greenway for 6 blocks, stretching in the opposite direction from downtown as the Rock Creek Greenway. This greenway includes about 4,000 feet of paved trail, a detention pond that is available for fishing, public art, and picnic areas. The Midland Greenway will eventually link with the existing Chicopee Woods Trail and others to form the Highlands to Islands trail network, connecting Gainesville to Oakwood and the University of North Georgia, and further south to Flowery Branch and Lake Lanier Islands resort.



SIDEWALKS & TRAILS



PUBLIC TRANSIT

Public transportation allows people otherwise unable to travel greater access to the community, and can support a community's health and vitality by providing a functional alternative to private automobile ownership. Public transportation is also a means of diffusing traffic pressures, alleviating the environmental concerns stemming from roadside development, and for stimulating residential and commercial activity.

Access to transit is critical to communities with a significant number of residents that lack personal transportation. For Gainesville, that translates to approximately 10% of all households, especially those renting their place of residence. Across all of Hall County, the percentage is lower but the total households without a vehicle is still over 3,000 units.

In December of 2020, the public transit service offered in Gainesville and Hall County shifted from a conventional dial-a-ride bus service to the new WeGo system, a ride-share transportation service that customers can schedule on-demand via the WeGo smartphone application. WeGo uses a fleet of 17 passenger vans that are smaller than the shuttle buses used in the old system, and thus are typically faster and more fuel efficient. The service is now fully employed throughout Hall County and has received rave reviews, not only in allowing customers more leeway in scheduling but because the trips tend to be less crowded and delayed.

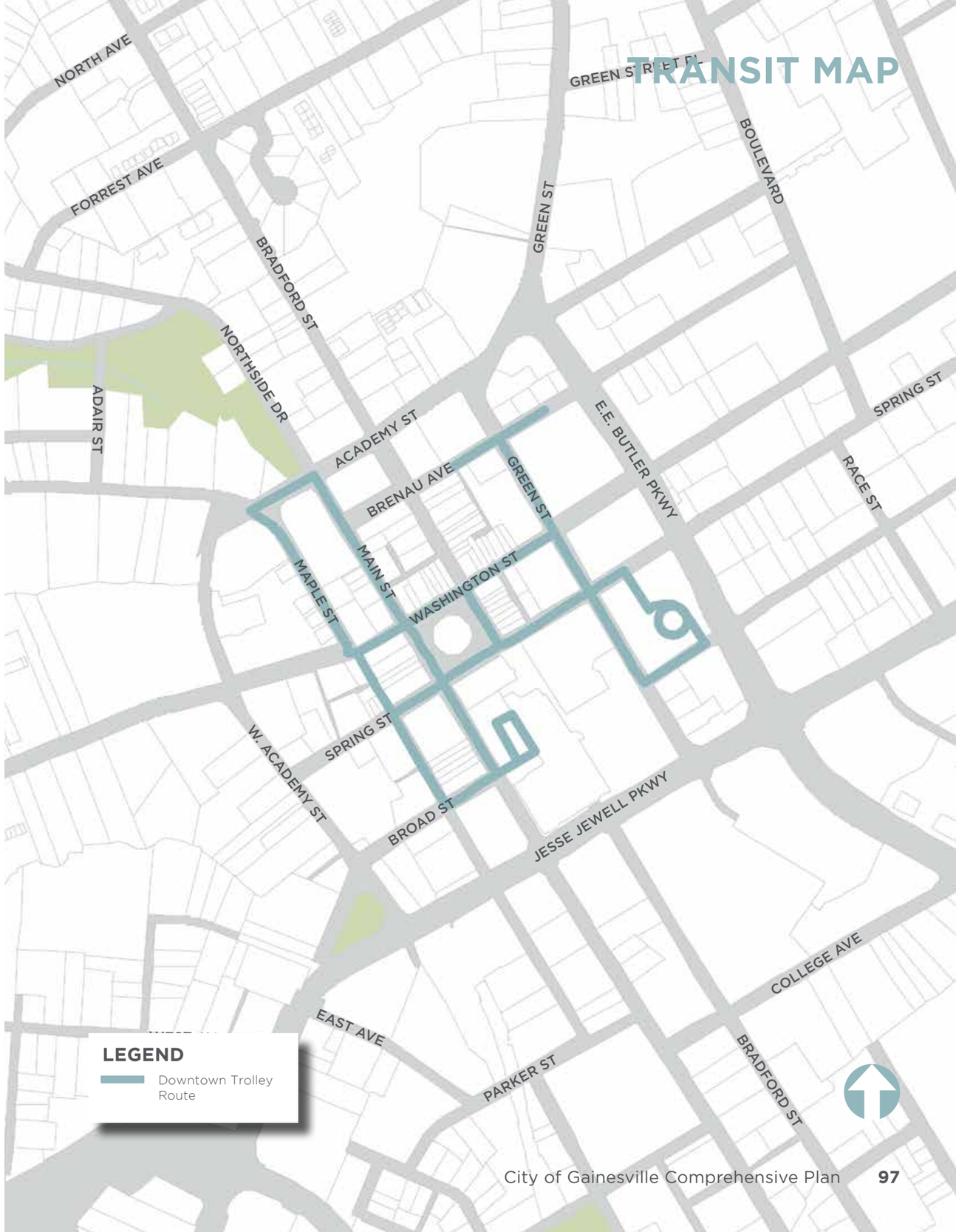
The City also began employing special fixed-route transit for temporary events and seasonal scheduling. The Gainesville Trolley was activated for weekday luncheon hours over the summer, providing a free, fixed route circuit along a former Hall Area Transit route, utilizing existing bus stops. The service will be run on a trial basis for other select schedules and events, and is viewed as a way to get more people to downtown or connected along the Browns Bridge Road route.

Though early, the changes employed by the Hall Area Transit program are viewed as an example of a small urban transit system that has nimbly adapted to a more efficient and user friendly model. Both the employment of technology to aid in scheduling and payment processing and the smaller vehicles that are more capable of maneuvering through traffic have made WeGo a more widely welcomed service compared to the dial-a-ride model that required 24-hour advanced notice.

WeGo van

Gainesville Trolley

TRANSIT MAP



RAIL & AIRPORTS

While personal automobiles are the most common form of transportation, rail and air travel remain critical to the efficient movement of people and goods. More importantly, these facilities require specialized planning and development to ensure efficient operation and to not adversely impact surrounding land uses.

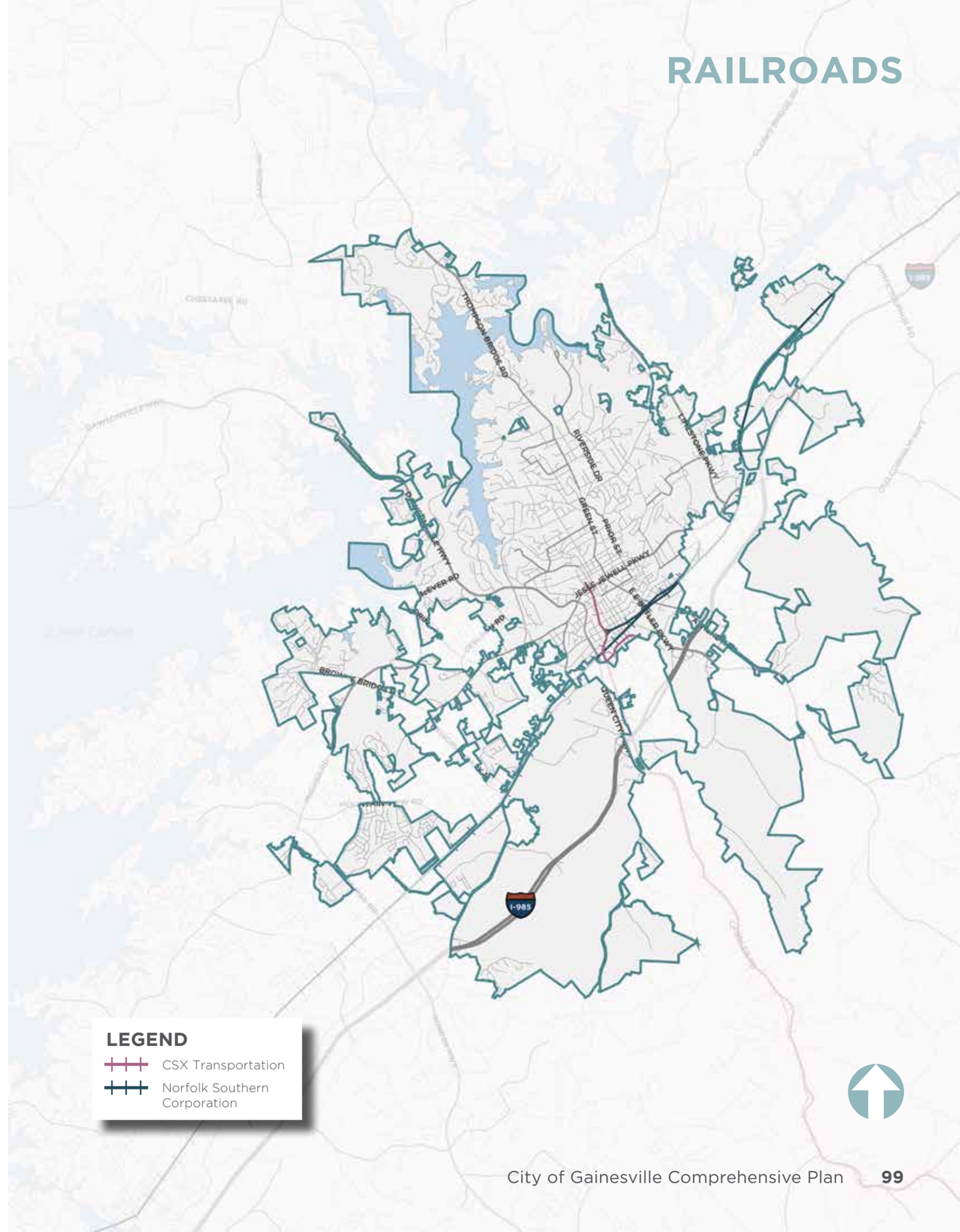
RAILROADS

Railroad service has declined in priority in the US since the 1950's but is still crucial to several industries. Heavy rail is an integral part of modern industrial freight movement as well as growing plans for increased passenger travel. Transportation planning must address available rail options and conditions not only for the benefit of the rail system but also for points where rail service interacts (or intersects) other transportation systems.

Two major active freight rail lines run in a north-south direction through Hall County. The Norfolk Southern Atlanta/Greenville line parallels US 23 and passes through Flowery Branch, Gainesville, and Lula. The CSX line runs south from Gainesville to Athens. The Norfolk Southern line features an annual gross tonnage of near 50 million tons, while the CSX line handles about 8 million. Freight traffic is the premier rail service need for Gainesville, with the lines directly serving several industries within and immediately around the city. Gainesville is a noted and growing rail hub such that just north of the city the Georgia Ports Authority is opening up their 4th inland rail port to aid in freight movement between this part of the State and the seaports at Savannah and Brunswick. The Georgia Ports Authority is opening up their 4th inland rail port to aid in freight movement between this part of the State and the seaports at Savannah and Brunswick.

AMTRAK provides daily passenger service along the Norfolk Southern line with a Gainesville station stop in each direction. Long-term plans by the Georgia Rail Passenger Program (GRPP) still envisions future commuter rail service between Atlanta and Gainesville, as well as intercity service to Greenville, South Carolina. That effort has been stalled while the State explores high-speed rail options that are currently slated to fall south of I-85.

RAILROADS



AIRPORTS

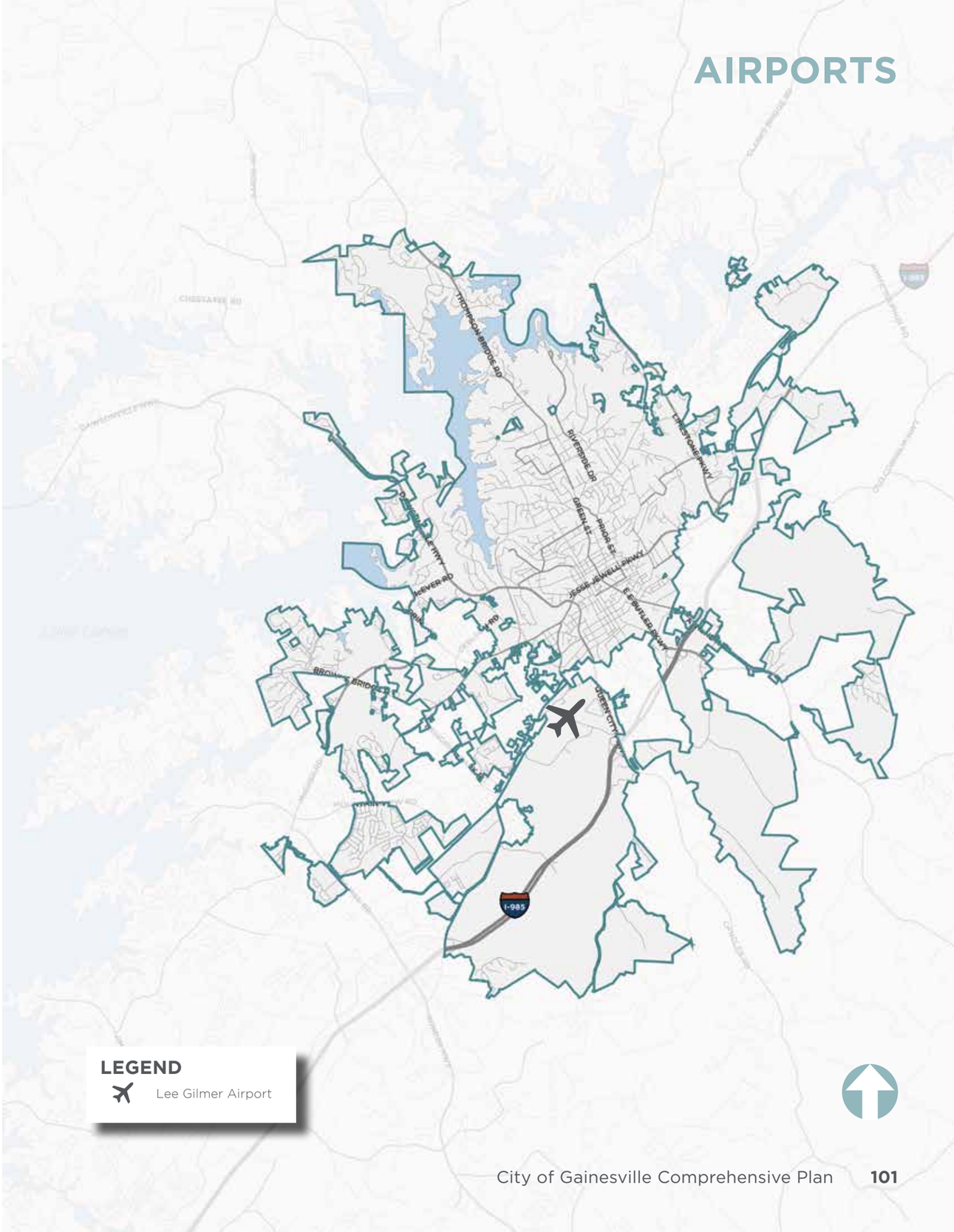
All public use airports in Georgia are assigned one of three functional levels as the facility relates to the state's transportation and economic needs, as discussed in the current Georgia Aviation System Plan, a 20-year plan for the state's public use airports. These functional levels are generally described as:

- Level I-Minimum Standard General Aviation Airport
- Level II- Business Airports of Local Impact
- Level III- Business Airports of Regional Impact

Gainesville is served by Lee Gilmer Airport (GVL), a Level III facility located just east of the city within an industrial district adjacent to I-985. Lee Gilmer Airport is owned and managed by the City, provides private general aviation air service including fuel sales and aircraft storage, and also harbors a local flight school. The airport features two runways, including a main runway at 5,500 x 100-foot and a secondary 4,000 x 100-foot runway. Improvements completed in 2018 included of a new corporate hangar, an upgrade of safety lighting, and a modernization of the terminal, which dates from the 1940's. The City is also planning to connect the airport to a pedestrian trail that will run from Midland to Chicopee Woods.

The City is currently performing the required five-year updates to their Airport Capital Improvement Plan, which will identify specific improvements needed to maintain or expand service levels. The ambition is to expand the facility to address the current wait list for hangar space, and to position the facility to possibly handle future options of rural commuter traffic.

Airport entrance



NATURAL RESOURCES

A region's natural resources are the native conditions and elements that contribute to the local character and livelihood. As the rivers and lakes supplying public water, mineral deposits that support local industry, or a scenic park serving locals and tourists alike, these resources can, properly managed, greatly serve a community's health, culture, and economy. Because these sites and conditions are highly susceptible to disturbance from human activity, they are regarded environmentally sensitive and need to be preserved for public benefit.

WATER RESOURCES

Gainesville currently features 22 different stream segments currently on the Georgia lists of water bodies being monitored for current or past contamination issues. Of those 22 streams, five segments are currently classified as "Not Supporting" their identified use. (All five listed as "Fishing" streams.) All five of the listed stream segments have issues involving Fecal Coliform, and urban runoff is listed as the primary cause of the problem. The suspicion is hinged largely on the extent of impervious surfaces within Gainesville, which takes wastes and toxins and allows them to flow into surface waters without any filtration.

Clean Water Act Compliance

Y Any "not supporting" 303(d) listed waterbodies?

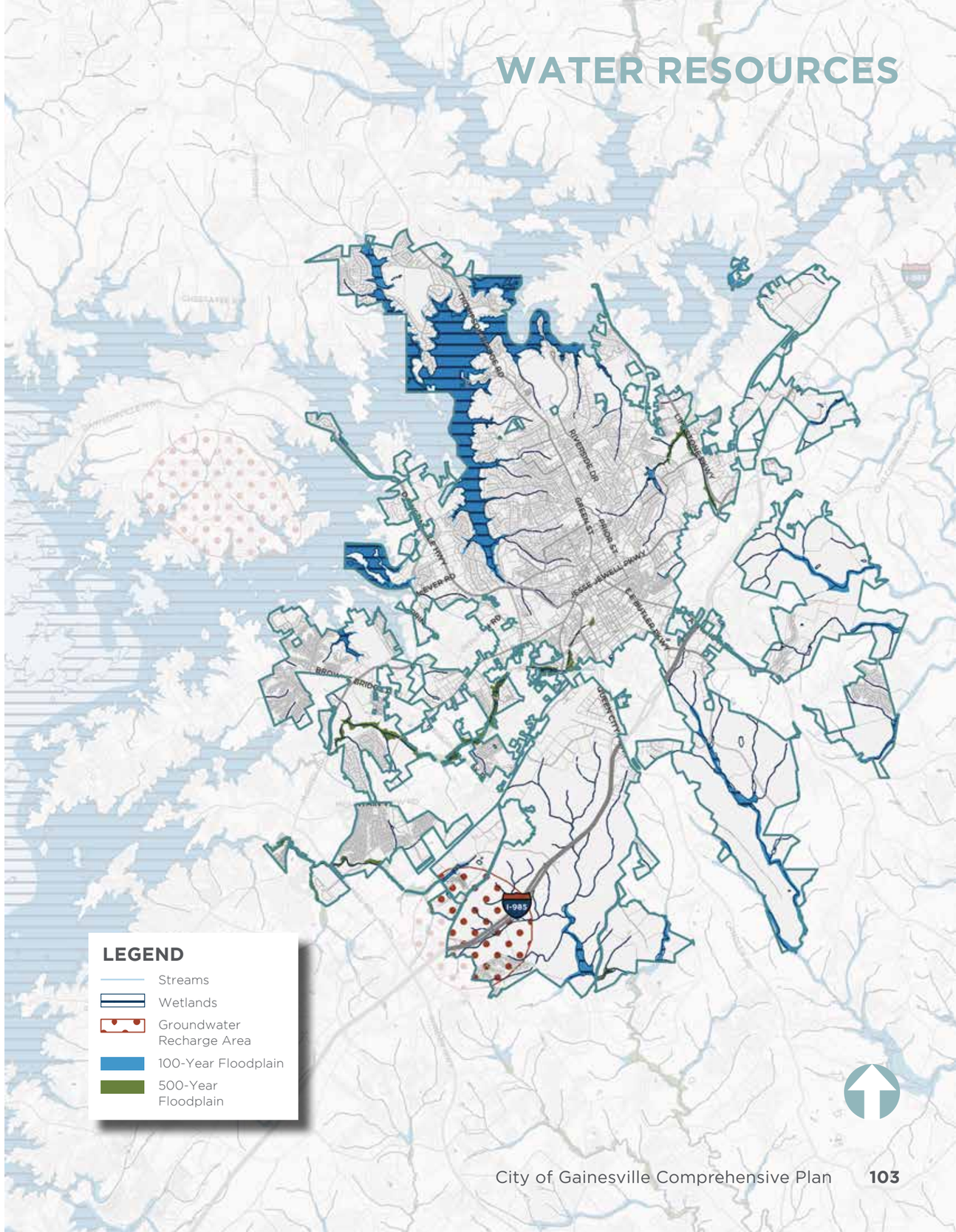
If yes, these waterbodies have been found contaminated to the extent that they are not considered supporting their designated use. As such the local community should seek to manage land uses within the watershed so as to yield healthier water quality.

Y Any 305(b) listed waterbodies?

N If yes, do the Implementation Plans/Watershed Management Plans require any outstanding actions from the local government? If so, please include these actions within the Implementation Program.

Gainesville has a history of working to improve and sustain water quality of local resources and maintains a robust Water Resources Division to coordinate environmental programs, code enforcement, industrial permitting and pretreatment, and more. The City has also performed streambank mitigation as part of other developments, including trail and greenspace projects, plus it has worked to improve stormwater sewer infrastructure to improve detention and filtration of runoff. Because of these efforts the State considers Gainesville as actively managing contamination issues with listed water bodies, meaning Gainesville must continue mitigation efforts but won't be unduly penalized for conditions and results beyond their control. The chief issues for Gainesville to address going forward is to maintain vigilance over any sewage system leaks, ensure landowners are compliant with codes and laws regarding outdoor wildlife and its waste, and continue searching for opportunities to increase greenspace and improve stream banks.

WATER RESOURCES



State-listed Non-Supporting Water Bodies in Gainesville

BASIN	NAME	LENGTH (MI)	TMDL?	CAUSE	SOURCE
Chattahoochee	North Fork Balus Creek	2.0	Y	FC	UR
Chattahoochee	Flat Creek	6.0	Y	FC, Bio F	UR
Chattahoochee	Slaughterhouse Creek	1.0	Y	FC	UR
Chattahoochee	Longwood Park Creek	1.0	Y	FC	UR
Oconee	E.T. Creek	1.0	Y	FC	UR

Source: Georgia EPD, 2020

Lake Lanier at sunset

ENVIRONMENTALLY SENSITIVE AREAS

The Environmental Planning Criteria was established through the Georgia Planning Act as a method of identifying minimum standards that should be implemented to protect Georgia's most sensitive natural resources, known as State Vital Areas. These include wetlands, water supply watersheds, protected rivers, groundwater recharge areas, and mountain protection areas. Local governments are encouraged to adopt regulations for the protection of relevant natural resources to maintain their eligibility for certain state grants, loans, and permits. The Georgia Department of Natural Resources has developed model ordinances to be used as guides for local governments as they develop the necessary regulations to meet EPD standards.

Environmental Planning Criteria

CHARACTERISTIC	GAINESVILLE	HALL COUNTY	
Floodplains		Y	Gainesville features various environmentally sensitive areas located throughout the city, most notably streams and the Chattahoochee River and Lake Lanier. The topography of the area and Gainesville's location means there are an abundance of creeks and streams in and around the city. The forests of Chicopee Woods are also listed.
Forest Lands	Y	Y	
Groundwater Recharge Areas		Y	
Plant & Animal Habitat		Y	
Prime Agricultural Lands			
Protected Mountains			
Steep Slopes			
Water Supply Watersheds	Y	Y	
Wetlands	Y	Y	
Protected Rivers	Y	Y	

These environmental features are critical to the local ecology and to the general integrity of Lake Lanier. Gainesville's primary water source is also a vital asset to the local economy, as the reservoir is a hugely popular tourist attraction and a recreation amenity that serves as a draw for many business leaders and their employees. Preserving the quality of Lake Lanier and its tributaries is a critical mission of the City's environmental policies and ordinances. The City has adopted the required regulations to maintain compliance with the State's DNR Part V environmental criteria.

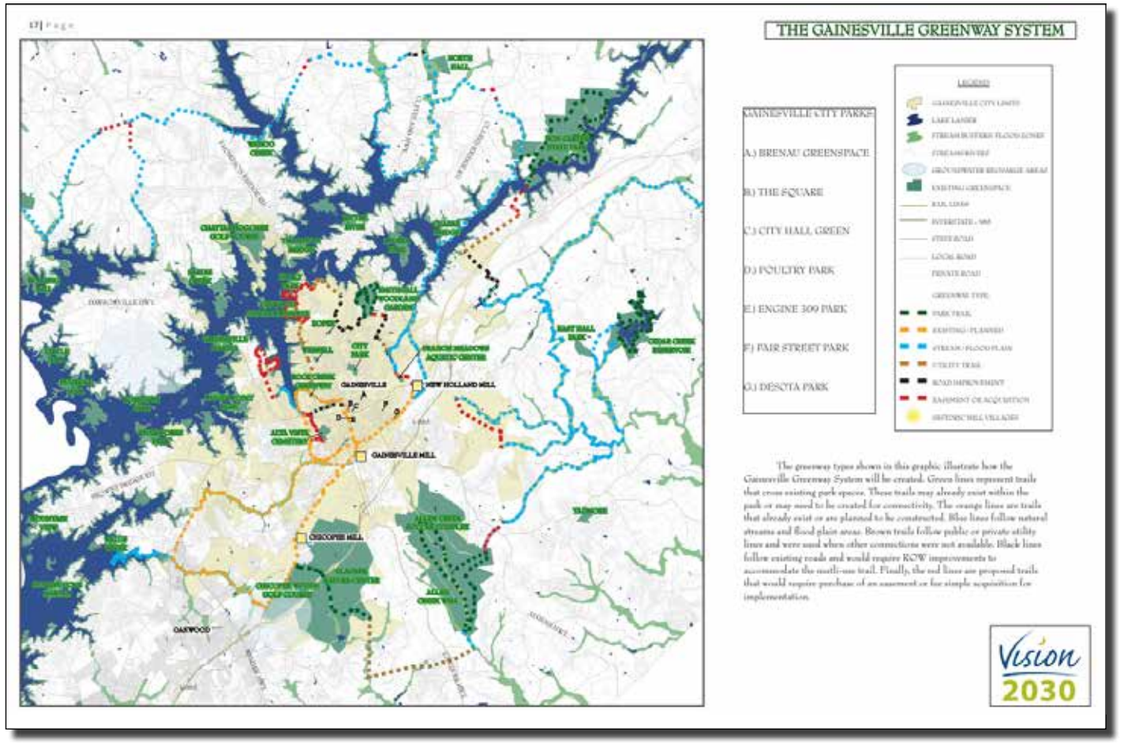
Midland Greenway

GREENSPACE

As a feature of community planning and development, the term “greenspace” refers to any piece of land that is covered with vegetation and is contributing to/preserving a part of local ecology. This comes in recognition of how natural landscapes are not only critical to our environmental health but also provide valuable amenities for communities seeking to provide a high quality of life. Greenspaces provide places to recreate, to experience nature, that shape local character, and often provide scenic beauty that helps make a place unique.

Vision 2030 Greenspace Report

Since the early 2000’s, Gainesville and Hall County have pursued measures to identify, preserve, and promote greenspaces across the community. Greenspace is even one of the Big Ideas identified within the Vision 2030 effort by the Greater Hall Chamber of Commerce, recognizing its potential for the area. A sub-committee focusing on greenspace yielded the first coordinated approach to inventorying assets and suggesting priorities for the development of a greenspace network across all of Hall County. The effort emphasizes trails, Lake Lanier, and select other parks and woodlands that could serve both environmental purposes and as recreational amenities. The initiative helped birth the ongoing Highlands to Islands trail system that currently links Gainesville with Oakwood, with plans to branch throughout Hall County. The greenspace committee remains active today in helping the governments and stakeholders advance their greenspace goals.



The following represents a summation of the functional definitions used for greenspace as applied to various land use and community development purposes:

Greenspace Types and Related Objectives

TARGET AREAS & CONDITIONS
PRIMARY PRESERVE
Critical environmental features such as wetlands, water supply watersheds, etc. Georgia law has defined several types of State Vital Areas that require minimal degrees of protection.
SECONDARY PRESERVE
Sensitive environmental features; existing natural environments; special cultural or animal habitats; existing, vegetative, vacant land within developing areas.
AGRICULTURAL PRESERVE
Active and inactive farmland
PASSIVE PRESERVE
Public parks, ball fields and other lawns that feature vegetative covering but are offered up for active use.

GENERAL POLICY GOALS
PRIMARY PRESERVE
Land to be preserved as natural as possible, with only passive use and access. This refers to actual large-scale preserves, wildlife management areas and such that are accessible but only for low-impact passive uses such as hiking, biking, etc. This includes USFS land, larger utility corridors and anything with limited accessibility. Includes State and National Parks except concentrated areas of active use, like beaches or lodges.
SECONDARY PRESERVE
Preservation where possible, with passive use and access; Some non-intrusive development (context sensitive) This refers to smaller portions of land that are placed into private conservation, such as common greenspace areas for subdivisions. They are featured as part of the greenspace network but access is limited or prohibited and there are usually no coordinated uses encouraged. This is where you'll find all the private properties being placed into conservation easements simply for ecological or tax considerations.
AGRICULTURAL PRESERVE
Land placed into agricultural conservation, with special notes regarding soil management and watershed protection. Depending on the level of activity, frequently forested areas would fall here instead of in Primary Preserve lands, saved more so for rural nature and the agricultural economy than for environmental purposes.
PASSIVE PRESERVE
This refers to greenspace which includes active use parks, plazas and urban settings that features more manicured lawns, fewer trees and is surrounded by volumes of impervious surfaces. These may not feature heavily with regard to environmental benefit but can factor in outdoor uses and encouraging people to be active.

Criteria for Prioritization

- Protection of State Vital Areas – (DNR's environmental protection criteria outlines several categories of conditions and minimum standards for protection)
- Preservation of existing greenspace, preferably as connected network and in larger preserves
- Preservation of any critical habitats for local ecology
- Development of a coordinated and connecting trail system via greenways

RECREATION
OVERVIEW

As cities and communities continue to evolve the ways that public greenspaces and passive recreational areas can benefit an area, they have become more clarified and measurable. Especially for modern communities capable of tapping into their surrounding natural setting, parks and trails can serve a vital role in helping many aspects of public health and economic prosperity. Local parks, recreational trails, and public open spaces improve our physical and psychological health, contribute to the health of the local ecology, spur economic growth, and make our communities more attractive places to live, work, and play. Parks and trails provide spaces for recreation and social gathering, attract tourists, and provide the sense of place that often connects visitors and citizens to the history and character of the community.

PARKS & TRAILS

Parks, trails, and greenspaces provide social and civic destinations for residents and visitors, serving as a community's "front yard" and possibly as an iconic space for celebrating local history, art, and culture. Whether designed predominantly as a greenspace or with a variety of manicured spaces and structures, parks give a community the opportunity to create a shared space that can be unique and special, that allows people to come together in a place that is typically fun, inviting, and often picturesque.

Recreation facilities and services for Gainesville residents are provided through the Gainesville Parks and Recreation Authority, an independent agency whose Board of Directors is appointed by the Gainesville City Council. GPRA manages eight major facilities, 21 parks, and over 547 or more acres of park land. Additionally, the GPRA is responsible for 1,000 social and athletic programs over the course of a year, many of which are accessible to residents outside of the city, as well.

Frances Meadows Aquatic Center pavilion and playground.

The GPRA is nationally accredited and has an operating budget of approximately $5 million. The GPRA recently completed a Trails and Open Spaces Master Plan and is currently updating their general Master Plan, which will include programming through at least 2030.

The GPRA routinely shares equipment and personnel with the Hall County Parks and Leisure Services Department to provide optimum response to recreation needs from one community to the other. Hall County shares costs, operation and ownership on a 50/50 basis with the City of Gainesville on two parks: Clarks Bridge Park, which is leased from the US Army Corps of Engineers, and the 88-acre Allen Creek Soccer Complex.

GRPA PARKS	PLAYGROUNDS	PAVILIONS	RESTROOMS	BEACH	TRAILS	FEATURES
1. Allen Creek Soccer Complex						Soccer
2. City Park	X	X	X			Civic Center, Martha Hope Cabin, Softball Fields, Football Stadium, Tennis Courts,
3. Clarks Bridge Road Park			X	X		Boat Ramp; Fishing
4. Desota Park	X	X	X			Tennis, Basketball
5. Engine 209 Park						Historical Park With Railroad Cars
6. Fair Street Center						Community Center
7. Holly Park		X			X	Boat Ramp; Fishing
8. Rock Creek Greenway						
9. Ivy Terrace Park		X			X	
10. Rock Creek Veterans Park					X	Amphitheater
11. Wilshire Trails	X		X		X	
12. Longwood Park	X	X	X	X	X	Tennis, Fishing; Horseshoe Pits
13. Kenwood Park	X				X	
14. Lanier Point Park	X	X	X		X	Softball, Boat Ramp; Fishing
15. Linwood Nature Preserve					X	
16. Myrtle Street Park	X					Basketball
17. Poultry Park						Benches/ Gardens Around Monument
18. Riverside Park	X	X			X	
19. Roper Park	X	X	X		X	Tennis, Athletic Field
20. Wessell Park	X				X	Tennis, Basketball
21. Frances Meadows Aquatic Center		X	X			Fitness Center, Pools, Water Park

Additionally, the City manages Chattahoochee Golf Course, located across Lake Lanier from downtown Gainesville. This Robert Trent Jones, Sr. design measures over 7,000 yards and the oldest golf course in northeast Georgia. In 2006 and 2021, the course was renovated with new greens, bunkers, cart paths, improved drainage and a modernized teaching center.

OTHER RESOURCES

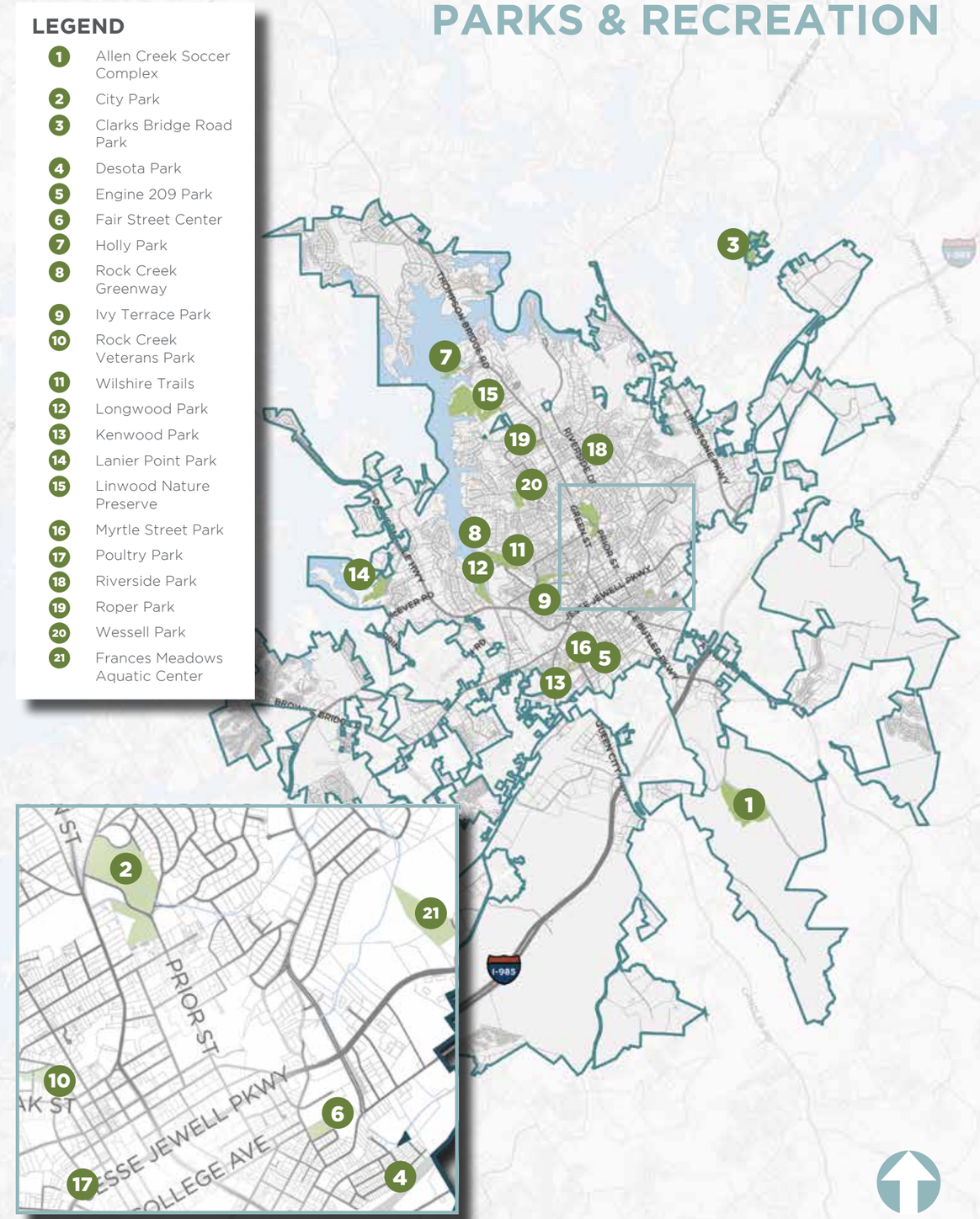
Gainesville residents also have access to facilities and programs provided by other agencies. The Hall County Parks and Leisure Services Department operates 14 parks, including two lakefront properties, and the Agricultural Center at Chicopee Woods. The City and County are working together (along with other partners) in developing the Highlands to Islands Trail System, a series of linked and paved trails for biking and pedestrians that will connect downtown Gainesville with Lake Lanier Islands and other attractions in south Hall County, via the existing Midland Greenway.

Abutting the city limits is the 1,400+ acre Chicopee Woods Nature Preserve, featuring over 8 miles of hiking trails, 21 miles of mountain biking trails, and the Elachee Nature Center, an educational and event center that serves as a regional attraction teaching people about local wildlife and ecology. There's also an adjoining public golf course that winds its way into the woods.

One of the more recent additions to the area is the Atlanta Botanical Gardens' Gainesville campus, an 8.5-acre botanical garden with 3 short woodland hiking trails and a designated children's garden. The gardens feature several plant collections as well as seasonal plantings, while also providing event space and educational programs.

Playground at Wilshire Trails

PARKS & RECREATION



INTERGOVERNMENTAL COORDINATION

Often, a community's residents and businesses receive some services via the coordination of multiple government entities, namely in the form of agreements and contractual arrangements. This is seen as a means of ensuring a more efficient way of providing those services, as well as a way to avoid unnecessary duplication of services.

SERVICE DELIVERY

The issues of local service delivery, local revenue collection and distribution, and intergovernmental coordination are very important. To this end, Georgia enacted the Service Delivery Strategy Act to foster a process that gives local governments and authorities the opportunity to reach agreement on the delivery of services in an effective and cost-efficient manner to Georgia's citizens. The intent of the Act is:

- To provide a flexible framework for local governments and authorities to agree on service delivery arrangements.
- To minimize any duplication or competition among local governments and authorities providing local services.
- To provide a method of resolving disputes among service providers regarding service delivery, funding equity and land use.

Regarding Hall County and Gainesville, the most recent Service Delivery Strategy (SDS) was updated in 2017 and is slated for update once more in June of 2022. The more critical elements of this document involve the primary utilities, such as water and sewer, as well as things such as roads and parks where there is an abundance of crossover use by residents of multiple jurisdictions.

Participating Governments:

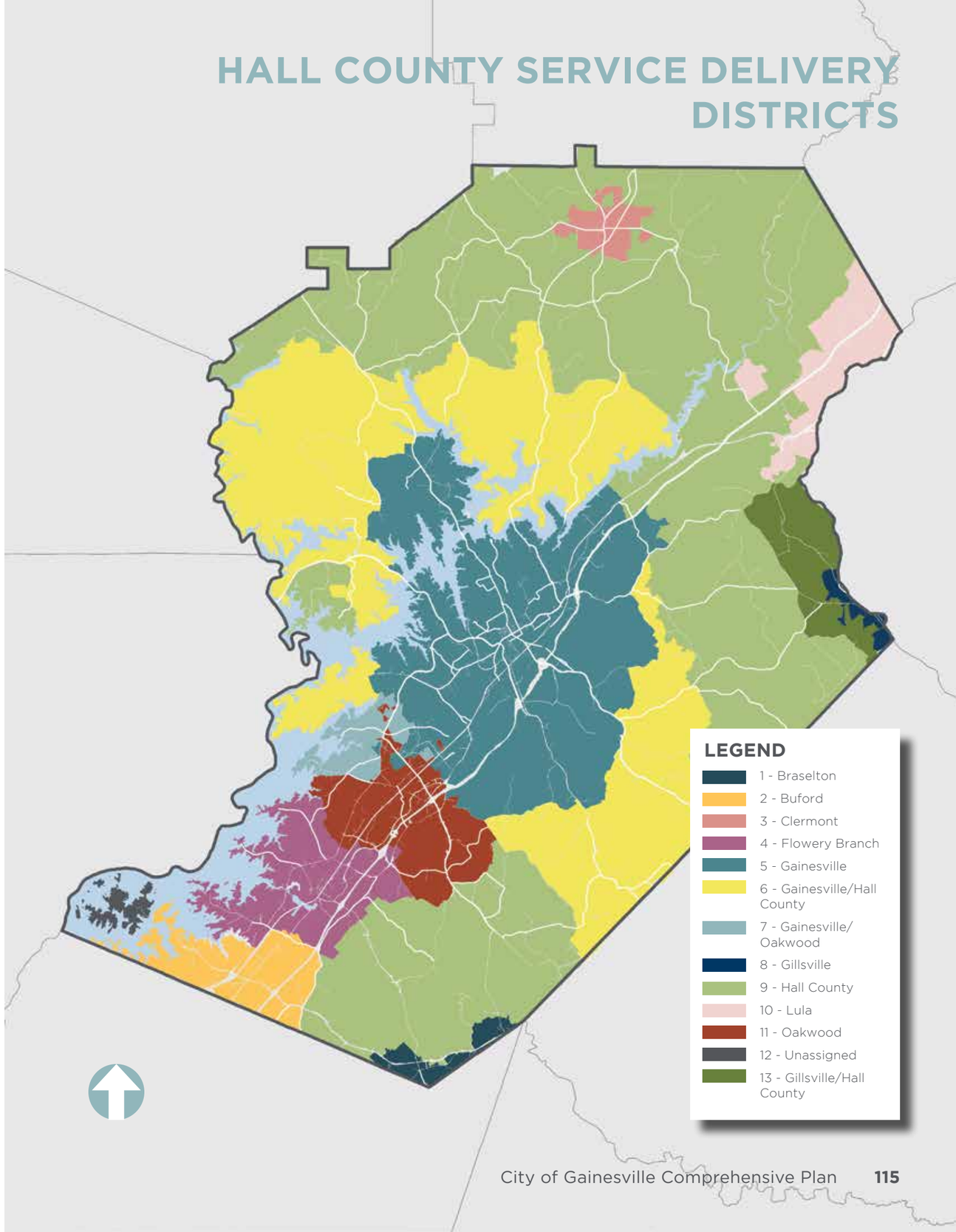
- Braselton
- Buford
- Clermont
- Flowery Branch
- Gainesville
- Gillsville
- Hall County
- Lula
- Oakwood
- Rest Haven

COOPERATIVE AGREEMENTS

As referenced in the SDS, the City of Gainesville maintains agreements with the County to provide support in the areas of law enforcement and fire protection. Sometimes known as automatic aid or mutual aid agreements, these types of contracts outline how the jurisdictions will work together in response to emergency situations that can spill across boundaries and/or where the other jurisdiction is better positioned for initial response. These agreements provide coordination in how such aid is made available, ensuring a better overall level of service to both jurisdictions.

These agreements will be reviewed as part of the SDS update process, as well as during the update of the Hall County Hazard Mitigation Plan. At those times, any concerns or identified needs for improvements will be presented by the staff from the respective departments.

HALL COUNTY SERVICE DELIVERY DISTRICTS



SDA ELEMENT	COUNTY-WIDE	UNINCORPORATED ONLY, SINGLE PROVIDER	1 OR MORE CITIES TO PROVIDE ONLY IN LIMITS		OTHER
			NOT IN UNINCORPORATED AREAS	COUNTY WILL PROVIDE IN UNINCORPORATED AREAS	
Airport	X				
Animal Control	X				
Attorney Services - court appointed	X				
Building Permits & Inspection				X	
Business & Alcohol License				X	
Cemetery			X		
Clerk of Courts	X				
Code Enforcement				X	
Community Service Center				X	
Convention/Public Assembly	X				
Coroner	X				
Courts (Superior, State, Juvenile)	X				
Dept. of Children and Family Services	X			X	
E-911/Central Communications	X				
Elections				X	
Emergency Management	X				
Emergency Medical Services	X				
Engineering				X	
Equalization Board	X				X
Extension Services	X				
Fire Protection					X
Golf Course				X	
Human Resources				X	
Indigent Defense	X				
Inmate Labor				X	

SDA ELEMENT	COUNTY-WIDE	UNINCORPORATED ONLY, SINGLE PROVIDER	1 OR MORE CITIES TO PROVIDE ONLY IN LIMITS		OTHER
			NOT IN UNINCORPORATED AREAS	COUNTY WILL PROVIDE IN UNINCORPORATED AREAS	
Jail/Detention Center	X				
Jury	X				
Law Enforcement				X	
Library				X	
Magistrate Court	X				
Mental Health	X				
Municipal Court		X			
Parks/Recreation/Leisure Services				X	
Planning and Zoning/GIS				X	
Probate Court	X				
Probation				X	
Public Health	X				
Public Land & Building Maintenance				X	
Public Transportation				X	
Road Maintenance				X	
Sewage Collection and Treatment					X
Solid Waste Management & Recycling				X	
Stormwater Damage				X	
Street Lighting				X	
Tax Assessment	X				
Tax Collection				X	
Traffic Control/Traffic Engineering				X	
Voter Registration	X				
Water Transmission and Treatment				X	

3.

COMMUNITY ENGAGEMENT

Outreach Methods 120

Steering Committee 129

Meetings & Events 130

Results of Input 136

OUTREACH METHODS

OVERVIEW

Meaningful community involvement is a crucial part of any planning process. The following techniques were utilized to gather input from stakeholders within the City of Gainesville:

- A website for the public to access important information, upcoming meeting dates, and planning documents;
- An online survey to assess public opinion on life in Gainesville and gather input on types of improvements that need to be made;
- Online activities;
- Stakeholder surveys;
- Regular Steering Committee meetings;
- A pop-up event; and
- Public meetings.

MARKETING

All members of the Planning Team worked together to conduct marketing and communications, and create materials for events. A website was created through an online platform called Social Pinpoint to share information about upcoming meetings, host the community input survey, and post materials presented at meetings. Before each public meeting, email blasts were sent to the City's various lists, and the City's social media pages. Printed flyers and business cards with the website URL were distributed to community members at the pop-up at Mule Camp to advertise the upcoming Visioning Workshops and encourage participation in the process. The local newspapers printed press releases about the planning process and meeting notices. A billboard was used to promote the Draft Plan Open House.

PUBLIC ENGAGEMENT BY THE NUMBERS

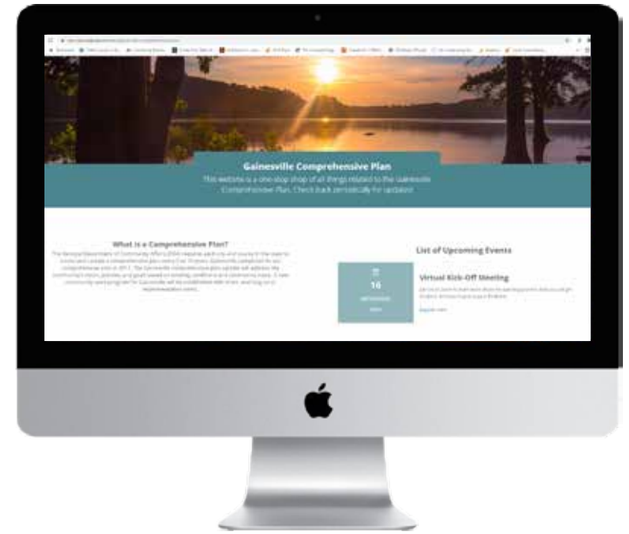
727
Total survey results

1,206
Estimated total participants and stakeholders

366
Total Social Pinpoint viewers/users

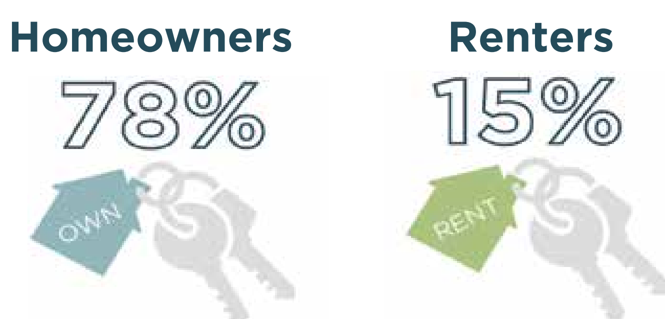
522
Total number of comments and feedback

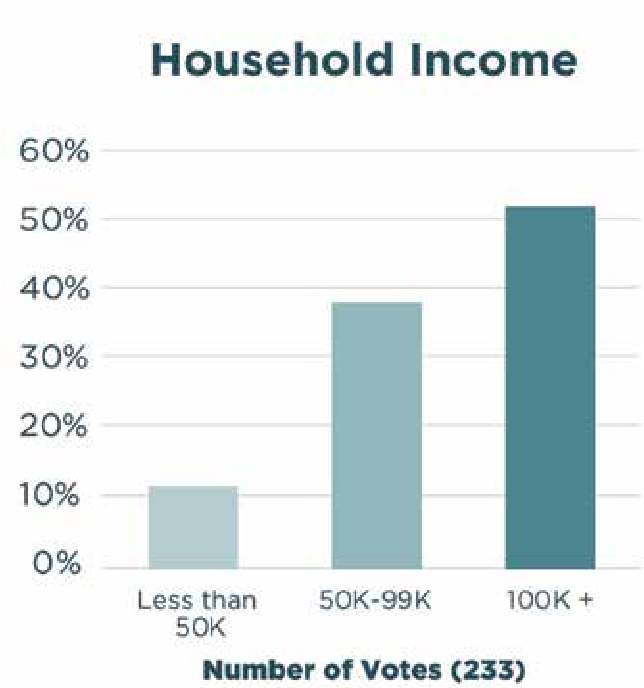
113
Participants at all workshops

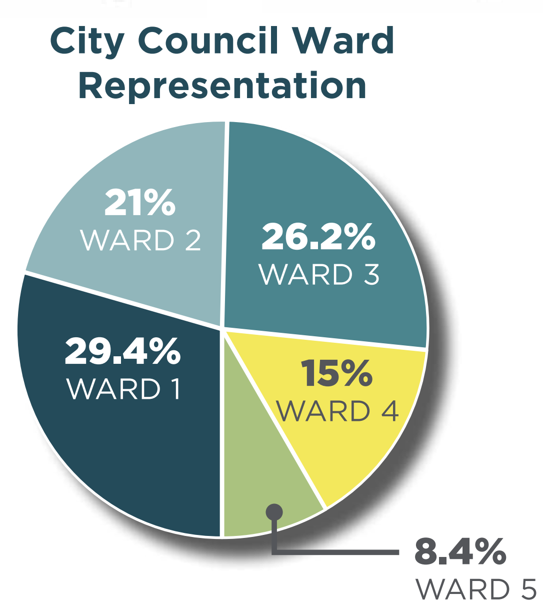


COMMUNITY INPUT SURVEY

A long-form community input survey was hosted through Social Pinpoint. The survey went live on September 16, 2021, and closed on January 31, 2022. A version of the survey was created for Gainesville High School students and a short-form survey was distributed to community groups. The survey received a total of 379 responses (see the Appendix for a full list of questions). An optional section asked respondents demographic questions about themselves. Approximately 97% of respondents answered those questions. Based on the data received and the low response rate, the city's population composition is not well represented by those who responded to the survey. The results on the following pages reflect the opinions and preferences of a small and singular segment of the population.







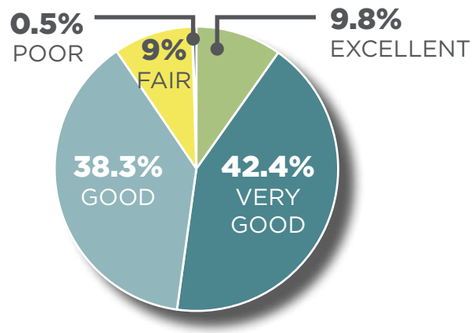
"WHAT ONE WORD WOULD YOU USE TO DESCRIBE GAINESVILLE TODAY?"

WHAT ONE WORD BEST DESCRIBES WHAT YOU WOULD LIKE TO SEE GAINESVILLE BE TOMORROW?

The size of the words represents how frequently that word was written relative to the others. The initial words have a mix of positive and negative connotations, reflecting the changes Gainesville has undergone over the past two decades, as well as its assets and weaknesses. The words describing Gainesville's future are far more positive, indicating that residents are positive about the future.

WHAT DID PEOPLE HAVE TO SAY ABOUT QUALITY OF LIFE?

90%
of survey respondents rated quality of life as "**good or excellent**"



WHAT DID PEOPLE HAVE TO SAY ABOUT FUTURE DEVELOPMENT?

Top 5 Future Goals

1. Maintain quality of city services
2. Affordable housing options
3. Maintenance of parks, recreation, and open space
4. Walkability and bikeability
5. Transportation and accessibility

Areas Needing Improvement

Affordable housing options

WHAT DID PEOPLE HAVE TO SAY ABOUT TRANSPORTATION AND INFRASTRUCTURE?

Top 3 Transportation Improvements

1. Improved traffic flow
2. Sidewalks
3. Streetscape upgrade (lighting, street trees, enhanced crosswalks)

Most ranked transportation in the City as "**average** or **low**"

71%
of respondents do not feel that sidewalks are comfortable

Most respondents felt **neutral** about the **transportation network**

63%
Felt that traffic and lacking sidewalk and bicycle facilites made walking and riding uncomfortable

WHAT DID PEOPLE HAVE TO SAY ABOUT HOUSING?

Top 3 Supported Housing Types

92%
Support housing for first time home buyers

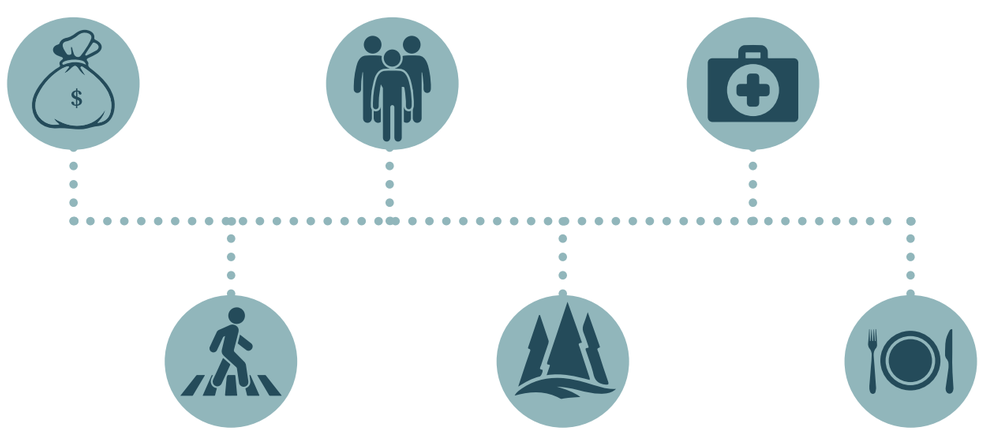
96%
Support naturally affordable/market rate housing

94%
Support housing for young professionals

WHAT ELSE DID PEOPLE SHARE?

High Concern for:

- Cost of living
- Creating a sense of place & community atmosphere
- Accessibility & condition of sidewalks, roadways, bike facilities
- Protection & conservation of natural resources
- Access to basic needs such as fresh food & medical care



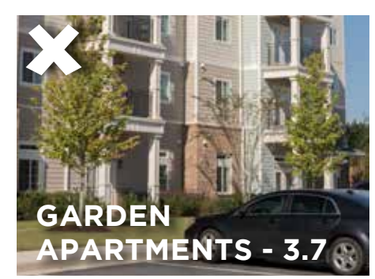
VISUAL PREFERENCE SURVEY

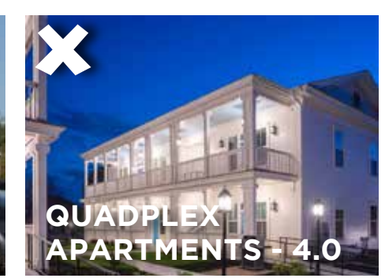
A visual preference survey was developed for each of the proposed redevelopment areas for Lakeshore Mall, Budgetel, and Gainesville Mill. The surveys were open from November 16, 2021 to January 31, 2022. Respondents were asked to take a visual preference survey to select the type of streetscape, building, and residential examples best suited for each location. Each survey showed ten images and respondents were asked to rank them 1 through 10, with 1 being not appropriate for the area and 10 being most appropriate. Respondents also had the option to express why they chose their scores. Total, there were 348 responses for the visual preference survey.

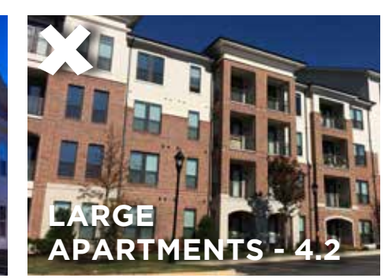
The top preferences for Lakeshore Mall were outdoor seating with retail, plaza with seating, and three-story mixed-use buildings. For the Budgetel area, landscaped sidewalks, restaurant buildings, and outdoor seating were the top choices. The Gainesville Mill's top choices were adaptive re-use for housing and breweries, and three-story mixed-use buildings.

The top concerns that were raised by respondents included the desire to re-use as many existing buildings and developments as possible, sustainable design, and housing affordability. Other concerns included how cost of living would be affected; the availability of housing for people of all ages, incomes, and needs; and the ability to create a sense of place and strong community atmosphere.

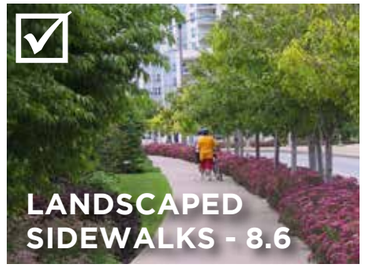
LAKESHORE MALL & LONGWOOD PARK (193)







BUDGETEL (77)



GAINESVILLE MILL (78)

STEERING COMMITTEE

The City chose 15 people, including three City Council members, economic development experts, representatives of local and regional organizations, business owners, and residents to serve on the Steering Committee.

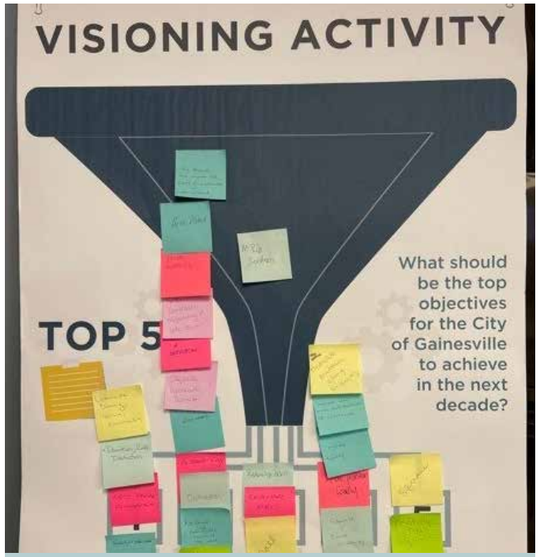
The responsibilities of the Steering Committee were to:

- Represent their community and its interests;
- Provide guidance regarding local preferences;
- Serve as a sounding board for recommendations;
- Review and give comment on draft plan materials; and
- Help spread the word about the study and upcoming workshops to their communities.

The Steering Committee met three times throughout the process. At meetings, the Steering Committee reviewed and gave nuanced input on ideas before they were presented to the public, and they were given opportunities to speak about new information as it arose.

The Steering Committee contributed to helping develop initial ideas, creating preliminary community initiatives, updating the Character Areas map, and gave significant initial input on the Redevelopment Plans, mostly by suggesting important changes that would be supported by the general public.

Steering Committee meeting in September 2021



Visioning activity conducted during first Steering Committee meeting.

MEETINGS & EVENTS

PUBLIC WORKSHOP #1

The first planning workshop was held virtually due to the COVID-19 pandemic on September 16, 2021 via Zoom. The topics covered identified what a comprehensive plan was, the schedule for completing the plan, a general analysis of demographics since 2010, and accomplishments since the 2017 Comprehensive Plan. A live poll asked questions about the City's strengths, weaknesses, opportunities, and threats. Afterwards, a moderated question and answer period was held for attendees.

During the first workshop, attendees were encouraged to go to the project website on Social Pinpoint and complete a mapping exercise, a S.W.O.T. (Strengths, Weaknesses, Opportunities, and Threats) activity that was used to inform the Needs Opportunities identified in Chapter 4, and the community input survey to identify the goals and policies to include in the comprehensive plan update.

This meeting satisfied the Georgia Department of Community Affairs' requirements for the first of two public hearings.

STRENGTHS

- City parks and recreation
- Downtown and Midland progress
- Lake Lanier
- Hospital system
- Economic opportunities
- Proximity to North Georgia mountains
- Family-friendly events and activities

WEAKNESSES

- Traffic congestion
- High levels of homelessness
- Too much unaffordable housing
- Trash and graffiti
- Not enough sidewalks
- Few intown bike paths
- Defined cultural divide
- A lot of people leave the city for entertainment

OPPORTUNITIES

- City parks and recreation
- Downtown and Midland progress
- Lake Lanier
- Hospital system
- Economic opportunities
- Proximity to North Georgia mountains
- Family-friendly events and activities

THREATS

- Traffic congestion
- High levels of homelessness
- Too much unaffordable housing
- Trash and graffiti
- Not enough sidewalks
- Few intown bike paths
- Defined cultural divide
- A lot of people leave the city for entertainment

PUBLIC PARTICIPATION TIMELINE

Public Workshop #1
September 16, 2021

Steering Committee Meeting #1
September 30, 2021

Mule Camp
October 9, 2021

Visioning Workshops
November 16th + 18th, 2021

Steering Committee Meeting #2
December 2, 2021

Steering Committee Meeting #3
January 27, 2022

Draft Plan Presentation + Open House
February 10, 2022

Public Plan Review Process
March 15 - April 15, 2022

City Council Adoption
June 21, 2022

Members of the consultant team set up a tent at Mule Camp to raise awareness of the plan and the process.

MULE CAMP

The City and consultants put together an in-person pop-up on October 9, 2021 at the Midland Greenway during the Mule Camp multi-day annual fall festival hosted by the Gainesville Jaycees. The consultants spoke with nearly 100 individuals. As people passed by, they were asked to participate in an activity to vote on which ideas identified from the previous workshop and Steering Committee meeting they supported most and add other ideas not listed.

Hard copy and digital surveys were available to fill out with the incentive for participants to enter a raffle to win a $50 Visa gift card. Information flyers and business cards with QR codes and links to the project website were handed out.

The top ideas with the highest votes were supporting the redevelopment of Lakeshore Mall, adding more retail options along the Midland Greenway, and expanding affordable housing and workforce options.

Mule Camp attendees providing input on Big Ideas for their community

VISIONING WORKSHOPS

The visioning workshops were split up into two in-person events. The first was held on November 16, 2021 at the Civic Center with four participants and the second workshop was on November 18, 2021 at the Fair Street Neighborhood Center with 13 attendees.

Topics covered during the workshop included defining the comprehensive plan and planning process. A presentation outlined demographic information about the City with a feedback summary from the virtual Kick-Off Meeting and community input survey responses, and interactive map participation up to October 31st. Results from the S.W.O.T. activity and summarized feedback from Mule Camp were also presented.

Participants were then instructed to complete Character Area worksheets identifying the community objectives and making recommendations for the areas they felt most strongly about.

Participants at the second Visioning Workshop

Participants at the second Visioning Workshop

DRAFT PLAN OPEN HOUSE

To present the draft plan to the public, an in-person meeting was held on February 10, 2022 at the Gainesville Administration Building. There was high community participation with 43 people signing in, though it is estimated that at least 50 people attended.

The plan's goals, objectives, updated character areas, future land use map, potential development areas and trails map, and redevelopment concepts for Lakeshore Mall, the Budgetel area, and the historic mill areas were displayed via boards. The maps were set up around the meeting space for feedback. Some of the maps had QR codes that could be scanned to access more detailed recommendations. Attendees were given green dots to place on recommendations that they agreed with or supported, and red dots to place on recommendations they did not agree with or did not support. Comment cards were provided in order to give attendees an opportunity to write down suggestions or additional feedback.

Overall, feedback from the open house was positive. The goals, objectives and character areas were well received. Participants indicated some hesitance about multi-family housing but appeared to be hopeful about future commercial development in the city.

PUBLIC HEARING

After the consultants developed the draft plan document, a presentation was given at the City Council meeting held on March 14, 2022. The consultants briefed City Council and the community on the process and updates to the schedule, the results of public engagement, the recommendations included in the plan, and the next steps and adoption process. Then, the consultants demonstrated how the community could give input on the draft plan document using the project website. After the presentation, the community had an opportunity to ask questions and provide comments.

This meeting satisfied the Georgia Department of Community Affairs' requirements for the second of two public hearings.

DRAFT PLAN REVIEW

Beginning on March 15, 2022, the draft plan document was available for community review via the project website. It is estimated that individual chapters of the draft plan were downloaded at least 80 times. One person sent comments to the consultants. Overall, the comments received were positive. The comment period closed on April 15, 2021.

Participants viewing draft recommendations and engaging in discussions

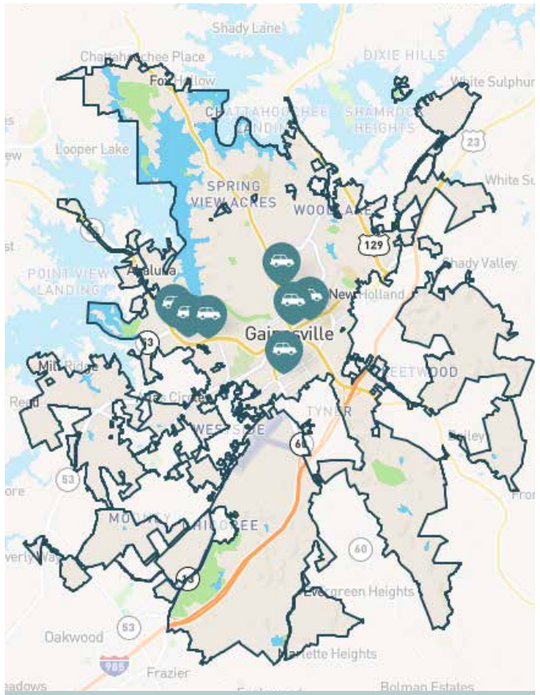
A billboard was used to advertise the Draft Plan Open House

Participants viewing and giving comment on draft recommendations

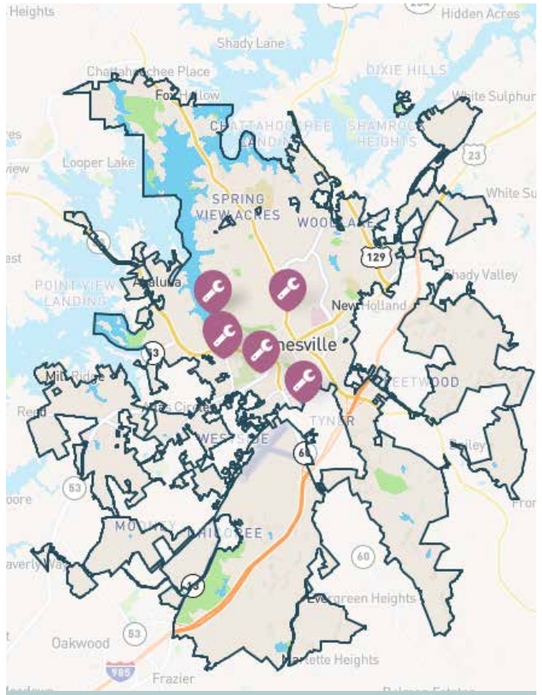
RESULTS OF INPUT

Feedback throughout the public engagement process was consistent with what was observed by the consultants. Much of what was heard reflected similar opinions expressed in 2012 and 2017.

Overall, feedback indicated that Gainesville residents highly rate their quality of life in the City. When planning for the future, the community wants to see goals focused on maintaining the quality of services provided by the City, providing more options for affordable housing, and continuing to improve parks and recreational spaces. The local transportation network should expand and improve to accommodate various modes of mobility to increase walkability, bikeability, and access for all. Three of the highest supported transportation improvements included addressing the improvement of traffic flow, adding more sidewalks along existing roadways, and upgrading streetscape to include new lights and street trees to improve pedestrian safety and comfort.



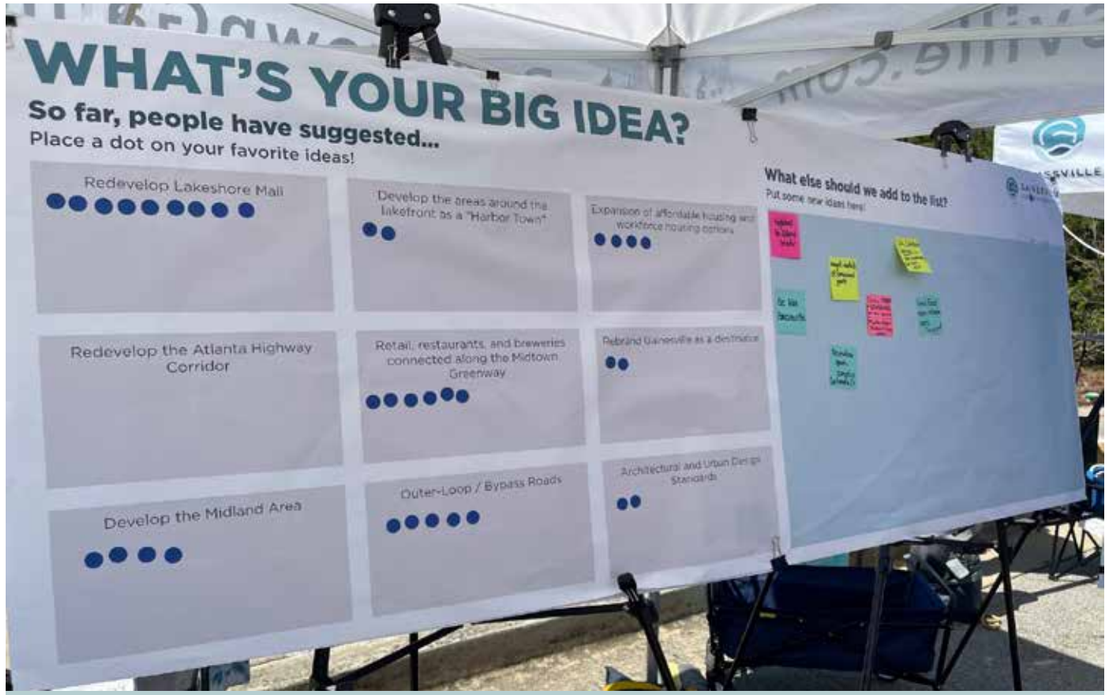
Results from an interactive map the community used to identify roads and intersections they felt needed transportation improvements



Results from an interactive map the community used to identify redevelopment areas

Other concerns identified by residents when envisioning the future growth of Gainesville is the ability to maintain an affordable cost of living, having access to basic needs such as fresh food and medical care, and continuing to protect and conserve the natural resources within and around the City for future generations.

When planning for future development, the location that was mentioned the most for redevelopment was the Lakeshore Mall area. The Budgetel area and Gainesville Mill, amongst others, were also identified as areas to focus other redevelopment efforts. These potential development efforts should focus on eliminating blight, re-using existing structures as much as possible, and provide affordable housing for new and existing residents.



Mule Camp Big Idea activity

4.

GAINESVILLE TOMORROW

Plan Framework 140

Vision Statement 140

Community Objectives 141

Land Use (Character Areas & Future Land Use) 142

Community Facilities & Services 222

Historic & Cultural Resources 224

Housing 226

Economic Development 232

Broadband 234

Transportation 235

Natural Resources 240

Recreation 242

Intergovernmental Coordination 243

Redevelopment Concepts 244

PLAN FRAMEWORK

Per the standards set by the State of Georgia, this plan addresses ten elements:

- Land use;
- Community facilities and services;
- Historic and cultural resources;
- Housing;
- Economic development;
- Broadband;
- Transportation;
- Natural resources;
- Recreation; and
- Intergovernmental coordination.

Each element has its own set of goals and objectives that line up with the vision of this plan.

VISION STATEMENT

GAINESVILLE IS COMMITTED TO BEING AN INNOVATIVE CITY, PROVIDING A CLOSE-KNIT COMMUNITY FEEL IN WHICH TO LIVE, WORK, LEARN, AND PLAY.

COMMUNITY OBJECTIVES

WHAT ARE COMMUNITY OBJECTIVES? WHAT IS THEIR PURPOSE IN THIS PLAN?

As Gainesville moves into its third century, ensuring both quality development and maintaining the city's high quality of life will become even more critical. As the consultants and City staff engaged with the public throughout this process, ten key themes emerged that will serve as the City's focus areas as new development occurs.

Each of the City's goals and recommendations that relate to the plan's elements (land use, transportation, economic development, etc) seek to fulfill at least one of these objectives. In addition to driving city-wide goals and objectives, each of Gainesville's "character areas" prioritizes a number of these community objectives to address their critical needs, advance opportunities, reinforce existing assets, and address any potential threats to quality of life.

LAND USE

NEEDS & OPPORTUNITIES

The following list of needs and opportunities are a culmination of those identified through the GMRC's existing conditions report, those identified in previous planning efforts, surveys, public workshops, and observations by the consultants. Some of these needs and opportunities were carried over from the previous comprehensive plan update.

- There is a need to continue preserving historic and intown neighborhoods and ensuring compatible infill development.
- The campus of Northeast Georgia Medical Center is going to continue to expand and create additional needs for off-street parking, which is impacting nearby residential property owners. Expansion of the campus may be constrained by a lack of parking. There is a need to consider long-term strategies to serve expansion of the medical campus while balancing the needs of nearby properties.
- Components of traditional neighborhood design can and should be added to new residential subdivisions. New residential subdivision development needs to follow guidelines for these development patterns.
- Design guidelines for the downtown area have been established but need to be implemented to guide future urban residential and mixed-use developments.
- There is opportunity to redevelop areas of the city to remove blight and underutilized developments, while introducing more up-to-date development styles

GOAL & STRATEGIES

GOAL: PROMOTE AND ENSURE EFFICIENT, FUNCTIONAL, AND COMPATIBLE LAND USE PATTERNS.

STRATEGIES:

- Provide for the development of land by assuring the provision of infrastructure, services and greenspace and the compatibility with the surrounding area.
- Maintain and preserve quiet, stable, established neighborhoods of detached, single-family residences.
- Encourage new, high-quality infill residential development that maintains community character and ensures stable, long-term property values and neighborhoods.
- Review the physical character and design of proposed new buildings and land development to assure compatibility with surrounding structures, setting and architectural and site development patterns.
- Continue to provide a compact, pedestrian-friendly downtown as the center of activity in the city.
- Where an extension of the grid street system is possible and recommended, development adjacent to the central business district should incorporate compatible grid-patterns of streets and blocks as well as architecture and development patterns.
- Limit industrial land uses to appropriate areas that do not encroach on residential neighborhoods or conservation lands.
- Provide for maximum flexibility in the mixture and arrangement of land uses and unique and innovative land planning via planned unit developments, at appropriate locations, and with appropriate sizes and scales.
- Promote the establishment of conservation neighborhoods which preserve natural resources, lower development costs and encourage affordable housing.
- Continuously re-evaluate and improve the land development regulatory process in Gainesville through the availability of clear, web-accessible instructions, guidelines, and resources.

CHARACTER AREAS

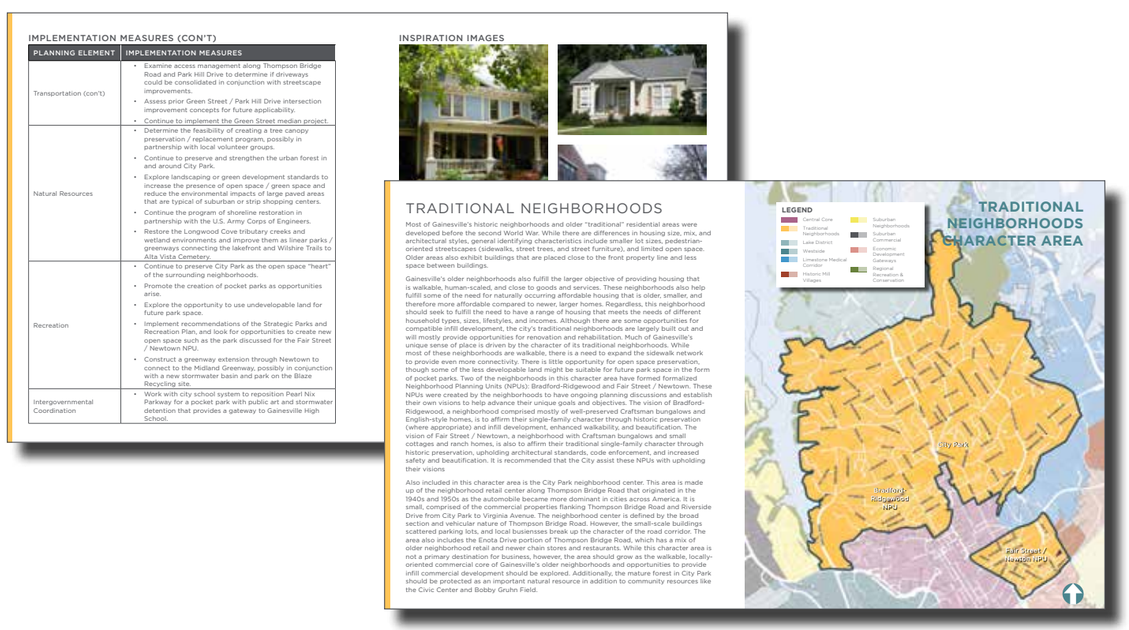
The Georgia Department of Community Affairs (DCA) defines character areas as special geographic areas that:

- Have unique or special characteristics to be preserved or enhanced;
- Have potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation; or
- Require special attention due to unique development issues.

The character area map from 2012 and 2017 were used as a guide to create the updated map as each of the areas still met at least one, if not more, of the criteria listed above. This vision for future growth, development and preservation in the city, condensed into 10 final Character Areas where:

- Strong direction is needed to achieve desired community objectives;
- Past investments are beginning to show economic benefits and there is a desire to maintain them; and
- Existing land use practices may pose long-term development issues.

For each character area, there is a map, a list of community objectives (refer to page 139) that should be prioritized, a list of appropriate land use and development types (refer to pages 144-147), a list of appropriate zoning districts should there be re-zonings, and implementation measures that relate to the nine planning elements. The maps also include unincorporated parcels in Hall County within a half-mile of the city limits. While annexation is neither a top nor immediate priority for the City of Gainesville, in the event one of those parcels is incorporated into the City and is to be developed or redeveloped, there is a future development strategy that has already been considered and approved by the community.



IMPLEMENTATION MEASURES (CON'T)

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Transportation (con't)	• Examine access management along Thompson Bridge Road and Park Hill Drive to determine if driveways could be consolidated in conjunction with streetscape improvements. • Assess prior Green Street / Park Hill Drive intersection improvement concepts for future applicability. • Continue to implement the Green Street median project.
Natural Resources	• Determine the feasibility of creating a tree canopy preservation / replacement program, possibly in partnership with local volunteer groups. • Continue to preserve and strengthen the urban forest in and around City Park. • Explore landscaping or green development standards to increase the presence of open space / green space and reduce the environmental impacts of large paved areas that are typical of suburban or strip shopping centers. • Continue the program of shoreline restoration in partnership with the U.S. Army Corps of Engineers. • Restore the Longwood Cove tributary creeks and wetland environments and improve them as linear parks / greenways connecting the lakefront and Wilshire Trails to Alta Vista Cemetery.
Recreation	• Continue to preserve City Park as the open space "heart" of the surrounding neighborhoods. • Promote the creation of pocket parks as opportunities arise. • Explore the opportunity to use undevelopable land for future park space. • Implement recommendations of the Strategic Parks and Recreation Plan, and look for opportunities to create new open space such as the park discussed for the Fair Street / Newtown NPU. • Construct a greenway extension through Newtown to connect to the Midland Greenway, possibly in conjunction with a new stormwater basin and park on the Blaze Recycling site.
Intergovernmental Coordination	• Work with city school system to reposition Pearl Nix Parkway for a pocket park with public art and stormwater detention that provides a gateway to Gainesville High School.

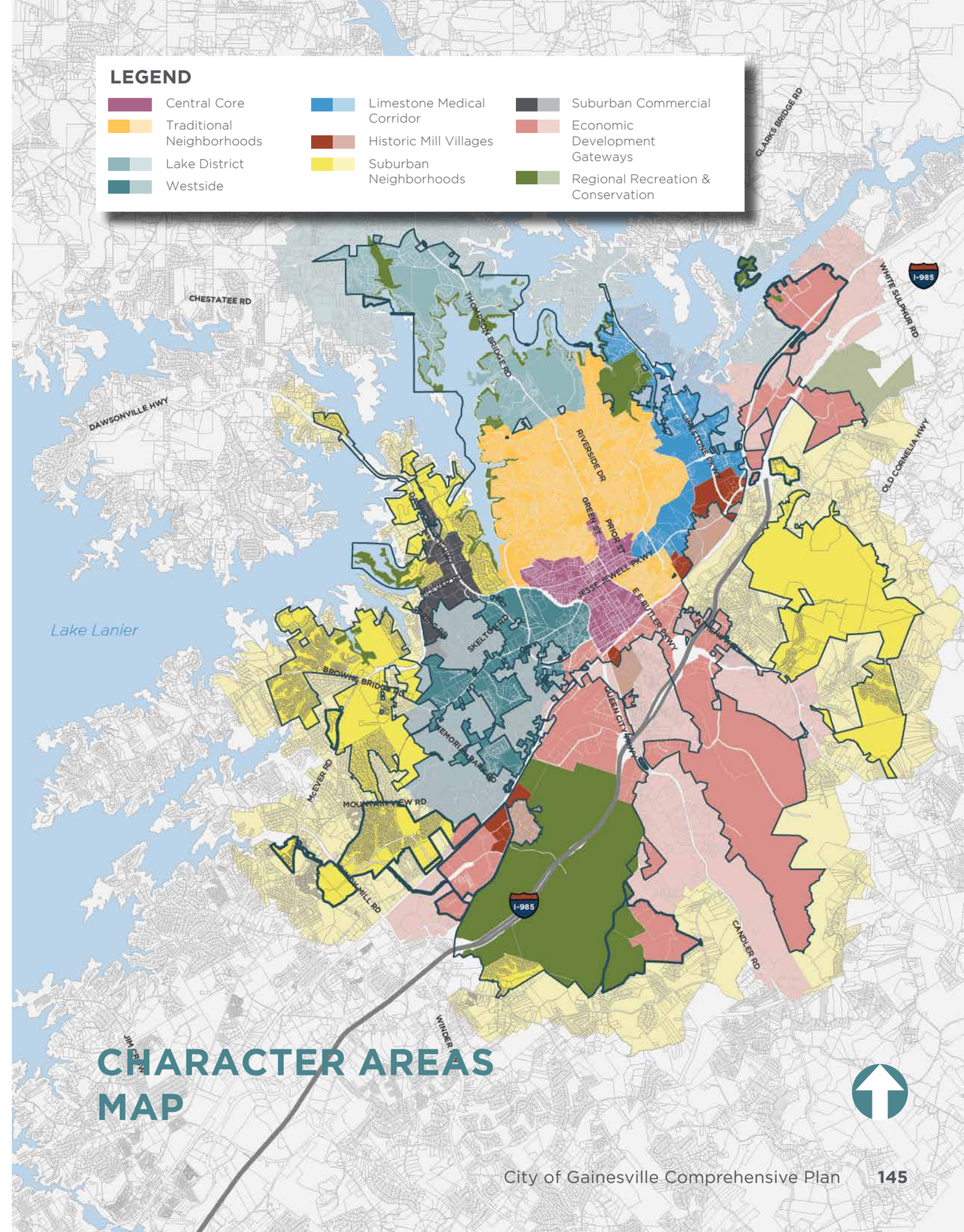
INSPIRATION IMAGES

TRADITIONAL NEIGHBORHOODS

Most of Gainesville's historic neighborhoods and older "traditional" residential areas were developed before the second World War. While there are differences in housing size, mix, and architectural styles, general identifying characteristics include smaller lot sizes, pedestrian-oriented streetscapes (sidewalks, street trees, and street furniture), and limited open space. Older areas also exhibit buildings that are placed close to the front property line and less space between buildings.

Gainesville's older neighborhoods also fulfill the larger objective of providing housing that is walkable, human-scaled, and close to goods and services. These neighborhoods also help fulfill some of the need for naturally occurring affordable housing that is older, smaller, and therefore more affordable compared to newer, larger homes. Regardless, this neighborhood should seek to fulfill the need to have a range of housing that meets the needs of different household types, sizes, lifestyles, and incomes. Although there are some opportunities for compatible infill development, the city's traditional neighborhoods are largely built out and will mostly provide opportunities for renovation and rehabilitation. Much of Gainesville's unique sense of place is driven by the character of its traditional neighborhoods. While most of these neighborhoods are walkable, there is a need to expand the sidewalk network to provide even more connectivity. There is little opportunity for open space preservation, though some of the less developable land might be suitable for future park space in the form of pocket parks. Two of the neighborhoods in this character area have formed formalized Neighborhood Planning Units (NPUs): Bradford-Ridgewood and Fair Street / Newtown. These NPUs were created by the neighborhoods to have ongoing planning discussions and establish their own visions to help advance their unique goals and objectives. The vision of Bradford-Ridgewood, a neighborhood comprised mostly of well-preserved Craftsman bungalows and English-style homes, is to affirm their single-family character through historic preservation (where appropriate) and infill development, enhanced walkability, and beautification. The vision of Fair Street / Newtown, a neighborhood with Craftsman bungalows and small cottages and ranch homes, is also to affirm their traditional single-family character through historic preservation, upholding architectural standards, code enforcement, and increased safety and beautification. It is recommended that the City assist these NPUs with upholding their visions

Also included in this character area is the City Park neighborhood center. This area is made up of the neighborhood retail center along Thompson Bridge Road that originated in the 1940s and 1950s as the automobile became more dominant in cities across America. It is small, comprised of the commercial properties flanking Thompson Bridge Road and Riverside Drive from City Park to Virginia Avenue. The neighborhood center is defined by the broad section and vehicular nature of Thompson Bridge Road. However, the small-scale buildings scattered parking lots, and local businesses break up the character of the road corridor. The area also includes the Enota Drive portion of Thompson Bridge Road, which has a mix of older neighborhood retail and newer chain stores and restaurants. While this character area is not a primary destination for business, however, the area should grow as the walkable, locally-oriented commercial core of Gainesville's older neighborhoods and opportunities to provide infill commercial development should be explored. Additionally, the mature forest in City Park should be protected as an important natural resource in addition to community resources like the Civic Center and Bobby Gruhn Field.

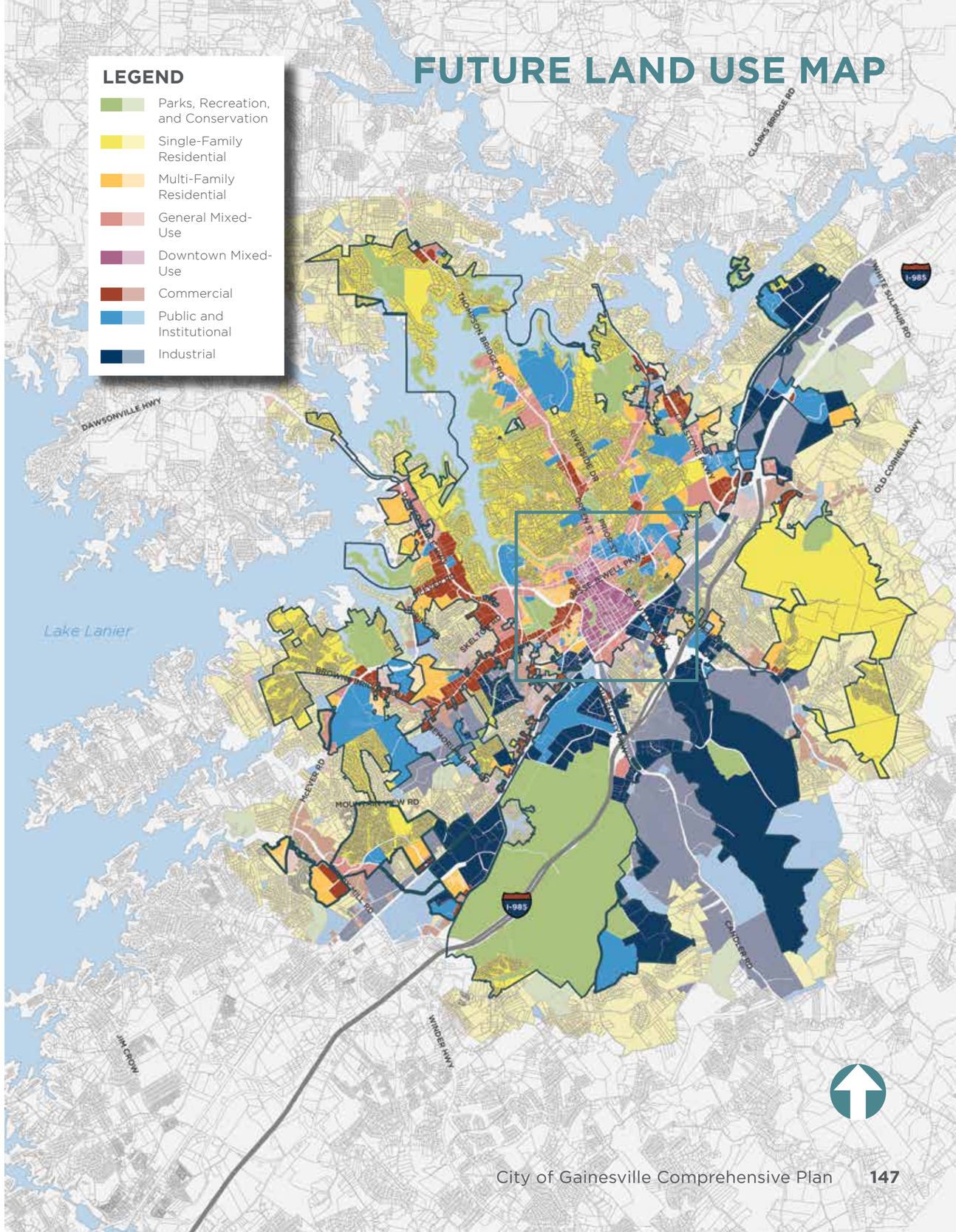


CHARACTER AREAS MAP

FUTURE LAND USE

The map on the facing page shows a parcel-by-parcel interpretation of this plan's physical vision and desired development for each of the 10 character areas. The map also includes unincorporated parcels in Hall County within a half-mile of the city limits. While annexation is neither a top nor immediate priority for the City of Gainesville, in the event one of those parcels is incorporated into the City and is to be developed or redeveloped, there is a future land use that has already been considered and approved by the community. It should be noted that when a land use is labeled "limited" for a character area, it indicates that while that land use may be allowed under the appropriate zoning districts listed, it should not be prioritized over other land uses listed. It should also be noted that while the Character Areas describe the narrative of how new development and redevelopment is regulated in each area of the city, the future land use maps are to be treated as a suggestion of how those visions can manifest. The graphics on the following pages list and describe the various future land uses that are identified in this plan.

CENTRAL GAINESVILLE



PARKS, RECREATION, & CONSERVATION

These lands include areas containing or planned for parks and recreation facilities, permanently designated open space, or conservation areas, including buffers along waterways and other environmental features.

SINGLE-FAMILY RESIDENTIAL

Single-Family Residential includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from four to six dwelling units per acre. There would be limited light office use (home occupation, etc.) allowed.

MULTI-FAMILY RESIDENTIAL

Multi-Family Residential includes areas containing or planned for single-family attached or multi-family housing at densities at a minimum of four dwelling units per acre.

GENERAL MIXED-USE

This includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and detached and attached residential. The types of non-residential uses that are desirable in this area would include restaurants, specialty retail, and low-intensity office.

DOWNTOWN MIXED-USE

Downtown Mixed-Use is similar to General Mixed-Use, but at a higher intensity, and includes areas containing predominately retail use and other higher density residential uses. It would feature a mix of traditional and contemporary architectural styles. Residential above ground-floor retail or office uses are encouraged.

COMMERCIAL

Commercial includes areas with focused retail, office, or other commercial service activities such as grocery stores, banks, restaurants, theaters, hotels, and automotive-related businesses. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

PUBLIC & INSTITUTIONAL

Public & Institutional include areas containing or planned for public and/or institutional uses including governmental, educational and medical facilities, houses of worship, and similar institutional facilities; or for major transportation, utilities or communication facilities.

INDUSTRIAL

Industrial includes a wide range of office, business, light industrial, manufacturing, research, and development uses; and commercial uses that directly support or are otherwise linked to the dominant business use.

CENTRAL CORE

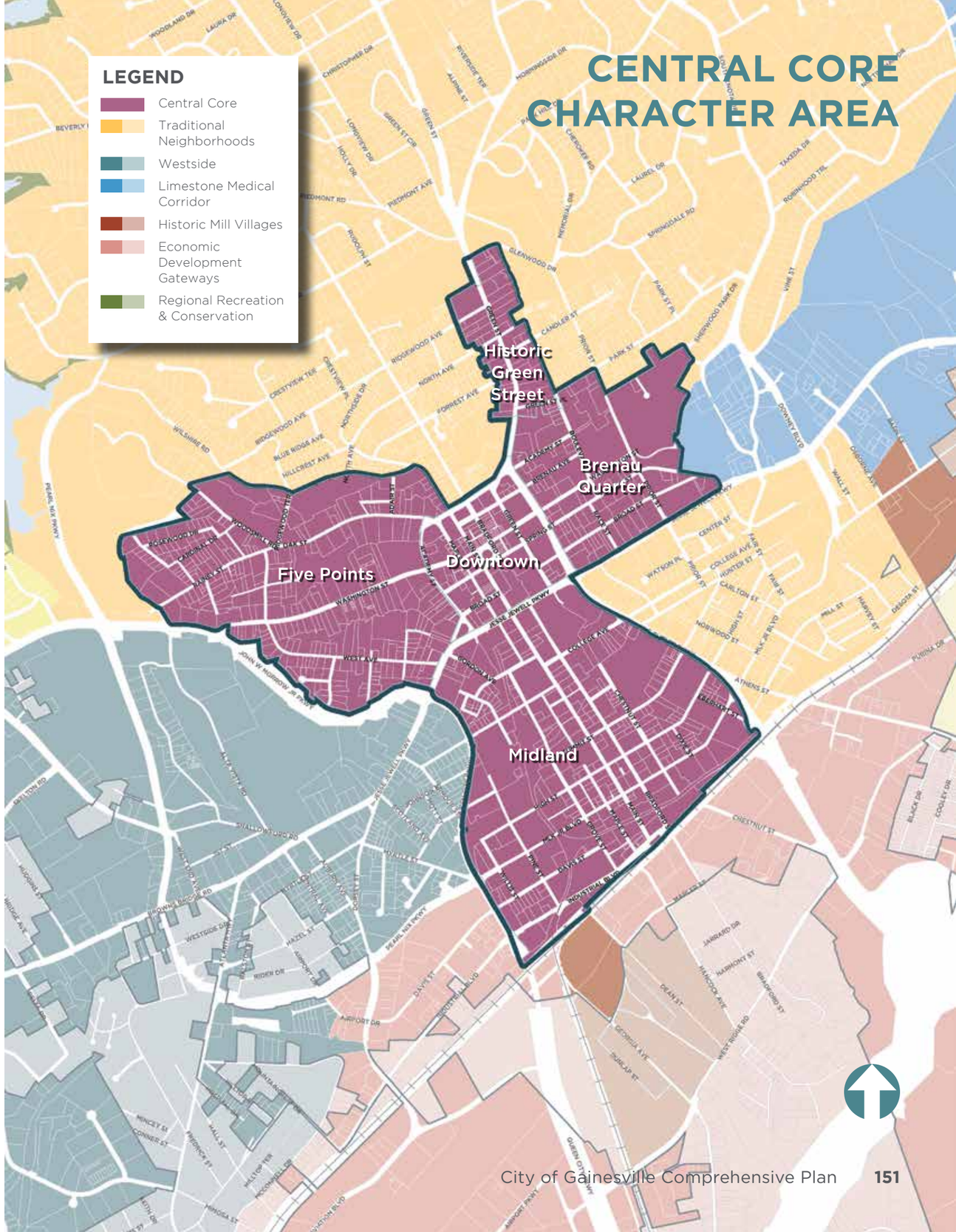
The Central Core character area is the historic heart of Gainesville, centered on the Square and extending to the east, west and south. The area is diverse in its characteristics, therefore to analyze it and make recommendations, it makes sense to break it down into five unofficial "subareas" to explain their similar identities but different mixes of existing and future uses: Downtown, Midland, the Brenau Quarter; the Historic Green Street Corridor, and the Oak Street, Rainey Street, and Washington Street corridors ("Five Points").

Downtown Gainesville should continue to serve as the symbolic heart of the City and the seat of local government, but should strive for additional office and housing to provide a more sustainable mix of uses. Historic preservation and sensitive infill are key to maintaining the strong sense of place. Development in Midland will be a continuation of all the energy that has happened and will continue to happen in the Downtown core. Public improvements to Midland, including the greenway, have already kick-started a long-term transition to more diverse land uses including a mixed-use core along Main Street and Bradford Street. The vision for Midland includes mixed-income housing, a multi-modal transportation node at the Amtrak station, and adaptive reuse of older, industrial buildings.

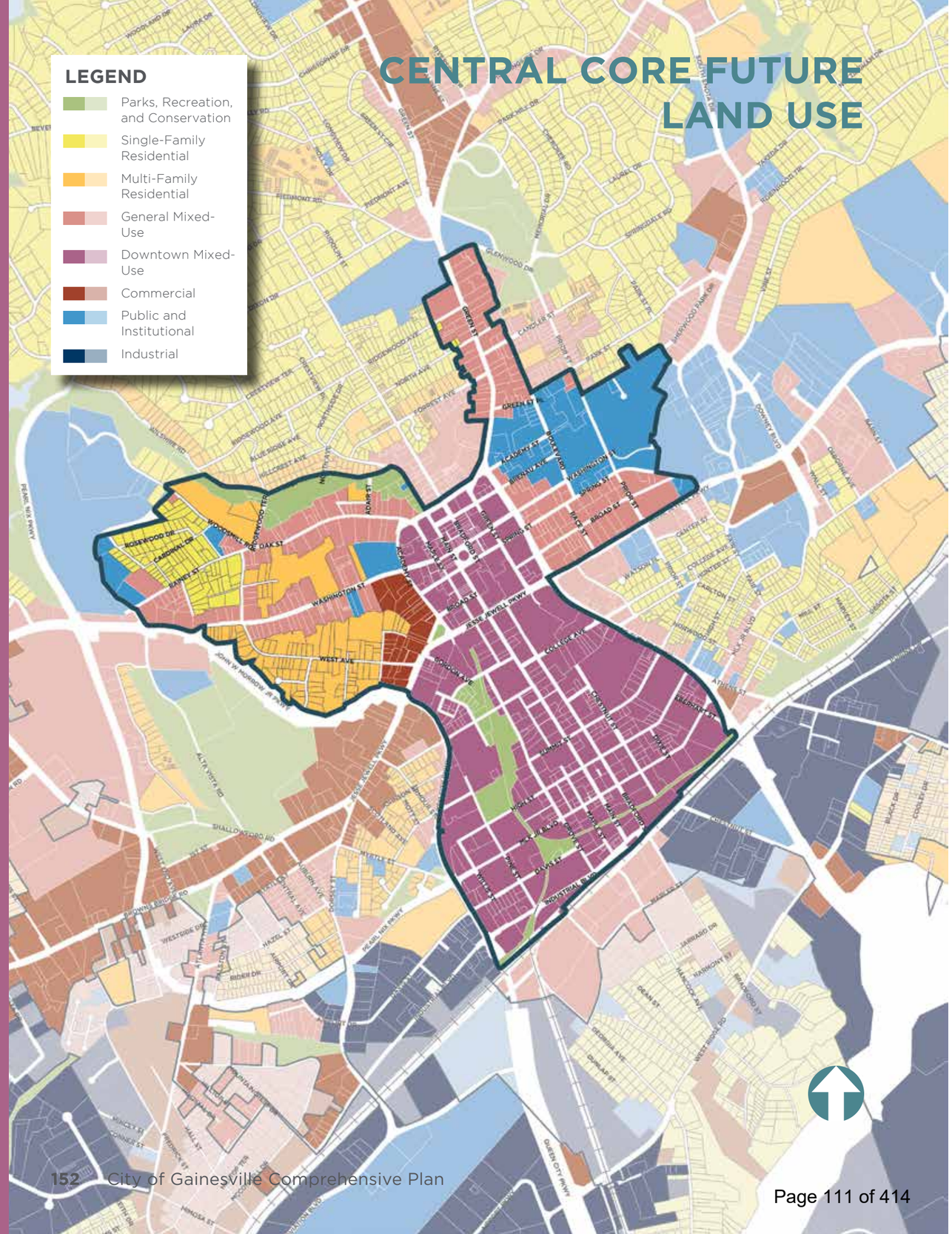
The "Brenau Quarter" houses Brenau University and some single-family and student housing. This area is not a primary destination for business, however it will continue to include medical and professional offices that support the Northeast Georgia Medical Center. This area is also unlikely to accommodate new population growth, however it is recommended that the City work with the University in implementing any campus improvements as time passes.

The character of Historic Green Street is comprised of large houses boasting historical architectural, with many now converted into businesses. Smaller and newer homes, also used as businesses, are scattered along the street. The street itself is lined with trees and spacious front lawns. However, the sidewalks are narrow and are located up against the travel lanes, making walking along the corridor an uncomfortable experience for pedestrians. It is recommended that the historical buildings along the street be maintained and preserved but the streetscape be improved to allow for a more beautiful and walkable environment.

The west side of the Central Core is known as the "Five Points" area of Gainesville. It is focused along the Oak Street, Rainey Street, and Washington Street corridors. Each corridor has a distinctive development pattern — Oak Street with small businesses and repair shops, some dating to the 1940s; West Avenue with a variety of modest historic houses mixed in with newer homes; Rainey Street with simple vernacular and ranch-type houses, some in disrepair; and scattered parcels of strip office and commercial along Washington Street. The Rainey Street and West Avenue neighborhoods are traditional intown residential areas but are in need of some revitalization. Vacant land is limited, but long-term redevelopment of aging and underutilized buildings could provide infill sites. The Rock Creek Greenway connection will continue to enhance this area's regional identity through increased access and connectivity.



CENTRAL CORE FUTURE LAND USE



CCOMMUNITY OBJECTIVES CHECKLIST

OBJECTIVES	PRIORITY?
Creating a sense of place	
Redevelopment of blighted areas	
Access to parks and greenspace	
Environmental sustainability	
Housing choice	
Employment opportunities	
Commercial development	
Connectivity	
Historic preservation	
Safety and security	

APPROPRIATE LAND USES & DEVELOPMENT TYPES

- Parks and recreation;
- Higher density single-family residential;
- Multi-family residential;
- General mixed-use;
- Downtown mixed-use;
- Commercial (retail and office); and
- Public and institutional

APPROPRIATE ZONING DISTRICTS

- R-II Residential
- R-O Residential Office
- O-I Office Institutional
- N-B Neighborhood Business
- C-B Central Business
- G-B General Business
- L-I Light Industrial
- PUD Planned Unit Development
- Midland Overlay Zone
- Historic Preservation Overlay Zone

CENTRAL CORE IMPLEMENTATION MEASURES

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Land Use	• Consider adopting urban design guidelines for Downtown and Midland. • Continue to promote infill development in Midland and in the Oak/Rainey/Washington area. • Integrate Brenau University's master plan and expansion program into a larger redevelopment planning effort for Downtown and the northern portion of Midland. • Work with Brenau University and residents to formally designate/adopt the already completed set of design guidelines for the campus and surrounding areas to prevent incompatible residential development. • Consider rezoning the parcels along Oak Street, including the mill building at the "Five Points" intersection, to allow for residential mixed-use to support the creation of a loft/warehouse district. • Work with the owner of the "Five Points" mill building to research the building's history, as the cornerstone of a new "Five Points" historic district. • Prepare a revitalization plan for the Rainey Street neighborhood that includes renovation, selective demolition/infill, and redevelopment of the duplex apartments on Smith Drive.
Community Facilities & Services	• Work with the U.S. Postal Service to find a suitable relocation for the Green Street facility; redevelop the post office site to a use compatible with the Green Street historic district and adjacent Brenau University facilities. • Support educational efforts of Featherbone Communiversity and the Brenau University Graduate Center.
Historic & Cultural Facilities	• Maintain Downtown's uniqueness, architectural diversity, and links to the past through historic preservation. • Support the Quinlan Visual Arts Center. • Implement the recommendations of the Historic Resources Phase I and II survey for new or expanded districts for Brenau University and the Park/Prior/Perry neighborhood area.

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Historic & Cultural Facilities (con't)	• Encourage continued adaptive reuse of historic residential structures and historically-appropriate upgrades to existing structures on the Brenau University campus. • Work with Brenau University to redesign and improve the landscape around the old university gate to function as a better ceremonial entry to the campus. • Retain the historical character of Green Street.
Housing	• Promote the development of diverse new housing opportunities within the Downtown and Midland core. • Update ULDC to permit detached and accessory dwelling units behind existing primary residences to help address housing availability and affordability needs and match the scale and character of the surrounding area. • Offer urban-style products in a variety of types, and expand options for different household income levels in Midland. • Target mixed-income, high-quality multi-family housing development to take advantage of the open space investment in the Midland Greenway and related parks. • Where reuse of residential structures is proposed, encourage compatible scale and character of potential non-residential uses to existing residential uses.
Economic Development	• Encourage small businesses to locate in Downtown and Midland, and existing businesses should be retained. • Increase and diversify total city employment in Downtown and Midland. • Continue efforts to redevelop/revitalize Midland as a location for residents, jobs, and entertainment. • Leverage Midland Greenway as an economic development asset by promoting mixed-use development adjacent to the greenway. • Continue to offer business investment incentives and redevelopment incentives through tax allocation districts and other subsidy programs. • Continue to support Brenau University as an employment center.

CENTRAL CORE IMPLEMENTATION MEASURES (CON'T)

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Economic Development (con't)	• Support Brenau University's "Discovery Incubator" as a vehicle to expanding cutting-edge research and business in the city. • Support Brenau University as an advanced education center in the city and the region. • Continue to partner with Brenau University to open university facilities and the campus to greater public use. • Continue to use subsidy programs such as TADs to support small-scale development projects like façade improvements and rehabilitation of aging structures.
Transportation	• Upgrade MLK Jr. Boulevard to a "complete street" focused on pedestrian improvements, from Queen City Parkway to E.E. Butler Parkway. • Expand the Midland Greenway along the disused CSX interchange track right-of-way to connect to Newtown and New Holland. • Improve pedestrian safety at crossings along E.E. Butler Parkway. • Improve Downtown connections and streetscapes throughout the "Five Points" area. • Address the pedestrian sidewalk gap between Midland Greenway and Jesse Jewell Parkway. • Implement Green Street corridor improvements to include a new median, stormwater improvements and utility relocation.

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Natural Resources	• Re-assess the feasibility of Flat Creek restoration east of the Midland Greenway. • Environmentally sensitive areas in Downtown or Midland and brownfield assessments and creek restoration should continue to be explored. • Explore the opportunity for open space preservation along the tributaries of Longwood Creek, especially those adjacent to John W. Morrow, Jr. Parkway. • Protect and restore the Longwood Creek watershed.
Recreation	• Reclaim the former rail spur/brownfield area along the CSX right-of-way at the foot of Chestnut Street as a new urban park/greenway. • Explore creating a linear park and habitat restoration along the length of Longwood Creek, as an open space amenity for the West Avenue neighborhood. • Explore creating a greenway paralleling Longwood Creek and John W. Morrow, Jr. Parkway, connecting at key points to West Avenue.
Intergovernmental Coordination	• No implementation measures applicable.

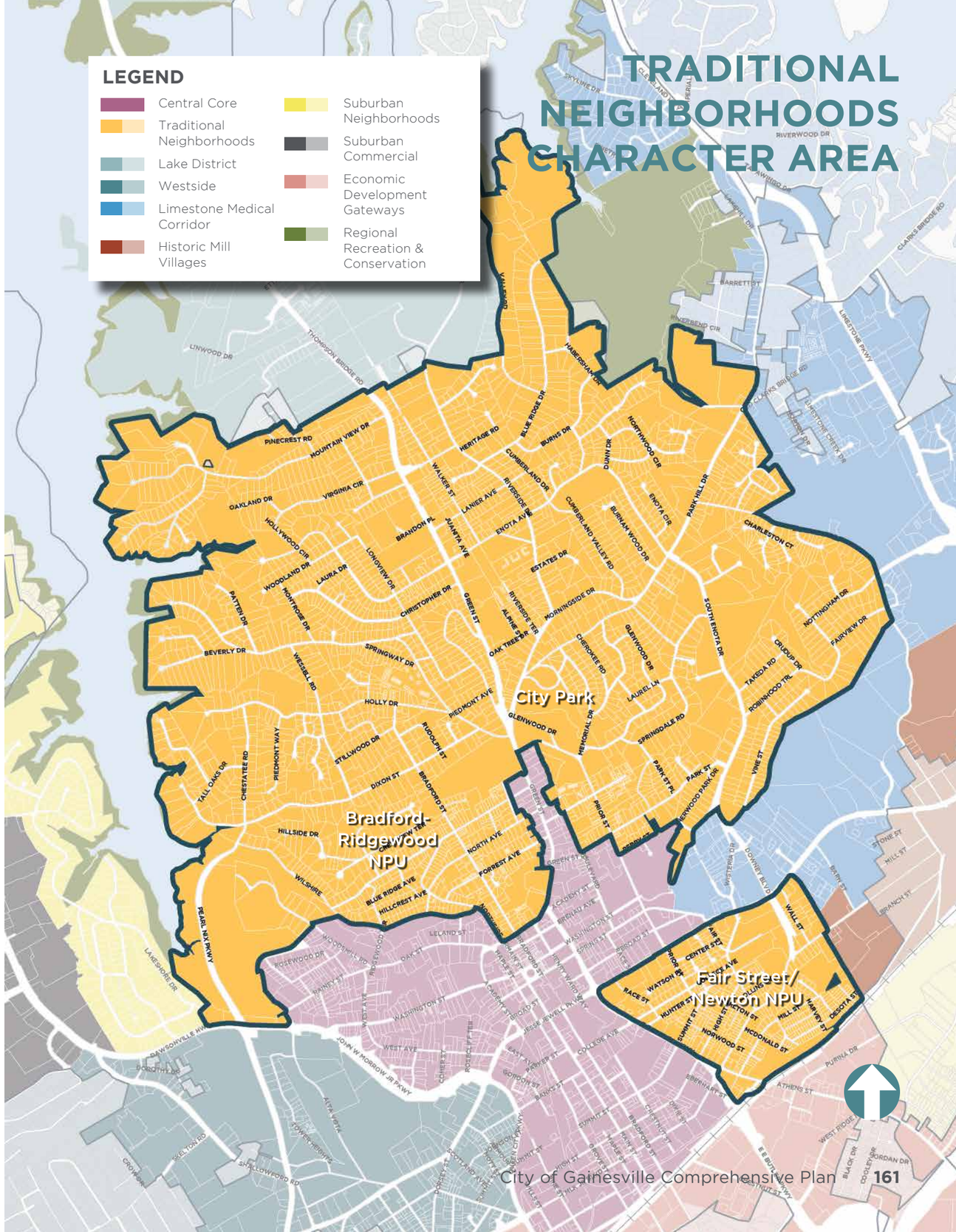
INSPIRATION IMAGES

TRADITIONAL NEIGHBORHOODS

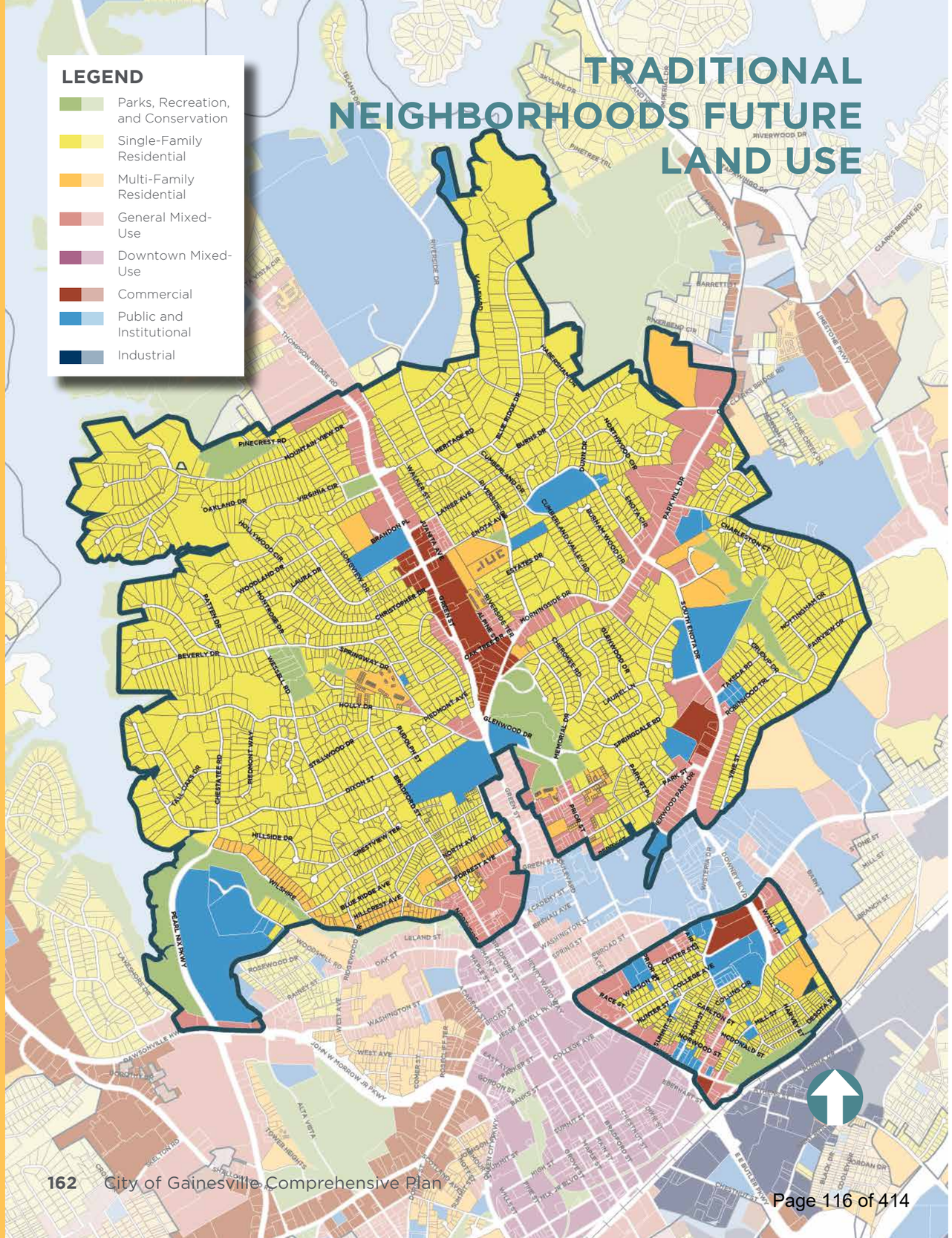
Most of Gainesville's historic neighborhoods and older "traditional" residential areas were developed before the second World War. While there are differences in housing size, mix, and architectural styles, general identifying characteristics include smaller lot sizes, pedestrian-oriented streetscapes (sidewalks, street trees, and street furniture), and limited open space. Older areas also exhibit buildings that are placed close to the front property line and less space between buildings.

Gainesville's older neighborhoods also fulfill the larger objective of providing housing that is walkable, human-scaled, and close to goods and services. These neighborhoods also help fulfill some of the need for naturally occurring affordable housing that is older, smaller, and therefore more affordable compared to newer, larger homes. Regardless, this neighborhood should seek to fulfill the need to have a range of housing that meets the needs of different household types, sizes, lifestyles, and incomes. Although there are some opportunities for compatible infill development, the city's traditional neighborhoods are largely built out and will mostly provide opportunities for renovation and rehabilitation. Much of Gainesville's unique sense of place is driven by the character of its traditional neighborhoods. While most of these neighborhoods are walkable, there is a need to expand the sidewalk network to provide even more connectivity. There is little opportunity for open space preservation, though some of the less developable land might be suitable for future park space in the form of pocket parks. Two of the neighborhoods in this character area have formed formalized Neighborhood Planning Units (NPUs): Bradford-Ridgewood and Fair Street/Newtown. These NPUs were created by the neighborhoods to have ongoing planning discussions and establish their own visions to help advance their unique goals and objectives. The vision of Bradford-Ridgewood, a neighborhood comprised mostly of well-preserved Craftsman bungalows and English-style homes, is to affirm their single-family character through historic preservation (where appropriate) and infill development, enhanced walkability, and beautification. The vision of Fair Street/Newtown, a neighborhood with Craftsman bungalows and small cottages and ranch homes, is also to affirm their traditional single-family character through historic preservation, upholding architectural standards, code enforcement, and increased safety and beautification. It is recommended that the City assist these NPUs with upholding their visions.

Also included in this character area is the City Park neighborhood center. This area is made up of the neighborhood retail center along Thompson Bridge Road that originated in the 1940s and 1950s as the automobile became more dominant in cities across America. It is small, comprised of the commercial properties flanking Thompson Bridge Road and Riverside Drive from City Park to Virginia Avenue. The neighborhood center is defined by the broad section and vehicular nature of Thompson Bridge Road. However, the small-scale buildings scattered parking lots, and local businesses break up the character of the road corridor. The area also includes the Enota Drive portion of Thompson Bridge Road, which has a mix of older neighborhood retail and newer chain stores and restaurants. While this character area is not a primary destination for business, however, the area should grow as the walkable, locally-oriented commercial core of Gainesville's older neighborhoods, such as Longstreet Hills, and opportunities to provide infill commercial development should be explored. Additionally, the mature forest in City Park should be protected as an important natural resource in addition to community resources like the Civic Center and Bobby Gruhn Field.



TRADITIONAL NEIGHBORHOODS FUTURE LAND USE



COMMUNITY OBJECTIVES CHECKLIST

OBJECTIVES	PRIORITY?
Creating a sense of place	✓
Redevelopment of blighted areas	
Access to parks and greenspace	✓
Environmental sustainability	✓
Housing choice	✓
Employment opportunities	
Commercial development	✓
Connectivity	✓
Historic preservation	✓
Safety and security	✓

APPROPRIATE LAND USES & DEVELOPMENT TYPES

- Parks and recreation;
- Single-family residential;
- Multi-family residential;
- Limited general mixed-use
- Commercial (retail and office); and
- Public and institutional

APPROPRIATE ZONING DISTRICTS

- R-I Residential
- N-C Neighborhood Conservation
- R-II Residential
- R-O Residential Office
- N-B Neighborhood Business
- G-B General Business
- PUD Planned Unit Development

TRADITIONAL NEIGHBORHOODS IMPLEMENTATION MEASURES

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Land Use	• Preserve the area's unique character. • Although the area is largely built-out, promote opportunities for infill development as they arise. • Amend current N-C zoning standards to better reflect existing lot conditions, to accommodate modifications to existing homes for growing families. • Consider adopting architectural standards that are compatible with each neighborhood's historic character for new construction and rehabilitation, or consider modifying the current infill standards to achieve the same purpose. • Continue to grow the Green Street corridor as a walkable, locally-oriented commercial core that serves the city's older residential neighborhoods. • Promote infill opportunities along Green Street where large parking lots and vacant/underutilized structures exist.
Community Facilities & Services	• Continue to address the existing neighborhoods' needs as they relate to facilities and services. • Promote Gainesville High School and elementary schools in the area as important community resources. • Promote Longwood Park
Historic & Cultural Facilities	• Expand existing historic districts and create new districts as per the historic resources structural survey recommendations. • Continue to preserve resources such as the Civic Center and Bobby Gruhn Field. • Work with owners of early commercial buildings to recognize, maintain and preserve them as unique cultural resources. • Evaluate the potential for expanding events capacity at Martha Hope Cabin to an outdoor venue at Candler Field.
Housing	• Continue to fulfill the neighborhood objective of providing housing that is walkable, diverse, human-scaled, and close to goods and services.

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Housing (con't)	• Create a neighborhood revitalization loan/grant program to assist qualifying property owners with home improvements, possibly in conjunction with home maintenance workshops and/or CDBG funding. • Work with the Gainesville Housing Authority and other affordable housing providers to create a strategy to increase affordable/workforce ownership opportunities in the area. • Support the renovation or redevelopment of blighted or substandard multi-family housing along the Park Hill Drive corridor. • Review zoning and building requirements to assess policies that restrict access to affordable and missing-middle housing.
Economic Development	• Market and promote the city's intown neighborhoods as a unique, close-in opportunity for knowledge workers and entrepreneurs to increase the economic spending power intown. • Encourage the development of neighborhood-serving businesses as needed. • Promote and market the presence of locally-owned businesses. • Explore ways to leverage the presence of Longwood Cove through improvements to Longwood Park that physically engage Lake Lanier.
Transportation	• Implement the recommendations from the Park Hill Corridor Study. • Implement the recommendations from the US 129 Corridor Study. • Improve pedestrian connectivity to parks throughout the area. • Connect the existing trail from Longwood Park along Pearl Nix Parkway to Lakeshore Drive and connect to Lakeshore Mall. • Connect existing Wilshire Trails along Pearl Nix Parkway to John W. Morrow, Jr. Parkway. • Assess prior Green Street and Park Hill Drive intersection improvement concepts for future applicability. • Close the gaps in sidewalk continuity along Park Hill Drive, possibly as part of a streetscape program that "brands" the district.

TRADITIONAL NEIGHBORHOODS IMPLEMENTATION MEASURES

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Transportation (con't)	• Examine access management along Thompson Bridge Road and Park Hill Drive to determine if driveways could be consolidated in conjunction with streetscape improvements. • Expand the sidewalk network on all feeder streets to Thompson Bridge Road and Park Hill Drive. • Study traffic operations and signalization at the Enota Avenue and Virginia Avenue intersections along Thompson Bridge Road to improve pedestrian safety. • Implement Green Street corridor improvements to include a new median, stormwater improvements and utility relocation.
Natural Resources	• Determine the feasibility of creating a tree canopy preservation/replacement program, possibly in partnership with local volunteer groups. • Continue to preserve and strengthen the urban forest in and around City Park. • Explore landscaping or green development standards to increase the presence of open space/green space and reduce the environmental impacts of large paved areas that are typical of suburban or strip shopping centers. • Continue the program of shoreline restoration in partnership with the U.S. Army Corps of Engineers. • Restore the Longwood Cove tributary creeks and wetland environments and improve them as linear parks/ greenways connecting the lakefront and Wilshire Trails to Alta Vista Cemetery.
Recreation	• Continue to preserve City Park as the open space "heart" of the surrounding neighborhoods. • Promote the creation of pocket parks as opportunities arise. • Explore the opportunity to use undevelopable land for future park space. • Implement recommendations of the Strategic Parks and Recreation Plan, and look for opportunities to create new open space such as the park discussed for the Fair Street/Newtown NPU.
Intergovernmental Coordination	• Work with city school system to reposition Pearl Nix Parkway for a pocket park with public art and stormwater detention that provides a gateway to Gainesville High School.

INSPIRATION IMAGES

LAKE DISTRICT

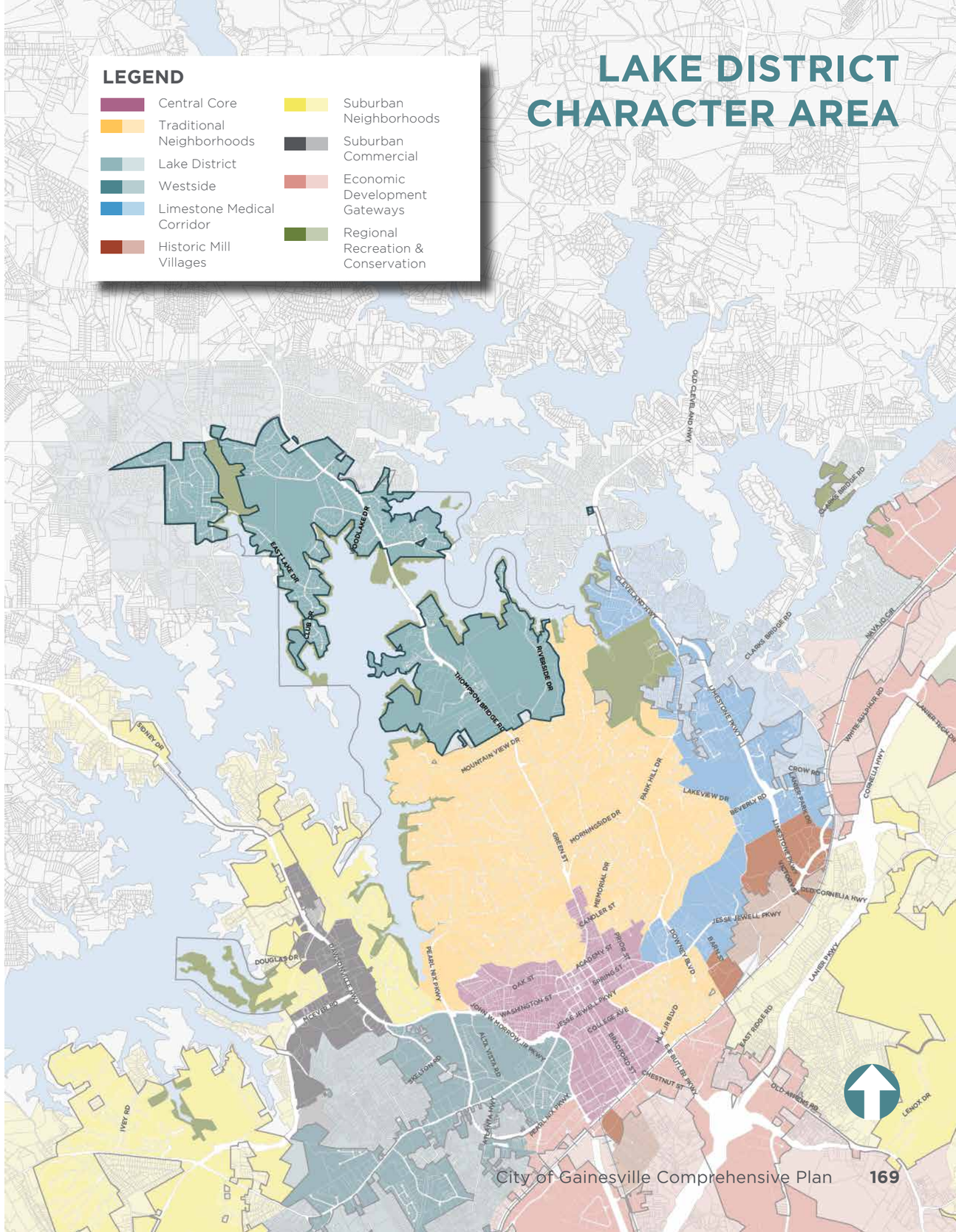
The Lake District character area is comprised of the Chattahoochee Country Club and other properties that surround Lake Lanier, including the peninsula bracketed by Riverside Drive and the Linwood Water Reclamation facility and the Thompson Bridge Road corridor north of Mountain View Drive. The north and south portions of the Lake District have distinctly different land use patterns. The north is characterized by the Chattahoochee Golf Club and estate houses fronting Lake Lanier. Aside from a small commercial center at Nancy Creek Road, Thompson Bridge Road has the character of a rural parkway, flanked by trees and split by a landscaped median. Alternatively, the south end is dominated by expanding commercial development focused on Thompson Bridge Road and there is no comparable lakeside single-family neighborhood.

The main driver for the Lake District is the presence of Lake Lanier and its landscape. The vision and strategies for this character area are twofold:

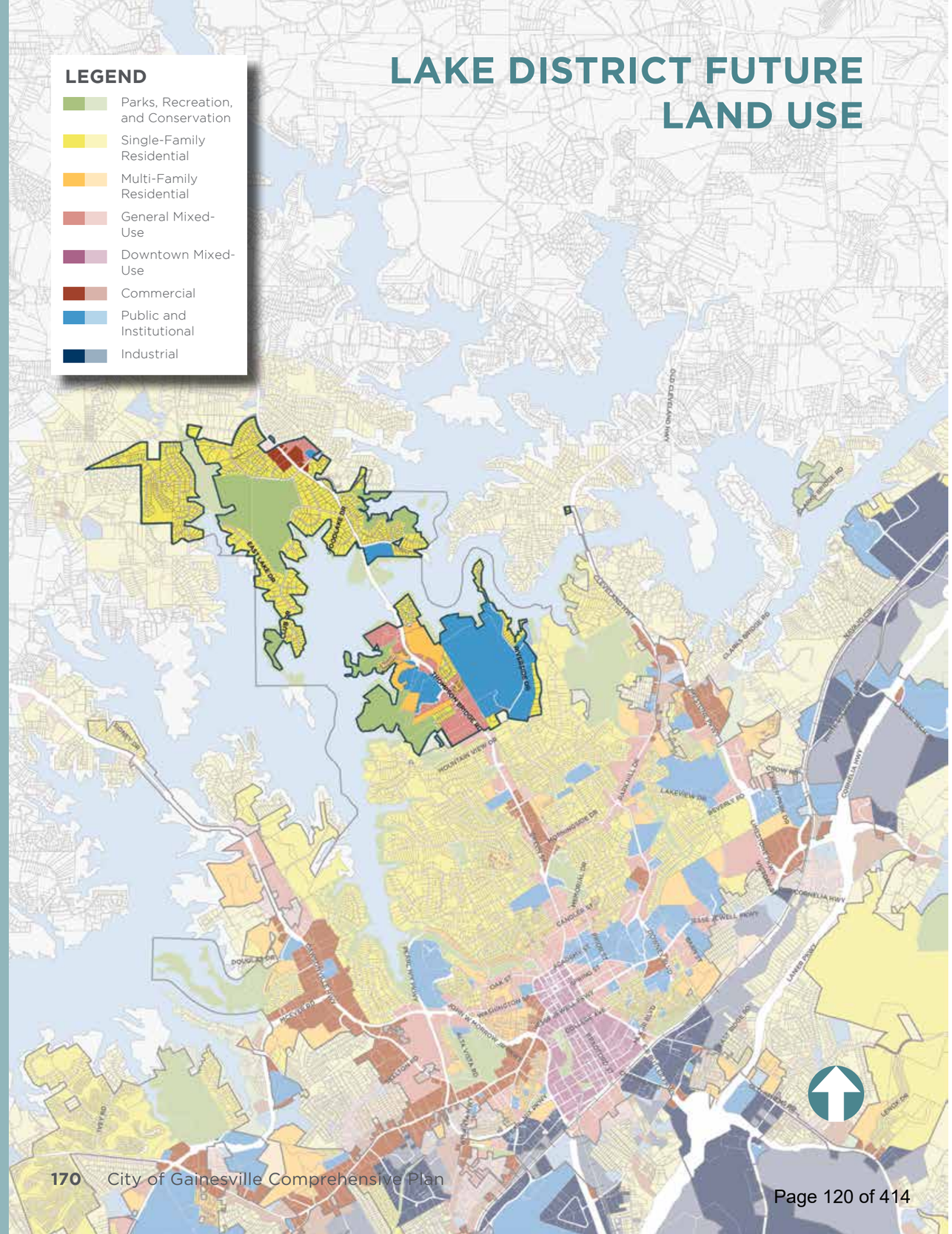
- The vision for the north side of the lake is preserving its single-family residential character, limiting intensification of the existing commercial node, protecting the existing tree canopy and shoreline ecosystem, and continuing enhancement of the golf club.
- The vision for the south side is to take advantage of the lake and forest to create a character that is similar to that north of the lake, which includes supporting the development of new conservation-based single-family housing and open space preservation on undeveloped land. New commercial development should be concentrated at or near the existing Linwood Drive node and any future commercial development should follow a mixed-use "village" format.

Since Lake Lanier is the physical driver of the Lake District, leveraging while protecting it should be considered in every planning decision. Lake Lanier and the Upper Chattahoochee are all regional icons that deserve ongoing attention and care. Expanding public access to Lake Lanier is critical, although privately-owned open space is plentiful. Shoreline conservation or restoration and the protection of forested areas on undeveloped land are important goals.

New housing will be a major source of growth for the area and should feature a wide range of product, from townhouses to high-end single-family detached homes. The area should maintain and advance a residential focus on both sides of the Lake Lanier bridge, combining traditional neighborhood development (TND) walkability with the natural character of the Country Club. The character area can accommodate limited mixed-use and commercial growth, but it must be carefully planned to avoid suburban sprawl.



LAKE DISTRICT FUTURE LAND USE



COMMUNITY OBJECTIVES CHECKLIST

OBJECTIVES	PRIORITY?
Creating a sense of place	
Redevelopment of blighted areas	
Access to parks and greenspace	
Environmental sustainability	
Housing choice	
Employment opportunities	
Commercial development	
Connectivity	
Historic preservation	
Safety and security	

APPROPRIATE LAND USES & DEVELOPMENT TYPES

- Parks and recreation;
- Single-family residential;
- Limited multi-family residential;
- Limited general mixed-use;
- Limited commercial (retail and office); and
- Public and institutional

APPROPRIATE ZONING DISTRICTS

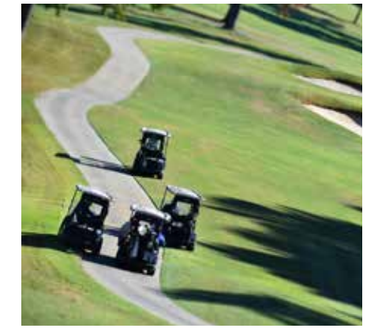
- R-I-A Residential
- R-I Residential
- R-II Residential
- R-O Residential Office
- N-B Neighborhood Business
- G-B General Business
- PUD Planned Unit Development

LAKE DISTRICT IMPLEMENTATION MEASURES

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Land Use	• The area should maintain and advance a residential focus on both sides of the Lake Lanier bridge, combining traditional neighborhood design with the character of the Country Club. • Promote the redevelopment of older apartments, retail, and office space. • Carefully plan any new residential or commercial growth to avoid suburban sprawl. • Except for the Holly Park Drive/Rubicon/Firelight Pointe area, ensure that future zoning changes or re-zonings preserve the character at or near the Thompson Bridge Road/Linwood Drive intersection. • Revise the existing corridor design overlay standards to encourage inter-parcel connectivity, walkability, and Traditional Neighborhood Development (TND) formats. • Explore landscaping or green development standards to increase the presence of open space/green space and reduce the environmental impacts of large paved areas.
Community Facilities & Services	• Support the Riverside Military Academy as one of the City's signature institutions.
Historic & Cultural Facilities	• Work to preserve the American Legion picnic grounds and pavilion structure as an important cultural landscape.
Housing	• Promote a diverse range of housing product types. • Consider creating a set of residential design guidelines that formalize a Lake District aesthetic, taking cues from the mature neighborhoods that surround Lake Lanier. • Explore the opportunity of large institutions (such as Lakewood Baptist Church) for partnering on affordable housing development.
Economic Development	• Expand public and visual access to the lake as an economic development asset. • Support office and neighborhood-scale retail development in designated areas along Thompson Bridge Road.

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Transportation	• Consider impacts on regional traffic as traffic on Thompson Bridge Road is managed. • Add a street connection to Linwood Nature Preserve. • Explore other boulevard treatments to Thompson Bridge Road such as median landscaping and access management. • Expand the sidewalk network on all feeder streets to Thompson Bridge Road. • Study traffic operations and signalization at intersections to improve pedestrian safety on Thompson Bridge Road.
Natural Resources	• Factor in the protection of Lake Lanier in every planning-related decision. • Advocate for the preservation and stewardship of the urban forest on privately-owned land. • Continue the program of shoreline restoration in partnership with the U.S. Army Corps of Engineers. • Explore the possibility of a wetland preservation park between Crystal Drive and Lake Lanier, potentially utilizing the Springview Drive extension/access road as a pedestrian trail.
Recreation	• Further develop additional water-based recreational opportunities.
Intergovernmental Coordination	• Continue to work with the U.S. Army Corps of Engineers, Hall County and other stakeholders on Lake Lanier sustainability.

INSPIRATION IMAGES



WESTSIDE

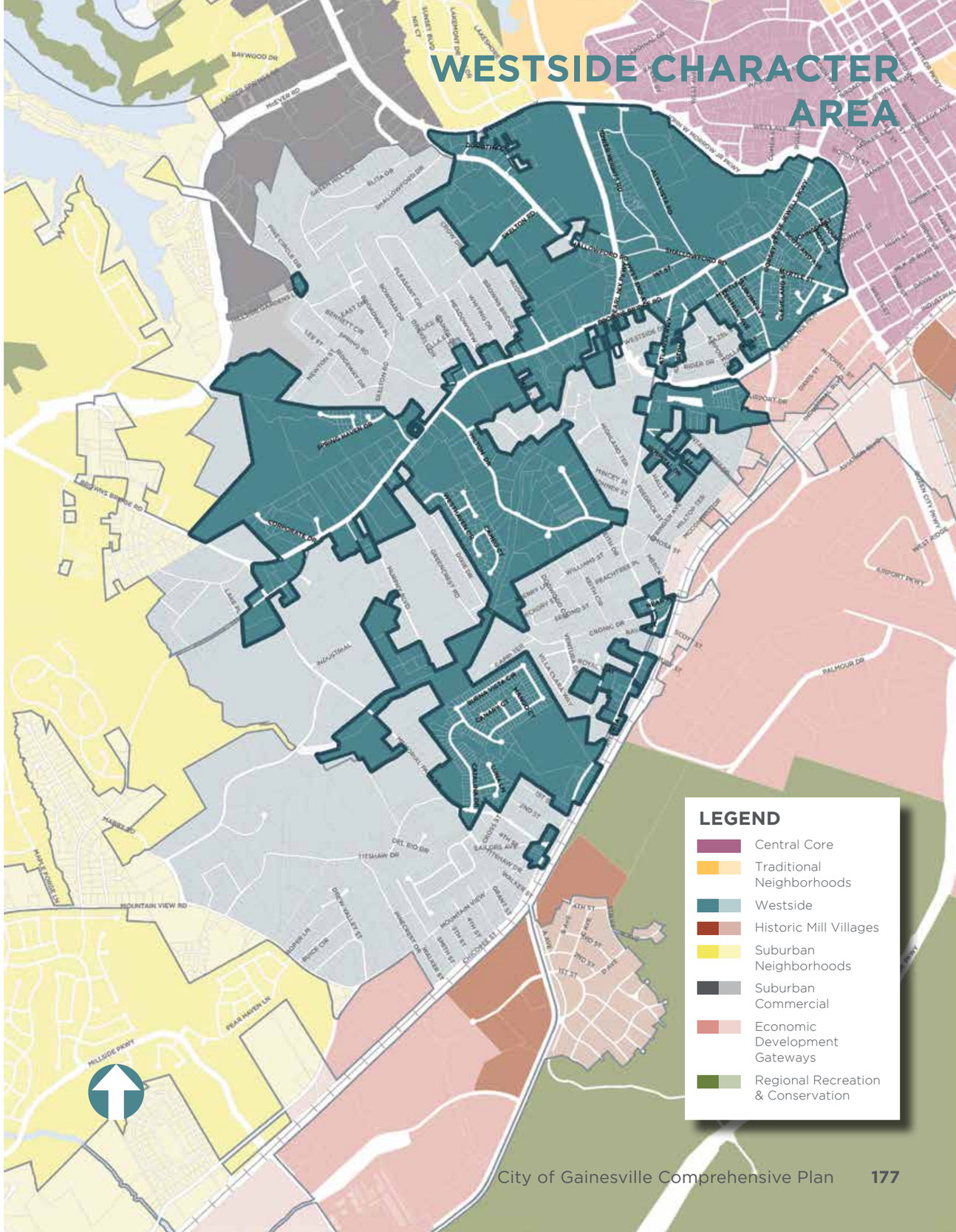
The Westside character area consolidates three character areas from the previous plan: Westside, Longwood Cove, and Browns Bridge Corridor. The decision to consolidate these character areas was based on the realization that the issues and opportunities and the resulting recommendations for all three areas were similar. The area is bound by John W. Morrow, Jr. Parkway/Dawsonville Highway to the north and Jesse Jewell Parkway to the east, and includes the Browns Bridge Road corridor and the Atlanta Highway corridor down to the railroad overpass at Queen City Parkway. Most notably, the Westside character area is marked by "island" annexation, and most of its acreage lies in Hall County. Many neighborhoods are represented by this large area.

The Westside is abound with traditional neighborhoods that are similar to the Traditional Neighborhoods character area, however, housing in this area is more diverse: ranch homes built between 1930 and 1960, some new construction, mobile homes, and a few apartment complexes. Unlike the Traditional Neighborhoods character area, many of these neighborhoods are in need of revitalization. Most of the neighborhoods that make up this character area were developed under older suburban subdivision standards that don't do anything to advance the sense of place that is desired. Other land uses include big box and strip commercial centers, churches, and both light and heavy industrial centers. Most of the non-residential land uses are clustered around John W. Morrow, Jr. Parkway, Shallowford Road, Browns Bridge Road, and Atlanta Highway. Commercial developments are almost all automobile-oriented and are vestiges of highway commercial and suburban-style growth in the post-war era. The existing industrial parks provide venues for businesses in line with Gainesville's traditional light manufacturing base.

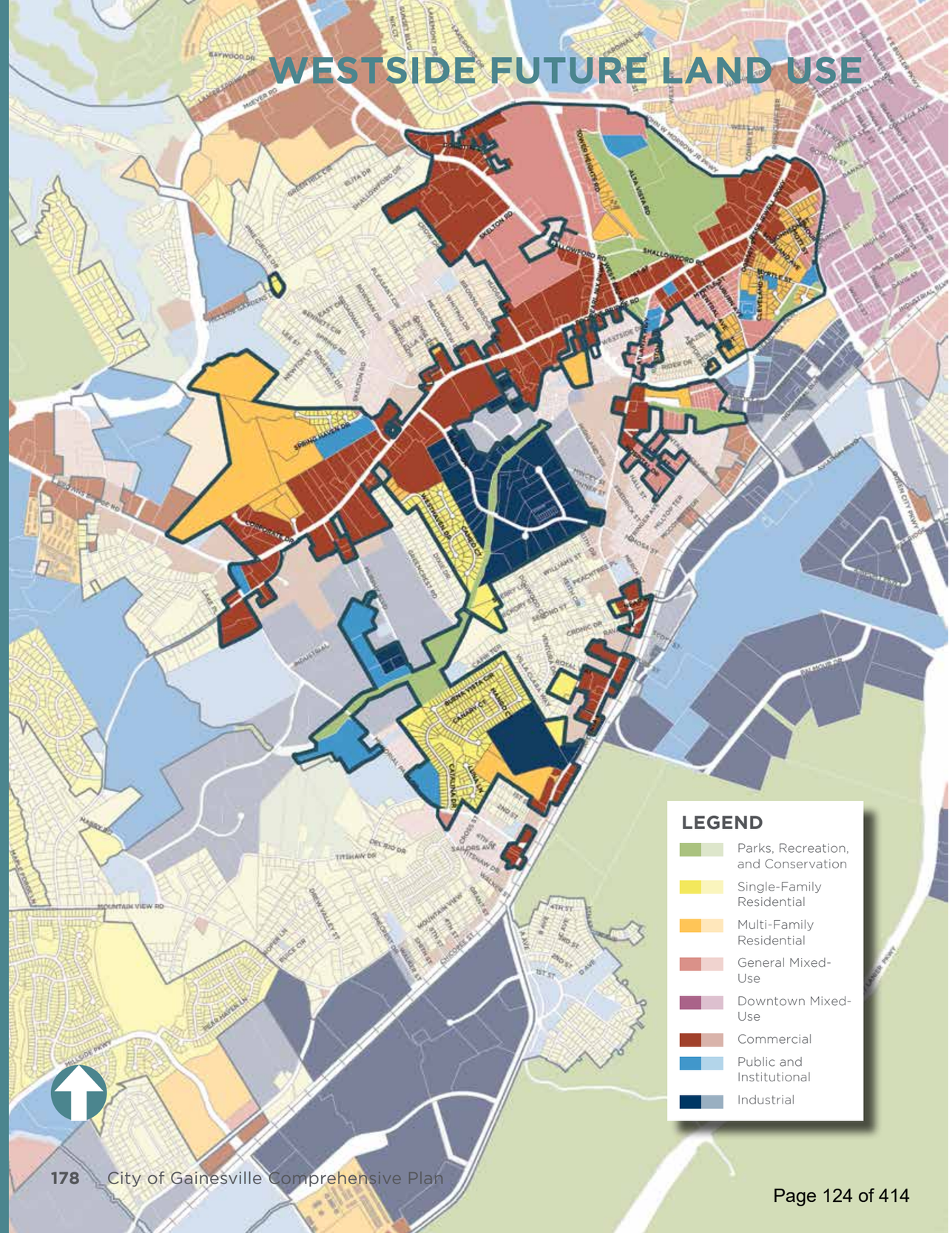
Overall, the character area is mostly built out, but there are areas that are not being used at their greatest or highest use, making redevelopment desirable. The overall vision for the area is to leverage the existing cultural resources that serve as assets for the area, such as Alta Vista Cemetery, while making targeted improvements to areas that need it, such as the areas around Budgetel on Browns Bridge Road, Lakeshore Mall, and the Atlanta Highway corridor.

Since the area is so large, there are a number of improvements that can be made to advance redevelopment:

- While much of the area is stable and in fair condition, there are pockets of underutilized land and buildings, blight, and distressed and deteriorated housing. These can be renovated or rehabilitated to house new businesses and provide more quality naturally-occurring affordable housing to residents.
- It is recommended that the redevelopment of Lakeshore Mall is reconfigured to become a regional, mixed-use "town center." Other aging strip commercial centers in the immediate area could be redeveloped as mixed-use with mixed-income residential to expand the city's quality affordable housing inventory. However, increasing walkability is essential for any successful development. Public improvements should seek to increase pedestrian access from Alta Vista Cemetery to Longwood Park and Lake Lanier, ideally by creating greenways along the Longwood Cove's tributary creeks and John W. Morrow, Jr. Parkway that connects into the Highlands to Islands Trail and Central Hall Trail. See pages 242-245 for a concept plan for Lakeshore Mall.



WESTSIDE FUTURE LAND USE



- The Budgetel and the land uses surrounding it are not considered desirable by the community. However, if those areas were to redevelop, it would be important to include affordable housing, businesses, and amenities that can serve the surrounding neighborhoods. See pages 246-249 for a concept plan for Budgetel.
- Expanding pedestrian and bicycle facilities are critical to providing more mobility options in the corridor.
- Parks and recreational resources are limited in the area. The forested stream corridors north of the Memorial Park intersection could become prime parkland for a future activity center node. Restoration of Flat Creek is an extension of upstream improvement projects and could be combined with future greenway construction. The corridor is urbanized, with future growth potential contingent on redevelopment and land use intensification.
- Capitalize the Atlanta Highway corridor's emergence as an "international district" that offers another layer to Gainesville. To achieve that, comprehensive pedestrian improvements and multimodal restructuring of Atlanta Highway would be high priorities. The growing social diversity of the city, county, and surrounding metro area is an emerging identity characteristic that is evident on the Westside.
- The City and County must work cooperatively to address housing and commercial blight.

COMMUNITY OBJECTIVES CHECKLIST

OBJECTIVES	PRIORITY?
Creating a sense of place	
Redevelopment of blighted areas	
Access to parks and greenspace	
Environmental sustainability	
Housing choice	
Employment opportunities	
Commercial development	
Connectivity	
Historic preservation	
Safety and security	

APPROPRIATE LAND USES & DEVELOPMENT TYPES

- Parks and recreation;
- Higher density single-family residential;
- Multi-family residential;
- General mixed-use;
- Commercial (retail and office);
- Light industrial; and
- Public and institutional

APPROPRIATE ZONING DISTRICTS

- N-C Neighborhood Conservation
- R-II Residential
- O-I Office Institutional
- N-B Neighborhood Business
- G-B General Business
- R-B Regional Business
- L-I Light Industrial
- PUD Planned Unit Development

WESTSIDE IMPLEMENTATION MEASURES

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Land Use	• Promote Lakeshore Mall and adjacent sites as both an opportunity for long-term redevelopment and infill development. • Create a set of design guidelines that encourage walkable, green development with standards to increase the presence of open space and reduce the environmental impacts of large paved areas. • Create a plan for the Atlanta Highway corridor targeted at reducing visual clutter, improving building aesthetics, and spotlighting the area's unique international character. • Encourage new infill development in areas with distressed housing, vacant and underutilized commercial buildings, and vacant lots. • Encourage redevelopment of properties with low-intensity uses or are vacant/underutilized. • Prepare for growth as redevelopment occurs.
Community Facilities & Services	• Conduct a needs assessment/feasibility study for a new community center, possibly doubling as a revenue-generating events facility. • Promote the role of educational facilities in the neighborhoods. • Consider the long-term relocation of the public works transfer station and redevelopment of the site to a use compatible with Alta Vista Cemetery. • Continue to promote the Interactive College of Technology as community resource.
Historic & Cultural Facilities	• Continue to support the Chamber's Vision 2030 Intercultural Arts Conference Center. • Work with the Hispanic community to integrate them into existing events on the Square or create new programming celebrating the diverse culture of the Westside. • Designate Alta Vista Cemetery as a local historic district.
Housing	• Stabilize older housing inventory that has become naturally occurring affordable housing. • Survey and identify vulnerable properties. • Investigate the physical and market feasibility of mixed-income and multi-family housing as a redevelopment option for the areas adjacent to commercial hubs and for underutilized/underperforming commercial centers. • Determine the extent of homelessness issues facing the area, and work on a strategy with Hall County to address the problem. • Prioritize increasing the quality of existing and new housing, as well as housing affordability.
Economic Development	• Continue to use economic incentives such as existing tax allocation districts and opportunity zone to support repositioning/redeveloping Lakeshore Mall and nearby underperforming or blighted shopping centers. • Integrate Alta Vista Cemetery into a city-wide heritage tourism trail. • Consider an events program for Alta Vista Cemetery that includes activities like twilight or themed tours. • Incentivize and encourage business investment and job creation. • Diversify uses along the Browns Bridge Road corridor to ensure a variety of businesses that will attract a multitude of users to help buffer the area from changing economic trends. • Balance existing industrial uses with newer uses to maintain a variety of jobs for a skilled workforce. • Consider community improvement district and/or incentive program, especially for the purpose of beautification along Browns Bridge Road.

WESTSIDE IMPLEMENTATION MEASURES (CON'T)

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Economic Development (con't)	• Assess the feasibility of a community improvement district for Atlanta Highway to fund improvements such as signage and public art, and events programming/ marketing. • Develop a partnership with Chamber of Commerce to market the Atlanta Highway corridor. • Create an events facility, accessible from Atlanta Highway, possibly doubling as community meeting space, that could create a niche market aligned with the area's diversity. • Continue to promote businesses that offer unique goods and services that will attract customers from a wide area. • Promote small businesses and entrepreneurship in the area. • Utilize future walkability as an economic development tool for the area.
Transportation	• Redesign and reconfigure the Atlanta Highway right-of-way to include sidewalks, planting strips, and bike lanes. • Redesign key intersections along Atlanta Highway to improve pedestrian safety and create gateway opportunities. • Provide better pedestrian accessibility and safety along Browns Bridge Road through improved sidewalks, streetscapes, bike lanes, limited curb cuts, better lighting, and street trees. • • Expand the sidewalk network on primary feeder streets to Atlanta Highway. • Connect Alta Vista Cemetery, Longwood Park, and Lakeshore Mall area by connecting them to the Wilshire Trails and the Midland Greenway through new multi-use trails. • Install sidewalks and other pedestrian and bicycle improvements along Pearl Nix Parkway. • Provide for better and safer pedestrian connections across John W. Morrow, Jr. Parkway, especially at the Pearl Nix Parkway intersection.

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Transportation (con't)	• Explore continuing the parkway and median cross-section of John W. Morrow, Jr. Parkway west to Shallowford Road as part of a larger urban redevelopment plan for the Lakeshore Mall area. • Connect the Midland Greenway to Lakeshore Mall through the proposed Jesse Jewell Parkway West Redevelopment Area. • Add pedestrian crossing at the intersection of Queen City Parkway and Summit Street for trail connection from Midland Greenway to the Jesse Jewell Parkway West Redevelopment Area (trail through Armour Street).
Natural Resources	• Conserve land along creek buffers to become future park/green space. • Restore Flat Creek as an extension of upstream improvement projects. • Utilize the forested stream corridors north of the Memorial Park intersection as prime parkland for a future activity center node along Browns Bridge Road.
Recreation	• Although undeveloped land is limited in the area, create opportunities for new community parks and pocket parks as redevelopment occurs. • Create a greenway along the northern forested stream corridors which connects into the larger Gainesville park system.
Intergovernmental Coordination	• Work with Hall County to determine the need for a community facility for the Skelton Road neighborhood. • Work with Hall County to revitalize blighted neighborhood areas. • Work with Hall County to institute a sidewalk program in targeted areas. • Work with Hall County to advance the Highlands to Islands Trail. • Work with Hall County to assess the costs and benefits of potential annexation. • Work with Hall County on code enforcement issues that affect properties in city limits.

INSPIRATION IMAGES

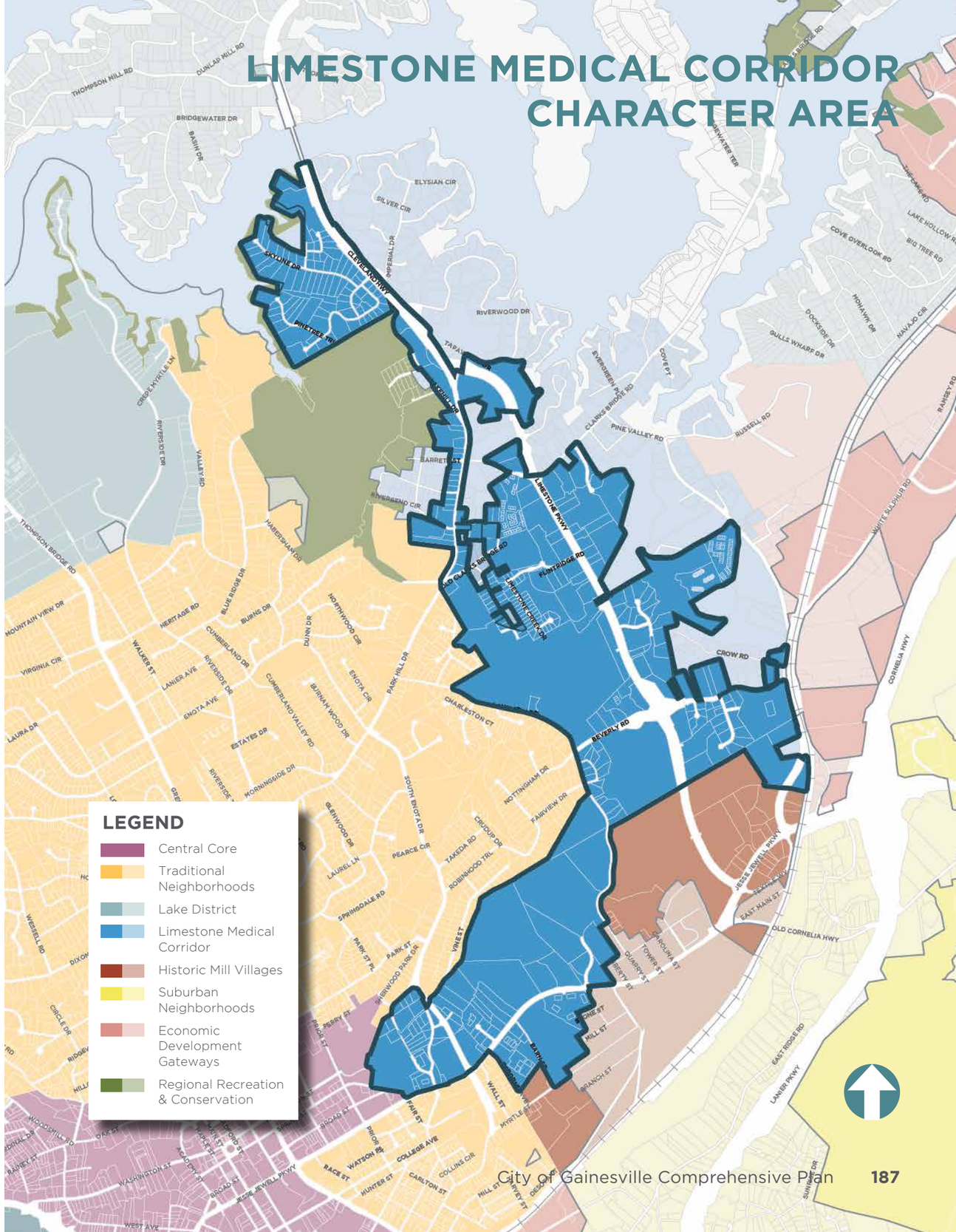
LIMESTONE MEDICAL CORRIDOR

The Limestone Medical Corridor character area is made up of medical facilities, clinics, and professional offices along Limestone Parkway. The area encompasses the land east and west of Limestone Parkway and Cleveland Highway from Lakeview Drive to Pine Valley Road, and from the city limits to Lake Lanier. A western extension to the Northeast Georgia Medical Center takes in the cluster of medical and institutional uses along Jesse Jewell Parkway.

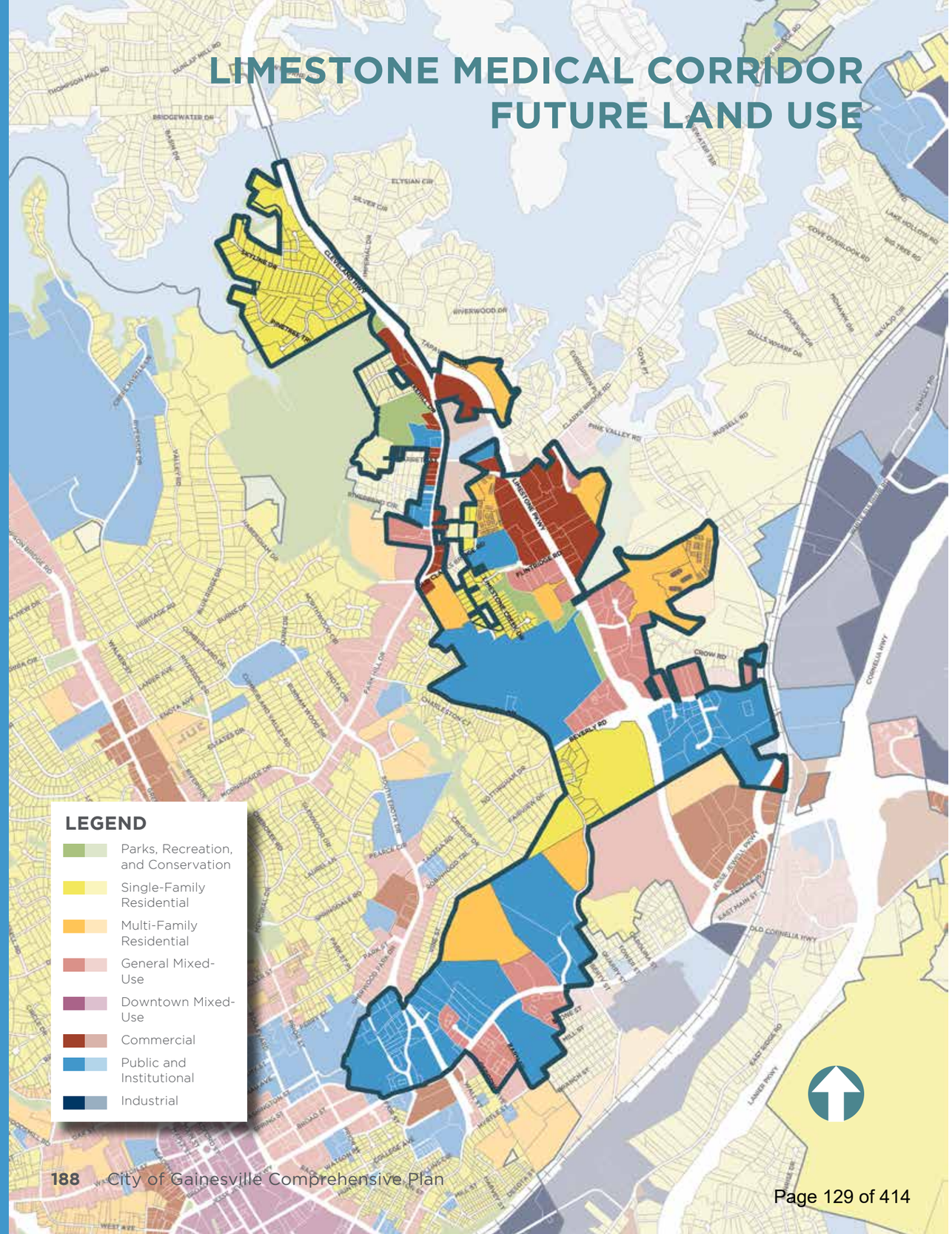
The medical corridor concept grew out of Vision 2030 and has been continuously validated by the community in recent comprehensive planning processes. Furthermore, the Limestone Corridor zoning overlay formalizes much of the district to ensure design consistency and protection of the natural environment. This is especially important for the stream corridor paralleling the southern portion of Limestone Parkway.

The Limestone Parkway corridor is one of Gainesville's priority growth areas, with an employment focus but space for housing development, where appropriate. The area is anchored by the Northeast Georgia Medical Center, Lanier Park, and other medical offices forming a healthcare cluster. Healthcare can provide a wide range of good job options in a broad range of education, experience, and skill levels. Most types of housing can be accommodated in the area, although the land use priority is health-related employment and supportive businesses. The growing concentration of medical services can be capitalized on to expand high-tech/biotech training. The southern end of the character area is heavily biased toward institutional uses including the Northeast Georgia Medical Center, the Frances Meadows Aquatic Center, and schools. Medical office buildings, clinics, support labs, and limited multi-family and retail round out the mix south of Cleveland Highway. The majority of land uses north of Limestone Parkway are lake-oriented estate homes similar to the Chattahoochee Country Club in the Lake District, while Cleveland Highway south of Limestone has a mix of roadside restaurants, small strip retail, aging apartment complexes, and pockets of suburban single-family neighborhoods.

The character area is envisioned to remain an employment corridor and not expand Gainesville's traditional neighborhood fabric. Undeveloped land with good access to Limestone Parkway presents an excellent opportunity for infill development. Pedestrian and bicycle facilities are in demand, as is better transit coverage. The area's vision will advance Gainesville as the medical hub of northeast Georgia. The Limestone Creek floodplain presents an excellent opportunity to expand open space beyond the provisions in the overlay regulations. Limestone Creek is a sensitive environment and should be buffered and protected from new development.



LIMESTONE MEDICAL CORRIDOR FUTURE LAND USE



COMMUNITY OBJECTIVES CHECKLIST

OBJECTIVES	PRIORITY?
Creating a sense of place	✓
Redevelopment of blighted areas	
Access to parks and greenspace	✓
Environmental sustainability	✓
Housing choice	✓
Employment opportunities	✓
Commercial development	✓
Connectivity	✓
Historic preservation	
Safety and security	✓

APPROPRIATE LAND USES & DEVELOPMENT TYPES

- Parks and recreation;
- Limited single-family residential;
- Multi-family residential;
- General mixed-use;
- Commercial (retail and office); and
- Public and institutional

APPROPRIATE ZONING DISTRICTS

- R-I Residential
- R-II Residential
- O-I Office Institutional
- R-B Regional Business
- G-B General Business
- PUD Planned Unit Development

LIMESTONE IMPLEMENTATION MEASURES

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Land Use	• Encourage infill development on undeveloped land with good access to Limestone Parkway. • Prioritize development of hospital-supportive land uses over residential uses. • Explore possible modifications to the Limestone Overlay District.
Community Facilities & Services	• Promote vision of the Atlanta Botanical Gardens expansion. • Promote Gainesville Middle School and charter academies as important community resources. • Explore a police precinct along Cleveland Highway.
Historic & Cultural Facilities	• No implementation measures for this planning element.
Housing	• Consider redevelopment of the aging apartment complexes along Cleveland Highway in partnership with the Gainesville Housing Authority and the owners of the apartment complexes.
Economic Development	• Continue to promote Northeast Georgia Medical Center as a regional employment center. • Take advantage of the growing concentration of medical services to expand educational opportunities in high-tech and biotechnology. • Partner with the Northeast Georgia Medical Center on a parking deck or remote parking strategy to facilitate further development of the hospital campus. • Support nearby medical-adjacent land uses (short-term housing, elderly/memory care, etc) as potential economic development tools. • Undertake area-wide beautification efforts.
Transportation	• Create opportunities for improved pedestrian and bicycle facilities. • Implement Park Hill Drive Corridor Study. • Add sidewalks along Limestone Parkway. • Evaluate improvements to Old Clarks Bridge Road between Park Hill Drive and Limestone Parkway to provide better access to regional destinations.
Natural Resources	• Protect the Limestone Creek watershed through regulation, conservation easements, land purchases, or other mechanisms.

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Recreation	• Expand park and recreation opportunities in the otherwise undevelopable Limestone Creek floodplain. • Continue the program of park improvements for to the Frances Meadows Aquatic Center.
Intergovernmental Coordination	• No implementation measures for this planning element.

INSPIRATION IMAGES

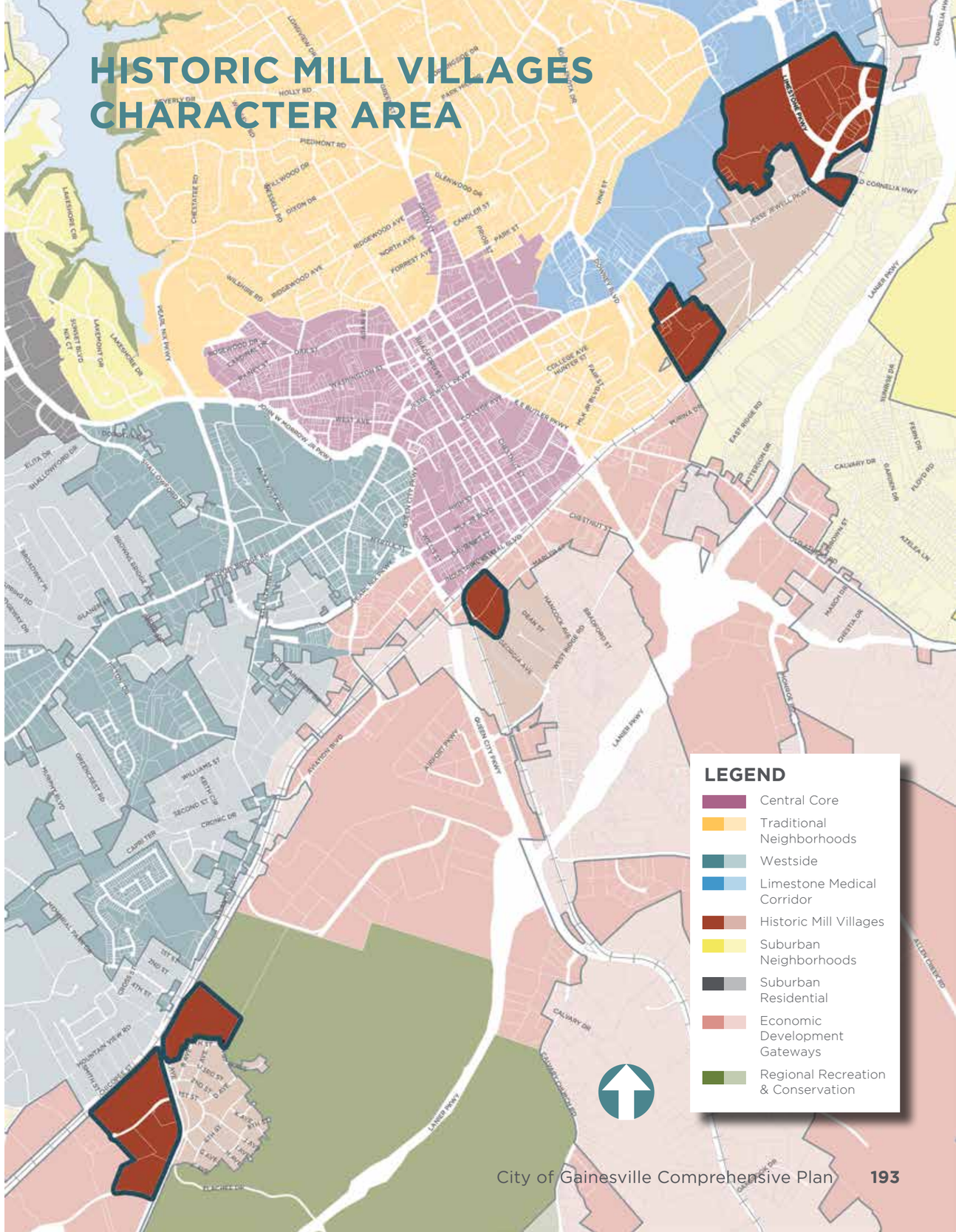
Source: nghs.com

HISTORIC MILL VILLAGES

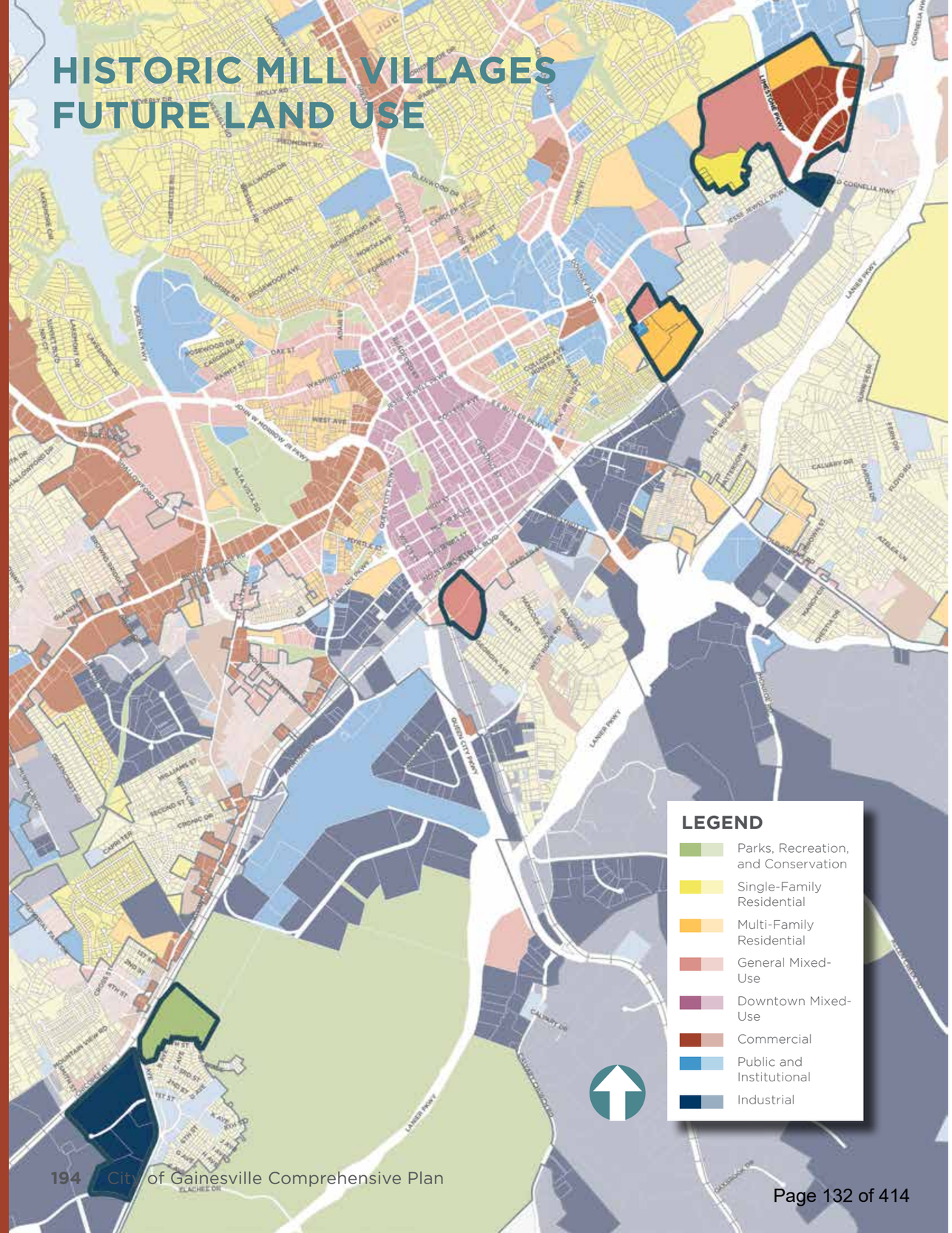
This character area is made up of the city's three remaining textile mills, Gainesville Cotton, Milliken New Holland, and Chicopee, and their relatively intact mill villages, both inside the city and on adjacent county land. They are spaced out evenly along the Norfolk-Southern rail line. All three have some community or institutional buildings remaining from the company town days.

Only the Milliken mill operates as originally designed. The Gainesville cotton mill buildings are owned and used by a local storage company. The Chicopee complex, an extension of the city's Industrial Park West, is privately owned and is for lease. All buildings are intact and, although they have bricked-in window openings, each complex is in a good state of preservation. The mill housing is also mostly intact, but conditions vary from stable and well-maintained at Chicopee, to isolated instances of deterioration at New Holland, to a more general sense of decline at Gainesville Mill. Some of the previously unimproved land at New Holland has become a master planned retail/mixed-use center with diverse residential products including affordable multi-family apartments, cottage court housing, and senior living at the city limits on Myrtle Street, Quarry Street, and Lakeview Drive.

All three mill villages tell a story about the development of industry in the south. These unique places could evolve into three very distinctive mixed-use neighborhoods in the future. Historic preservation and incremental restoration should be a priority for each, and new development should be designed to incorporate architecture consistent with the forms and materials of the mills and housing. Moreover, they will be connected in the future by the Highlands to Islands Trail network and an eastern extension of the Midland Greenway. The existing mill villages can be revitalized and expanded to offer quality housing in a traditional neighborhood environment similar to what's in other character areas. Vacant land and underutilized industrial parcels near the Gainesville and New Holland mills villages are excellent infill development opportunities. The mill villages are relatively self-contained, though they have an interconnected street grid with good pedestrian access. Preserving and strengthening the mill villages and adaptively reusing the mill buildings should be a priority for the City and County. Open space preservation is not a major goal, although some existing open space around the mill buildings could be formalized as parks. Brownfield reclamation and mill pond restoration should be evaluated as part of any adaptive reuse or redevelopment strategies. Existing mill operations at the Milliken mill are important to the mix of manufacturing and service businesses in the city; opportunities may exist for future adaptive reuse for mixed-use development and neighborhood-serving commercial. Existing mill employment as well as potential new businesses located in reused mill buildings provide job opportunities for residents. Reuse of mill buildings could provide another avenue for affordable rental or loft ownership housing. One key recommendation is for the City to annex some of the unincorporated land around the villages. The reason behind this is for the City to have some regulatory control over any new development or redevelopment that will come to those areas since much of it is currently under the purview of Hall County. The City should also pay special to attention the areas around Gainesville Mill. See pages 250-253 for a concept plan.



HISTORIC MILL VILLAGES FUTURE LAND USE



COMMUNITY OBJECTIVES CHECKLIST

OBJECTIVES	PRIORITY?
Creating a sense of place	
Redevelopment of blighted areas	
Access to parks and greenspace	
Environmental sustainability	
Housing choice	
Employment opportunities	
Commercial development	
Connectivity	
Historic preservation	
Safety and security	

APPROPRIATE LAND USES & DEVELOPMENT TYPES

- Parks and recreation;
- Higher density single-family residential;
- Multi-family residential;
- General mixed-use;
- Commercial (retail and office);
- Light industrial; and
- Public and institutional

APPROPRIATE ZONING DISTRICTS

- N-C Neighborhood Conservation
- R-II Residential
- O-I Office-Institutional
- N-B Neighborhood Business
- L-I Light Industrial
- PUD Planned Unit Development

HISTORIC MILL VILLAGES IMPLEMENTATION MEASURES

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Land Use	• Revitalize existing mill villages and encourage the development of quality housing in traditional neighborhood environments. • Promote infill opportunities in vacant land and underutilized industrial parcels near the Gainesville Mill and New Holland Mill. • Zoning should be modified to allow residential reuse of existing mill buildings. • Greenfield sites in the mill villages should be carefully planned and controlled to protect the area's traditional development patterns. • Consider creating design guidelines for the mill villages districts to encourage quality urban design and sense of place.
Community Facilities & Services	• Work with the local community and Milliken to restore community uses to the original recreation building. • Support community partnership between Milliken and Brenau University.
Historic & Cultural Facilities	• Work toward designating each of the three mill villages as local historic districts with appropriate protections. • Consider adaptive re-use opportunities for the existing mill buildings that warrant historic preservation.
Housing	• Invest in housing stabilization and new scattered-site construction in select areas, especially in the Gainesville Mill village. • Support new mixed-income housing development either as adaptive reuse or new construction on adequately-sized sites. • Consider adaptive reuse of mill loft buildings as an avenue for affordable rental or home ownership.
Economic Development	• Work with private owners and the Greater Hall Chamber to find new business development opportunities to encourage mill rehabilitation and reuse.
Transportation	• Improve the street environment to enhance walkability at Jesse Jewell Parkway in the New Holland mill village. • Link the New Holland mill village to Midland through new greenway trail construction. • Link Gainesville Mill to Midland Greenway via Phase III.

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Transportation (con't)	• Determine the feasibility of connecting the New Holland Mill to the Fair Street neighborhood with sidewalks along Myrtle Street.
Natural Resources	• Protect and restore the Limestone Springs/Limestone Creek watershed in New Holland. • Brownfield mediation and pond restoration should be evaluated as part of adaptive reuse and redevelopment strategies.
Recreation	• Consider existing open space around the mill buildings as potential opportunities for formalized park space.
Intergovernmental Coordination	• Work with the County to assess street and sidewalk conditions in the residential areas of all three mill villages and undertake phased improvements. • Work with local residents and Hall County to determine the costs, benefits and feasibility of annexing the areas of the mill villages that are in unincorporated areas.

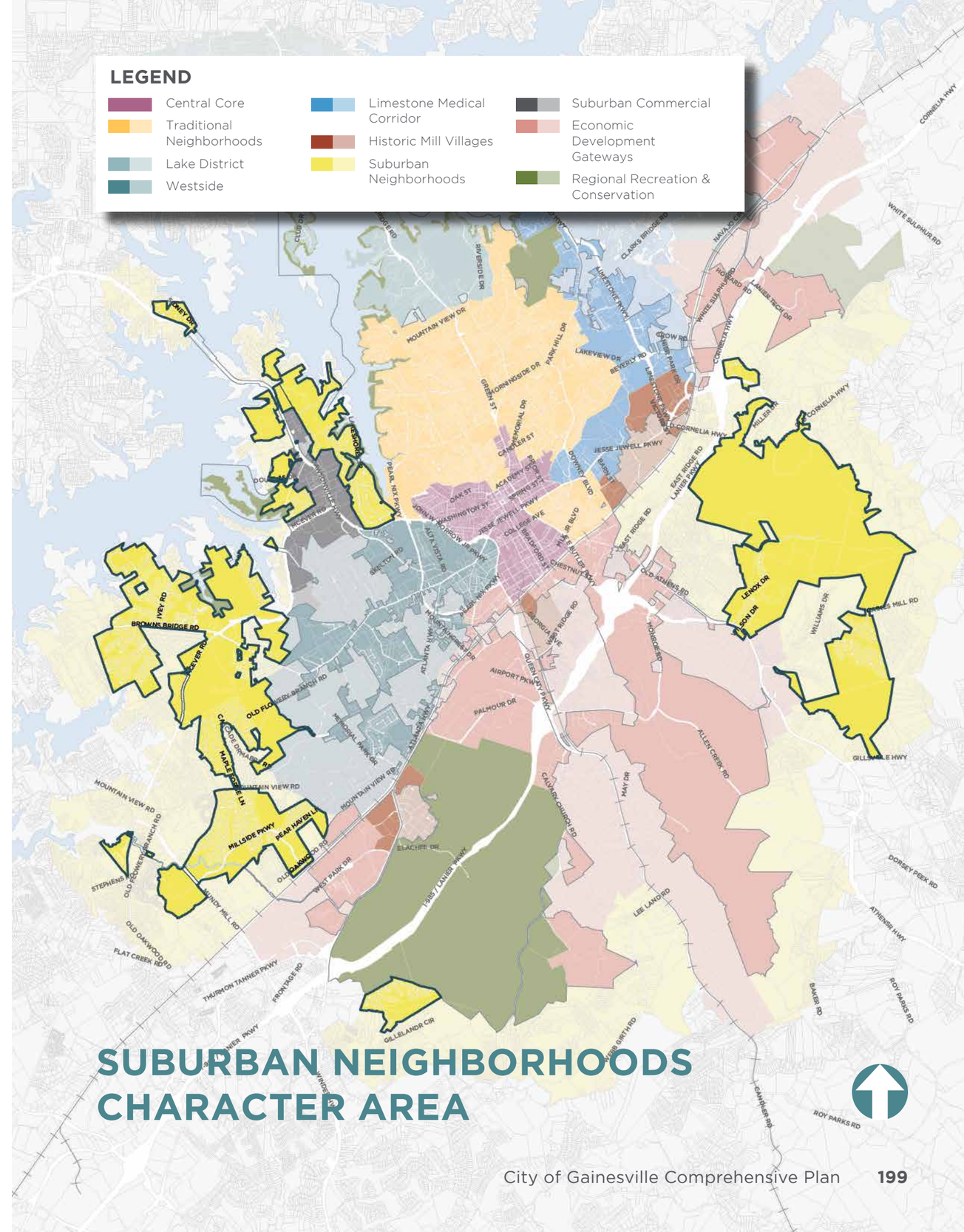
INSPIRATION IMAGES

SUBURBAN NEIGHBORHOODS

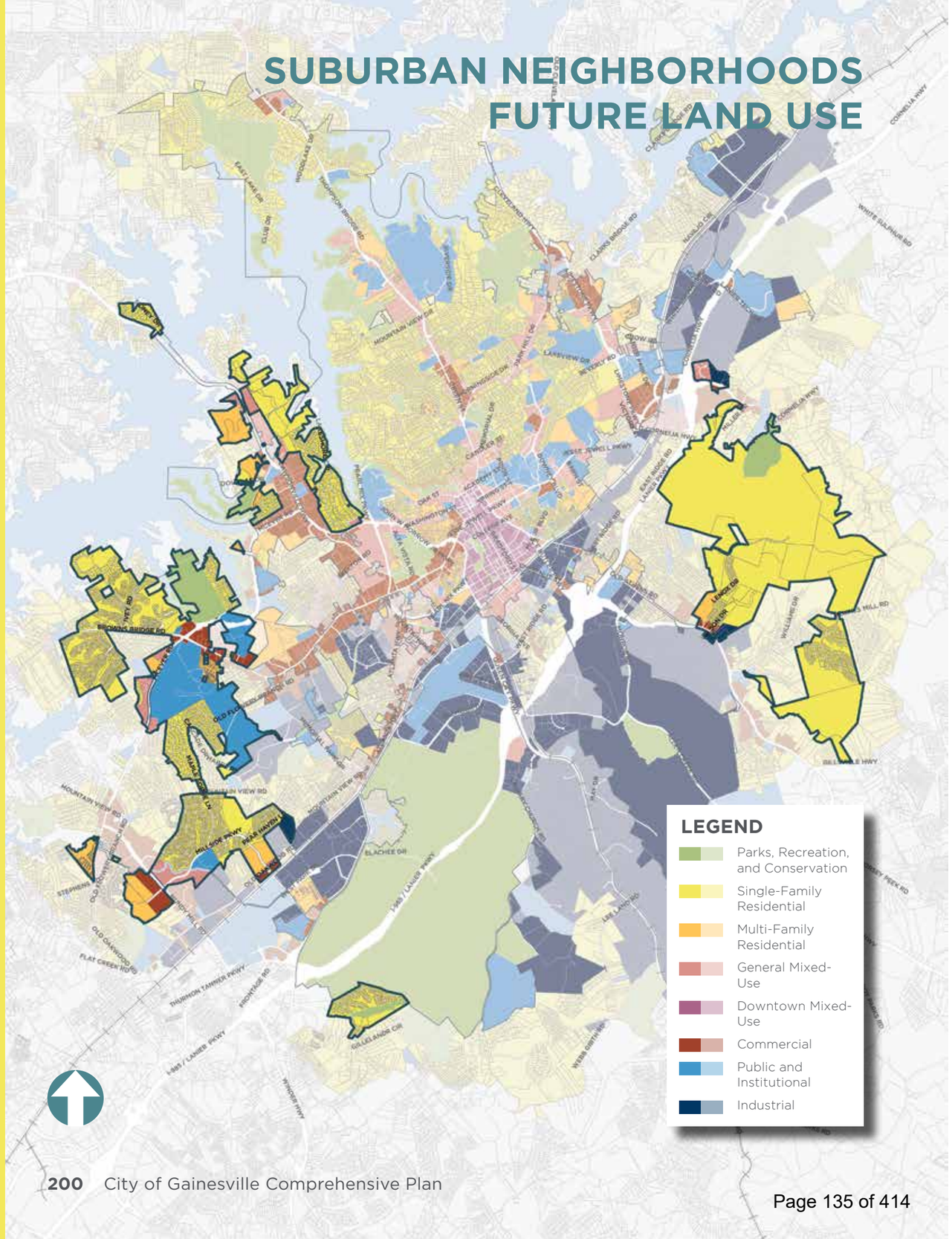
The existing and planned suburban subdivision developments at the fringes of the city limits comprise this character area. These subdivisions are mostly located to the west along McEver Road, Browns Bridge Road, and Dawsonville Highway. A second concentration is located to the east along the Athens Highway corridor, generally in Hall County. A smaller third zone is located south of the Elachee Nature Science Center.

The suburban neighborhoods are characterized by low pedestrian connectivity, limited transit access, moderate to high degree of building separation, and predominantly residential land uses with scattered commercial, civic, or institutional buildings. Street patterns are varied and often curvilinear with dead-end streets. Subdivisions typically have larger lot sizes and uniform housing types ranging from older ranch houses to premium estates and active adult communities. Some developments include community amenities such as pool and tennis complexes. Two representative developments on the west side are Cresswind (a community for active adults) and Mundy Mill. The suburban residential areas on the west side of the city are in somewhat better physical condition than the east, which includes areas of deteriorating housing stock near Athens Street intermixed with industrial uses, however, significant new residential development continues to the eastern edge of the city limits along Old Cornelia Highway, Gaines Mill Road, and Gillsville Highway.

The vision for these areas is to preserve older, stable residential subdivisions and encourage newer projects with smaller lot sizes, pedestrian infrastructure to promote connectivity, and buildings patterned after the more traditional homes near the center of the city, and contain a small neighborhood-serving “village center”. In areas where natural features or sensitive environments are important, cluster housing or conservation subdivision design may be most appropriate. Traditional mixed-use neighborhood design is desired in these locations, though not required, for new suburban development. Suburban neighborhoods tend to be located on the city’s fringe and are not therefore typical infill development sites. Expanding pedestrian and bicycle options should be a priority for all suburban neighborhoods in Gainesville. The preservation of open space and sensitive habitats, wildlife areas, and groundwater recharge areas should be required in all new suburban development, using conservation subdivision design strategies. Future population growth should be balanced between new development and infill areas. Housing choices should be diverse to support a range of household incomes, lifestyles, sizes, and types, but consist mostly of single-family detached lots.



SUBURBAN NEIGHBORHOODS FUTURE LAND USE



COMMUNITY OBJECTIVES CHECKLIST

OBJECTIVES	PRIORITY?
Creating a sense of place	
Redevelopment of blighted areas	
Access to parks and greenspace	
Environmental sustainability	
Housing choice	
Employment opportunities	
Commercial development	
Connectivity	
Historic preservation	
Safety and security	

APPROPRIATE LAND USES & DEVELOPMENT TYPES

- Parks and recreation;
- Single-family residential;
- Limited multi-family residential;
- Limited general mixed-use;
- Limited commercial (retail and office); and
- Public and institutional

APPROPRIATE ZONING DISTRICTS

- R-I-A Residential
- R-I Residential
- R-II Residential
- N-B Neighborhood Business
- G-B General Business
- PUD Planned Unit Development

SUBURBAN NEIGHBORHOODS IMPLEMENTATION MEASURES

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Land Use	• Advocate for more applications of the conservation subdivision standards for new development. • Promote traditional neighborhood design, when possible. • Accommodate future population growth in a balanced way using Smart Growth principles.
Community Facilities & Services	• Promote the role that schools serve in family-oriented neighborhoods such as Mundy Mill Academy.
Historic & Cultural Facilities	• No implementation measures applicable.
Housing	• Help advance the environmentally responsible development of the "Gainesville Township" property by working with the owners to create/maintain a conservation subdivision strategy while responding to evolving market conditions. • Prioritize the development of affordable single-family detached and attached housing that supports a range of household incomes, sizes, and types.
Economic Development	• Encourage mixed-use components in new residential subdivisions that could provide for small economic development opportunities. • Prioritize neighborhood-scale businesses that can serve local residents.
Transportation	• Prioritize the expansion of pedestrian and bicycle facilities. • Construct a trail connection along Mundy Mill Road. • Implement Browns Bridge Road access improvements from McEver Road to the city limits. • Evaluate the realignment of Old Cornelia Highway to connect with Limestone Parkway at the intersection.
Recreation	• Ensure that each neighborhood has adequate access to both public and private park and recreation activities.

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Natural Resources	• Require all new subdivision development to preserve open space using conservation subdivision design strategies. • Encourage community access points and shoreline restoration as part of future development on greenfield parcels between Dawsonville Highway and Lake Lanier. • Ensure adequate future protection of water resources within the North Oconee water supply watershed protection overlay zone. • Ensure the protection of sensitive habitat and wildlife areas.
Intergovernmental Coordination	• Work with Hall County to determine the costs, benefits and feasibility of annexation or resolution of other fringe growth issues. • Work with Hall County to study the housing conditions, pricing, and needs for the unincorporated residential "islands" that exist within the city boundary. • Work with Hall County to identify target areas for new housing development and utility extensions.

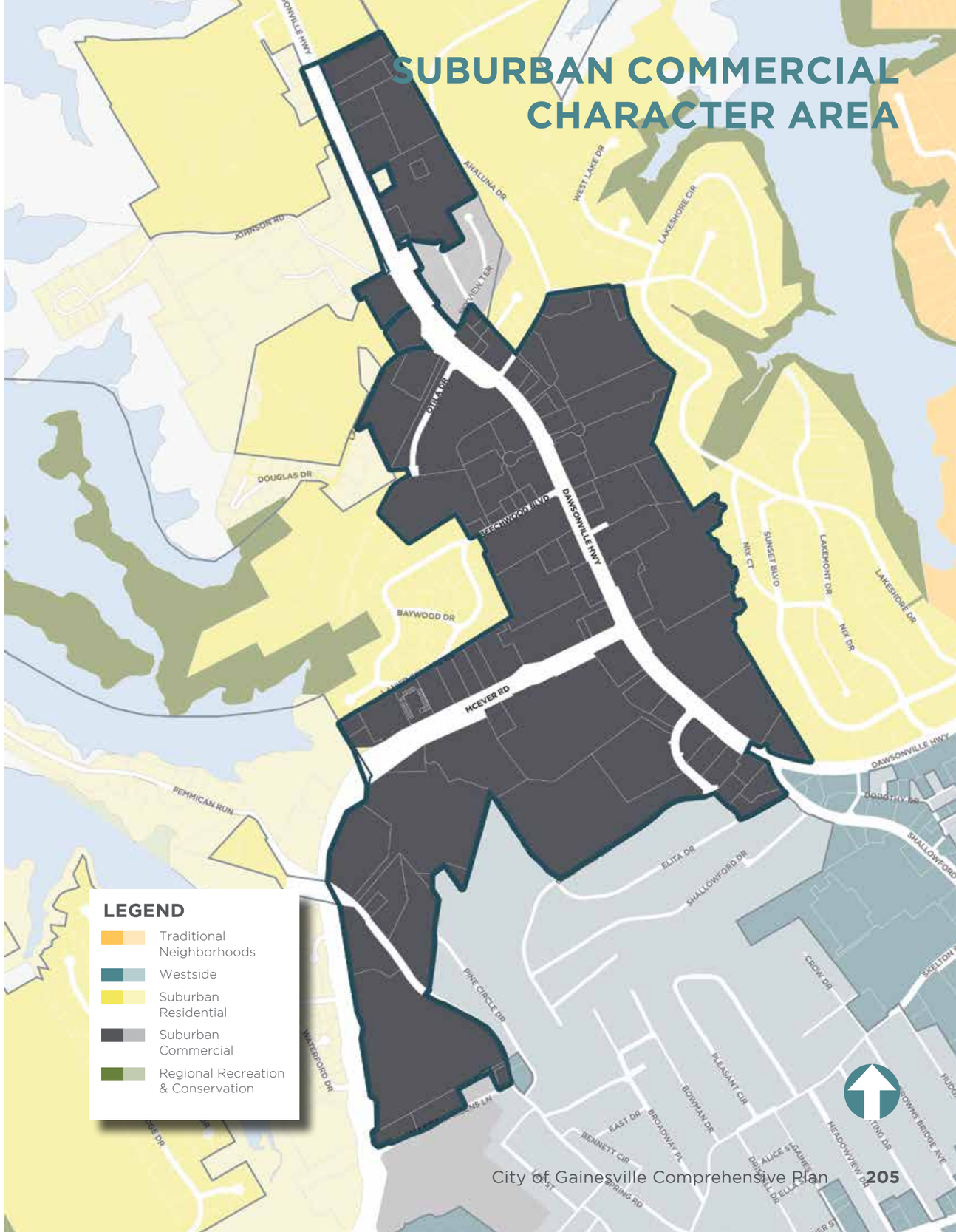
INSPIRATION IMAGES

SUBURBAN COMMERCIAL

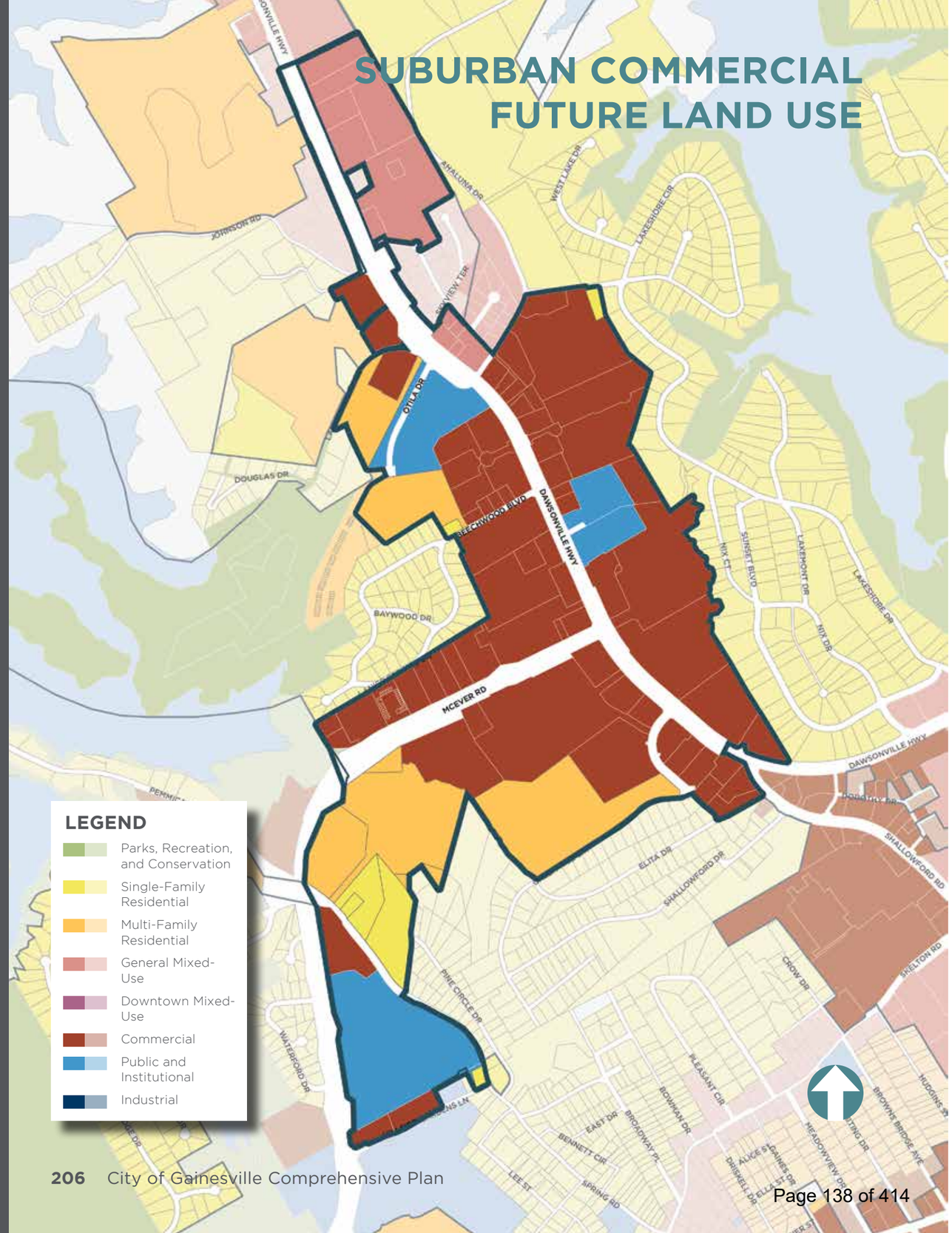
The character area is focused around the suburban-style strip retail development at the intersection of McEver Road and Dawsonville Highway and the commercial areas around it. The larger chain stores in the various shopping centers (Kohl's, Home Depot, Best Buy, Michael's, and Publix) attract people from around Gainesville and out into Hall County, making it a retail destination for the metro area. However, this style of auto-oriented development with expansive surface parking is neither attractive nor desired by the community.

This character area will continue to grow as a regional retail center for the City and Hall County, but it should diversify over time to include higher-density mix of retail, office, services, and employment, with limited multi-family residential. In addition, expanding premium retail could offer a variety of shopping options that are currently not available elsewhere in the city. As it grows, the area may become one of the most prominent commercial corridors in the city and a thriving economic anchor for the northwest side.

Expanding pedestrian and bike connectivity and linking to transit should be a priority for all suburban commercial areas. Commercial development footprints should be minimized using low-impact techniques, although open space preservation is not as essential for this area. Sensitive environmental areas should be avoided by new development and suitable protection should be included. Diversifying the retail mix can encourage consumers to stay in Gainesville, curbing retail "leakage."



SUBURBAN COMMERCIAL FUTURE LAND USE



COMMUNITY OBJECTIVES CHECKLIST

OBJECTIVES	PRIORITY?
Creating a sense of place	
Redevelopment of blighted areas	
Access to parks and greenspace	
Environmental sustainability	
Housing choice	
Employment opportunities	
Commercial development	
Connectivity	
Historic preservation	
Safety and security	

APPROPRIATE LAND USES & DEVELOPMENT TYPES

- Multi-family residential;
- General mixed-use;
- Commercial (retail and office); and
- Public and institutional

APPROPRIATE ZONING DISTRICTS

- R-II Residential
- O-I Office-Institutional
- G-B General Business
- R-B Regional Business
- PUD Planned Unit Development

SUBURBAN COMMERCIAL IMPLEMENTATION MEASURES

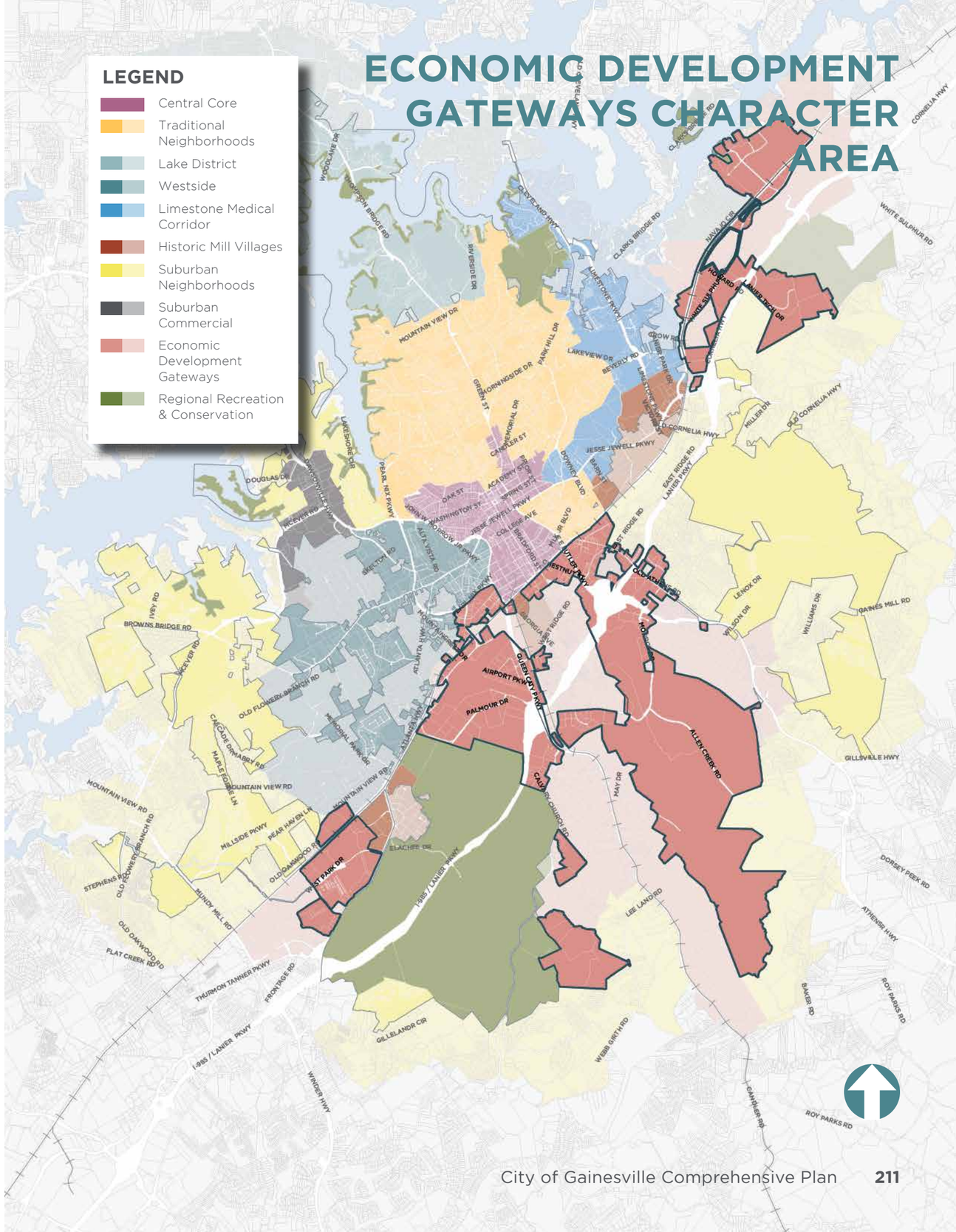
PLANNING ELEMENT	IMPLEMENTATION MEASURES
Land Use	• Consider long-term mixed-use zoning for commercial areas to encourage high-quality multi-family housing development where appropriate. • Consider the placement of street-facing liner buildings on existing parking lots.
Community Facilities & Services	• No implementation measures applicable.
Historic & Cultural Facilities	• No implementation measures applicable.
Housing	• Integrate mixed-use/multi-family housing development in the area, where appropriate.
Economic Development	• Take advantage of the proximity of Lanier Point Park and the potential to diversify and market the area as a destination. • Diversify retail mix to encourage residents to shop in Gainesville and minimize "leakage" to surrounding communities. • Create higher intensity commercial areas to increase future job opportunities.
Transportation	• Pursue and create opportunities to make the area more accessible to pedestrians and cyclists. • Pursue interparcel connectivity where possible. • Create alternative connector route between McEver Road and Dawsonville Highway and Green Hill Circle corridor. • Expand Dawsonville Highway to three lanes in each direction between Shallowford Road and Ahaluna Drive.
Natural Resources	• Maintain adequate buffers around development to protect watersheds and sensitive environment. • Minimize impact of commercial development using green infrastructure as necessary.
Recreation	• No implementation measures applicable.
Intergovernmental Coordination	• No implementation measures applicable.

INSPIRATION IMAGES

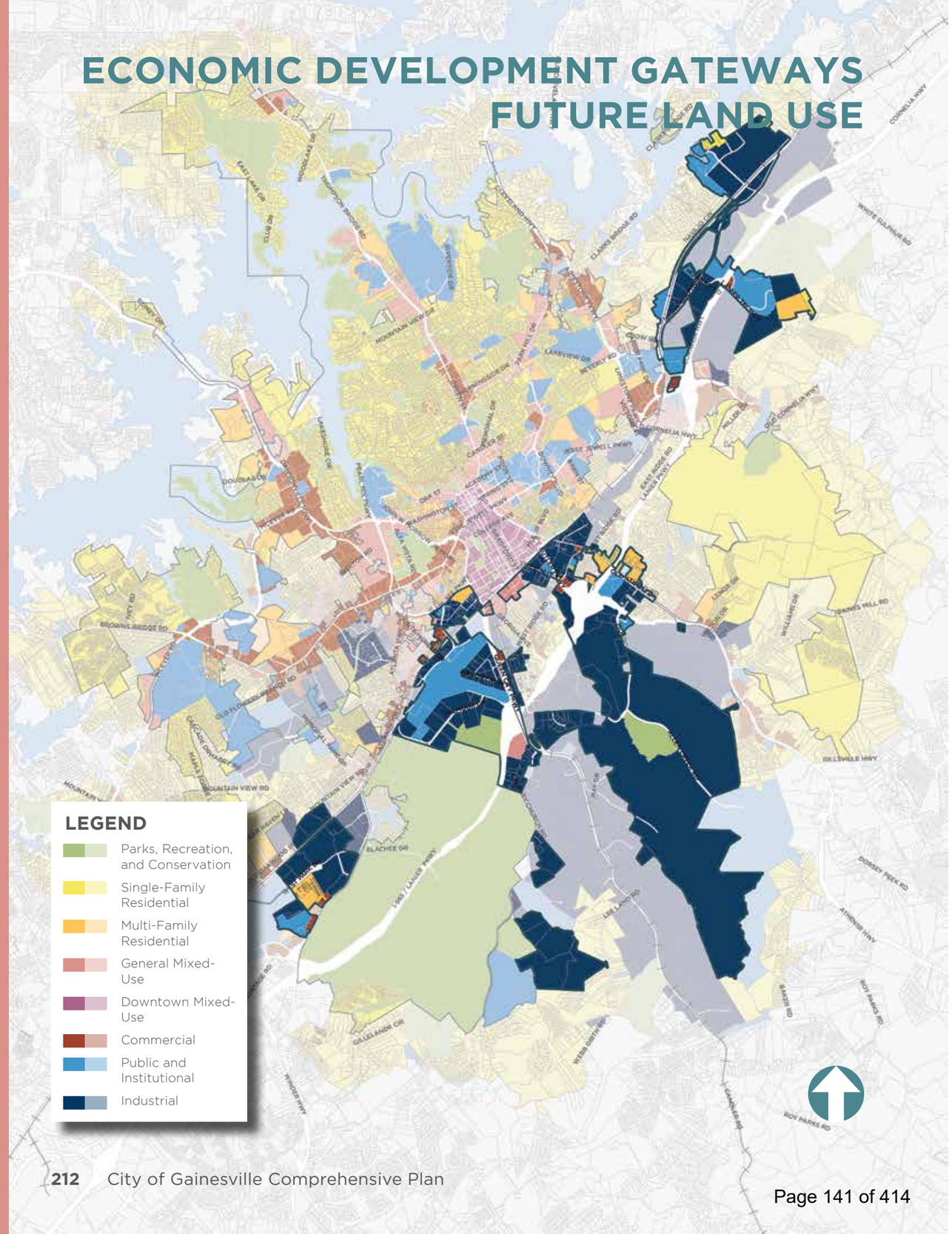
ECONOMIC DEVELOPMENT GATEWAYS

This character area represents the industrial, warehousing, and other commercial areas that parallel the I-985 and Norfolk-Southern railroad corridor. It includes existing business parks and areas identified for future industrial or office park development, such as Industrial Park North, Industrial Park South, Airport Industrial Park, Industrial Park West, Gainesville Business Park, and the new 1,300-acre 85 Business Park. Because many of these industrial and business parks and facilities were built over the last 40 to 50 years, they exhibit modern building conventions such as single-story large footprint buildings, extensive parking and loading areas, and reliance on truck transportation. Common site design patterns include campus-style master plans or subdivision developments with low-rise office or office-warehouse buildings. They also are highly visible to motorists entering the city from the south and east and act as gateways to Gainesville. This area also has large, forested tracts of natural land and coexists with recreation and conservation landmarks like the Allen Creek Soccer Complex, the Elachee Nature Science Center, and the Chicopee Woods Agricultural Center. It reaches to the Athens Street corridor, which was once a primary entry to the city from the south but has since struggled with disinvestment and creeping blight. It has been the subject of recent revitalization planning efforts.

The primary vision for the area is to continue to support economic development, while preserving and strengthening important natural and cultural resources. Other goals include creating gateways for visitors entering the city from I-985, supporting the revitalization of the Athens Street corridor, and creating better connections to the Downtown and Midland areas. Green design and sustainability standards should be considered in future modifications to site development regulations. Most of Gainesville's future economic growth could be accommodated in the gateway areas. Business attraction should be tailored to the skills of Gainesville's diverse population as well as long-term economic sustainability. Maximizing employment options for local residents should be considered in evaluating incentives for new businesses. These gateways are not going to be considered as infill development sites compared to other areas of the city. Expanding pedestrian, bike, and transit mobility options should be a priority for all gateway areas. The character area could play a role in an emerging high-tech and green business identity for the region. It should be a requirement to preserve open space preservation in all new industrial or business development, using low-impact design strategies. Aesthetically improving gateways can also give this area a competitive advantage and "brand" in attracting new industry and jobs. Cooperation with Hall County and the Greater Hall Chamber of Commerce will be essential to realizing the character area's potential.



ECONOMIC DEVELOPMENT GATEWAYS FUTURE LAND USE



COMMUNITY OBJECTIVES CHECKLIST

OBJECTIVES	PRIORITY?
Creating a sense of place	
Redevelopment of blighted areas	
Access to parks and greenspace	
Environmental sustainability	
Housing choice	
Employment opportunities	
Commercial development	
Connectivity	
Historic preservation	
Safety and security	

APPROPRIATE LAND USES & DEVELOPMENT TYPES

- Parks and recreation;
- Limited multi-family residential
- General mixed-use;
- Commercial (retail and office);
- Industrial; and
- Public and institutional

APPROPRIATE ZONING DISTRICTS

- O-I Office-Institutional
- G-B General Business
- R-B Regional Business
- L-I Light Industrial
- H-I Heavy Industrial
- PUD Planned Unit Development

ECONOMIC DEVELOPMENT GATEWAYS IMPLEMENTATION MEASURES

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Land Use	• Work with property owners to rezone parcels along Fullenwider Road to allow commercial and industrial uses • Explore creating an overlay for new business or industrial park development that encourages green design and sustainability.
Community Facilities & Services	• Improve Lanier Tech accessibility and evaluate alternate connections.
Historic & Cultural Facilities	• No implementation measures applicable.
Housing	• Work with the local community on housing revitalization strategies for distressed residential neighborhoods in the area, including the Athens Street and West Ridge Road corridors.
Economic Development	• Establish an opportunity zone for all or portions of the character area as an incentive for new business investment. • Continue to work with Hall County and the Greater Hall Chamber of Commerce to promote economic development, including rapid turnkey construction as an incentive. • Attract businesses that are tailored to the skills of Gainesville's diverse population as well as long-term economic sustainability. • Continue to utilize Lanier Tech as a resource for employers and potential employees.
Transportation	• Work with the Gainesville-Hall MPO to prioritize capacity improvements to Candler Road to support business and industrial park development. • Improve Fullenwider Road to provide suitable vehicular access to future commercial / industrial sites. • Expand pedestrian and bicycle facilities where needed within industrial parks. • Construct a multi-use trail connection from the Gainesville Mill redevelopment to connect the Midland Greenway to the existing trail along Marler Street.

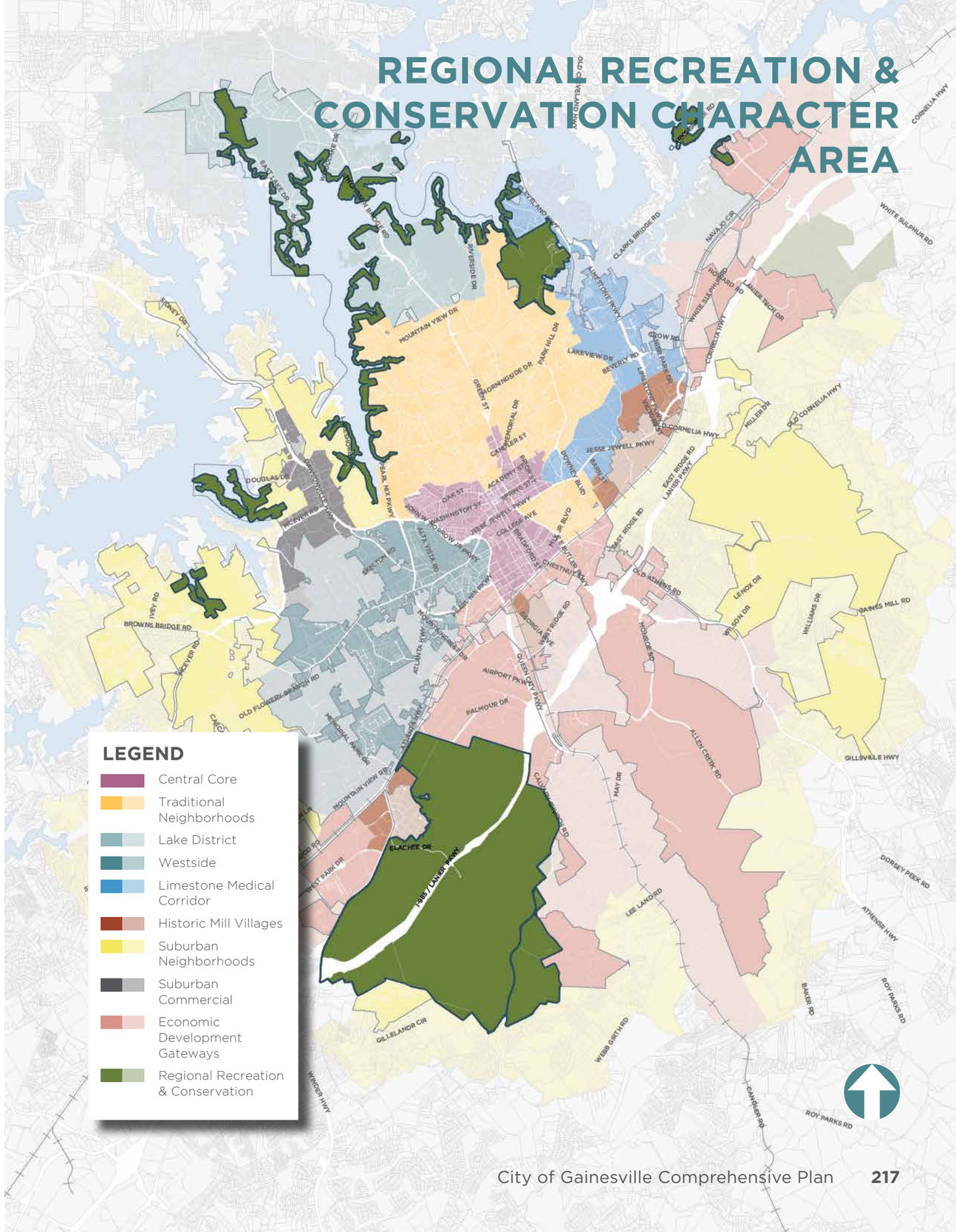
PLANNING ELEMENT	IMPLEMENTATION MEASURES
Natural Resources	• Minimize impact of commercial and industrial development using green infrastructure as necessary.
Recreation	• Determine the feasibility of added conservation areas in the undeveloped forest land around the Allen Creek Soccer Complex.
Intergovernmental Coordination	• Continue to work with Hall County and the Greater Hall Chamber of Commerce on economic development and industrial attraction.

INSPIRATION IMAGES

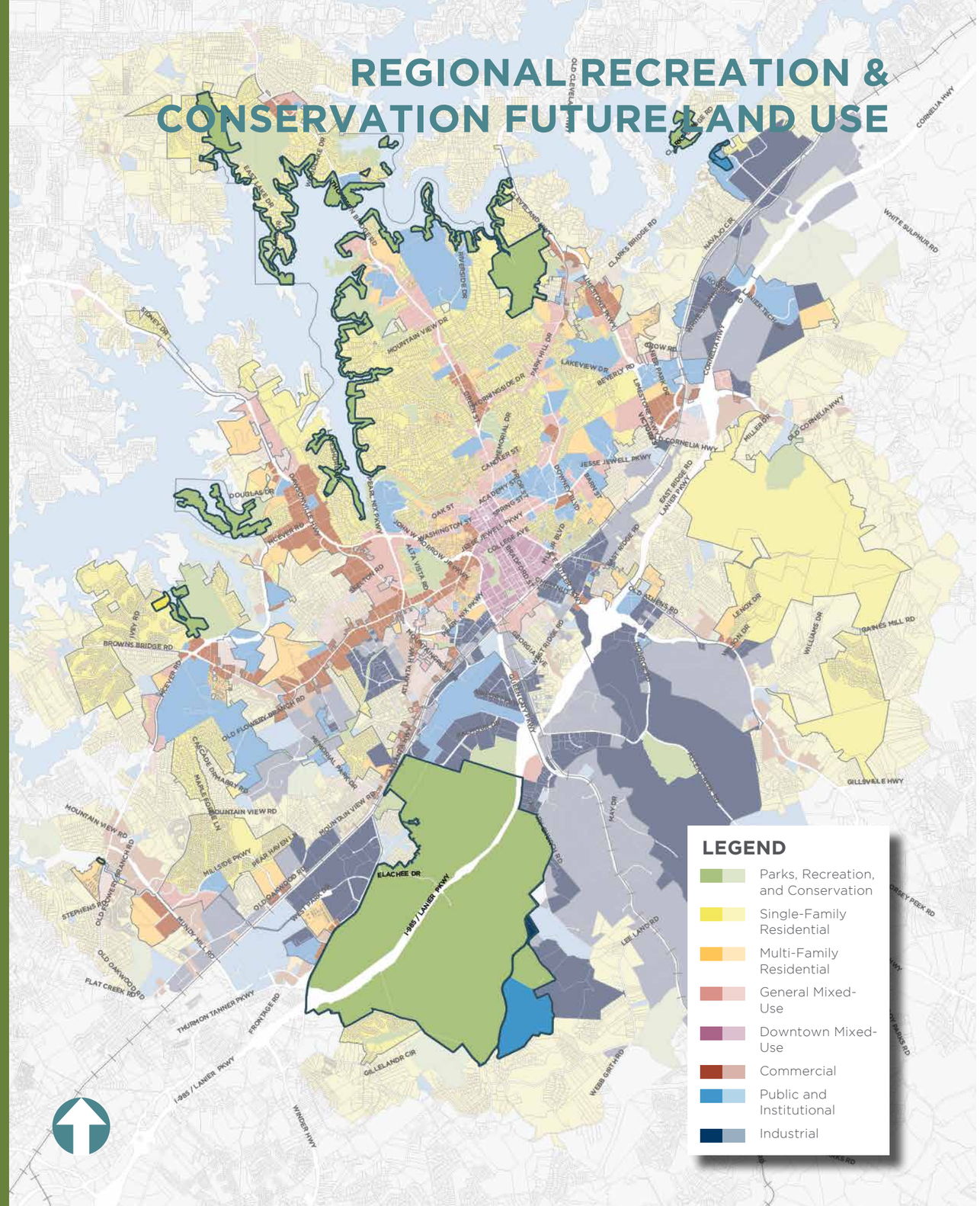
REGIONAL RECREATION & CONSERVATION

This character area encompasses the properties of the Olympic Rowing Venue, Chicopee Woods Nature Preserve, the Chicopee Woods Golf Course, the Chicopee Woods Agricultural Center, and the Elachee Nature Science Center as well as the Atlanta Botanical Gardens and some county lands around the city limits. With the exception of the golf course and agricultural center, the Chicopee-Elachee reservation is a unified patch of greenspace on the southern fringe of the city, providing environmental benefits as well as cultural and educational amenities for residents and visitors throughout the region. The Atlanta Botanical Gardens is a similar, smaller natural amenity northeast of Park Hill Drive. Chicopee Woods encompasses a sizable valley that straddles I-985 and abuts the Atlanta Highway Corridor. It acts as a partial buffer or boundary for Gainesville's urban form and the eastern edge of Oakwood at Poplar Springs Road. The nature center, agricultural center, and the golf course are destinations that drive tourism, and the City and County support these facilities as premier benefits to the community.

The overarching vision of this area is the preservation and expansion of these areas as green relief to Gainesville's growth. Given that conservation sites generally are not suitable for development due to steep slopes, floodplains, wetlands, watersheds, wildlife management areas, and other environmental sensitivity, most of these lands are or should be placed into formal protective, conservation covenants and preserved into the future. Limited development of facilities necessary for public use (interpretive centers, maintenance facilities, trails etc.) is appropriate if done in a way so as not to impact the sites' ecology. Multiple ways of accessing recreational and conservation areas should be provided, though circulation systems should continue to be minimized internally. Environmental sustainability, especially for sensitive habitats and endangered species, is also a fundamental objective. Future population growth should be directed away from conservation and regional recreation areas. Regional cooperation and partnership are critical to expanding conservation and recreation amenities.



REGIONAL RECREATION & CONSERVATION FUTURE LAND USE



COMMUNITY OBJECTIVES CHECKLIST

OBJECTIVES	PRIORITY?
Creating a sense of place	
Redevelopment of blighted areas	
Access to parks and greenspace	
Environmental sustainability	
Housing choice	
Employment opportunities	
Commercial development	
Connectivity	
Historic preservation	
Safety and security	

APPROPRIATE LAND USES & DEVELOPMENT TYPES

- Parks and recreation; and
- Public and institutional

APPROPRIATE ZONING DISTRICTS

- All zoning districts that allow the uses listed to the left are appropriate.

REGIONAL RECREATION & CONSERVATION IMPLEMENTATION MEASURES

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Land Use	• Direct new development away from these areas. • Explore the feasibility for additional conservation land by targeted expansion into adjacent areas such as the forested land around the Allen Creek Soccer Complex, or by dedications as part of future developments like the Sussex property.
Community Facilities & Services	• Continue to support the Elachee Nature Science Center, the Chicopee Woods Agricultural Center, and the Atlanta Botanical Gardens as community educational resources.

REGIONAL RECREATION & CONSERVATION IMPLEMENTATION MEASURES (CON'T)

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Historic & Cultural Facilities	• Continue to recognize the Elachee Nature Science Center as a notable example of local architecture and design excellence. • Preserve and imporve the Olympic Rowing venue as the only remaining fully-intact venue from the 1996 Olympics.
Housing	• No implementation measures applicable.
Economic Development	• Continue to market and support the Olympic Rowing Venue, Elachee Nature Science Center, the Chicopee Woods Agricultural Center, and the Atlanta Botanical Gardens as regional destinations to bolster local tourism. • Where possible, increase public access to natural areas. • Study the feasibility of creating a gateway to the Atlanta Botanical Gardens at or near the Limestone Parkway/ Cleveland Highway intersection. • Undertake a regional marketing campaign for the Olympic Rowing Center as a world-class destination.
Transportation	• Encourage the creation of accessible pedestrian and bicycle connections to recreational and conservation areas. • Work with the Gainesville-Hall MPO to ensure that any road improvements within these areas is done with appropriate design and controls to protect the adjacent conservation areas.
Natural Resources	• Preserve sensitive habitats and endangered species.
Recreation	• Evaluate the potential for a new regional park in the Lanier Parkway corridor, possibly as part of conservation land around the Howard Road Industrial Park, to take advantage of the Walters Family YMCA.
Intergovernmental Coordination	• Continue to partner with Hall County on creating new conservation land and maintenance of shared facilities. • Partner with Hall County to determine a long-term sustainability plan for the Chicopee Agricultural Center.

INSPIRATION IMAGES

COMMUNITY FACILITIES & SERVICES

NEEDS & OPPORTUNITIES

The following list of needs and opportunities are a culmination of those identified through the GMRC's existing conditions report, those identified in previous planning efforts, surveys, public workshops, and observations by the consultants. Some of these needs and opportunities were carried over from the previous comprehensive plan update.

- There is a need to adjust the programming of future community facilities and services to address the increasing aging population.
- Utility improvements and infrastructure are needed within some of the fringe areas to facilitate infill development. A new treatment plant on Cedar Creek reservoir is needed.
- New open spaces, like neighborhood parks, are needed in selected locations. Additional property needs to be acquired for greenway connections and extensions.
- Additional improvements are needed at Allen Creek soccer complex. There is potential for a new regional park in the Lanier Parkway corridor.
- As inevitable population growth continues, new sites are needed for the City's school system to expand.
- Neighborhood street lighting in some areas needs to be studied and improvements made (upgraded LED street lights were installed in 2016).
- The solid waste transfer station needs to be relocated to a more compatible location.
- There is an opportunity to improve gateways into the city, in particular Atlanta Highway and I-985.

GOAL & STRATEGIES

GOAL: PLAN CITY FACILITIES AND SERVICES TO KEEP PACE WITH POPULATION AND EMPLOYMENT GROWTH, AS WELL AS SAFETY AND SECURITY NEEDS.

STRATEGIES

- Assure that required streets, utilities, and other facilities and services to serve new land developments are in conformance with public improvement plans of the City.
- Monitor and comply with water quality standards and be responsive to citizen complaints regarding water quality.
- Operate, maintain, expand, and replace components of the wastewater system to assure uninterrupted wastewater collection and transportation, and adequate waste processing treatment and proper disposal or reuse of reclaimed waters and of waste treatment by-products.
- Consider the extension of sanitary sewer to housing in the city that is not yet connected to the city's sanitary sewer system, if costs are reasonable and can be equitably distributed.
- Maintain satisfactory municipal capability for stormwater management services, consistent with the City's needs and those identified by the Metropolitan North Georgia Water Planning District.
- Ensure that the law enforcement agency has adequate personnel, equipment, and training to uphold short response times and promote crime prevention strategies.
- Continue to support operations of resources such as the senior center, Meals on Wheels, and the Community Service Center.
- Support expansion efforts of police and fire stations.
- Maintain the City's current Insurance Services Office rating (ISO 1).

HISTORIC & CULTURAL RESOURCES

NEEDS & OPPORTUNITIES

The following list of needs and opportunities are a culmination of those identified through the GMRC's existing conditions report, those identified in previous planning efforts, surveys, public workshops, and observations by the consultants. Some of these needs and opportunities were carried over from the previous comprehensive plan update.

- New historic districts and local landmark designations may be needed for unprotected historic resources in the city.
- Historic Preservation Design Guidelines should be evaluated to ensure that they still offer flexibility for property owners and protection for the City. Doing so will ensure that the guidelines do not create an unnecessary burden or economic hardship for any applicant with a Certificate of Appropriateness (COA) and allow the HPC to determine if any COA requests can be better handled at an administrative level. This may include identifying common low-impact, reversible renovation or restoration requests that City planning staff can manage on their own for expediency.
- The benefits of historic preservation, local designation, and incentives tied to National Register listing should be promoted as assets so that the public understands that their local history, heritage, and culture can be protected through such measures along with the HPC and design guidelines.

The historic Piedmont Hotel, originally constructed in 1873.

GOAL & STRATEGIES

GOAL: PROTECT AND PROMOTE HISTORIC, ARCHAEOLOGICAL, AND CULTURAL RESOURCES IN THE CITY.

STRATEGIES

- Promote benefits for historic preservation.
- Review and update the Historic Preservation Manual and Design Guidelines (last updated in 2013) to ensure the guidelines are flexible and do not cause economic hardship.
- Update the 2007-2011 Historic Resources Survey to document historic and potentially-historic resources constructed since 1972.
- Continue to maintain City-owned cultural resources.
- Collaborate with Hall County and other organizations to maintain cultural resources located in the City.

The Miller-Banks House, built in 1912, an example of Greek Revival / Neoclassical architecture along Historic Green Street

HOUSING

NEEDS & OPPORTUNITIES

The following list of needs and opportunities are a culmination of those identified through the GMRC's existing conditions report, those identified in previous planning efforts, surveys, public workshops, and observations by the consultants. Some of these needs and opportunities were carried over from the previous comprehensive plan update.

- While new senior housing has been developed, more is needed as the senior population continues to increase due to Gainesville's proximity to Atlanta, medical care, and quality of life.
- There is little to no current inventory of vacant land available for housing or infill development (vacant residential land is primarily located within existing planned unit developments).
- There is a need for additional models and alternatives of urban housing as the city grows. Incentives are needed to encourage (or facilitate) developments comprised of a mixture of dwelling types with different price points. Residential uses can be allowed by right in certain nonresidential districts to encourage mixed uses and neo-traditional developments with ranges of housing types. There also is an opportunity to pursue density bonuses in exchange for a mixture of housing types and price ranges within individual developments. Additional residential zoning districts should be created to provide for more housing density options while maintaining quality development.
- There is an opportunity to pursue strategies for public-private partnerships for catalyst mixed-use residential projects in Downtown and Midland.
- There is a need to increase affordability, particularly for lower-earning families, and entry-level ownership opportunities as well as mixed-income rental housing in the City.
- Given evolutions in housing models and issues, the City should consider annual reports that highlight recent trends and cited issues. The development of this document should involve input from local housing industry stakeholders, should be designed for public consumption, and should track how housing costs compare with local wages across multiple industries to monitor affordability. This could then be used to inform any needed changes in policy, as well as a guide for how to work with developers in promoting the development of needed housing types.
- Update neighborhood surveys and assessments to identify future GICH, housing tax credit projects, and other housing revitalization efforts.
- There may be an opportunity to incentivize historic homes as a great starter home for those seeking to expand housing availability and achieve affordability for the City's community workforce.
- The Gainesville Nonprofit Development Foundation has needs for extending sewer lines in the Ventura subdivision/ Royal Way constructing a street network, and connecting to the water main at Wood Avenue to enable development of its 3.5 acre tract in that vicinity.

GOAL & STRATEGIES

GOAL: ENCOURAGE AND SUPPORT THE DEVELOPMENT OF HOUSING THAT CAN ACCOMMODATE A WIDE RANGE OF HOUSING NEEDS, INCOMES, AGES, HOUSEHOLD TYPES, AND LIFESTYLES.

STRATEGIES

- Undertake necessary studies and implementing actions to expand availability of a full range of housing at all levels of affordability, including units for lower-income earners and entry-level homeowners as well as homes for higher-wage earners.
- Conducting a Housing Needs Assessment would create a comprehensive report of current conditions and needs in Gainesville, and give community leaders the foundation of a strategic plan for addressing those needs.
- Provide a range of housing size, cost, and density to make it possible for a significant number of people who work in the community to live in the community, as well as addressing the shortage of "missing middle" housing.
- Collect and monitor any additional available data on special housing needs in the City in order to review and revise the development code as appropriate to address special housing needs and opportunities, like elderly housing and accessory dwelling units.
- Remove any unnecessary impediments to housing affordability. Affordable housing is appropriate where its design has been fully reviewed and evaluated according to

Ribbon-cutting ceremony for the Davis Street Cottages, part of the affordable housing options that the City is supporting in Midland (Source: Scott Rogers / Gainesville Times)

standards designed to ensure long-term sustainability of high quality and stable value.

- Improve the quality of residential development to maintain community character and ensure stable long-term property values and neighborhoods.
- Support continued efforts to preserve historic and intown neighborhoods and ensure compatible infill development.
- Produce and maintain an inventory of vacant and developable land available for infill housing development.
- Identify mechanisms and programs to eliminate substandard or dilapidated housing, and aggressively pursue building and housing code enforcement to prevent neighborhood deterioration.
- Work with and support the neighborhood housing preservation programs of the Gainesville Nonprofit Development Foundation, Inc. and Gainesville-Hall Neighborhood Revitalization, Inc.
- Study the feasibility of density bonuses in exchange for a mixture of housing types (and price ranges) within single developments. Consider and if appropriate implement incentives to construct developments comprised of a mixture of dwelling types within different price points.
- Encourage "life-cycle" or "mixed generation" communities that provide for persons of different age groups (including seniors) to live in the same community as they age.
- Where allowed by zoning regulations, encourage developments that mix different types of housing units (detached single-family, townhomes, duplex, quadraplex, etc.) on the same site or within the same development.
- Consider and, if appropriate, establish additional residential zoning districts to better address density and compatibility within residential districts.

WHAT IS NATURALLY-OCCURRING AFFORDABLE HOUSING?

Naturally Occurring Affordable Housing (known informally as "NOAHs") are residential rental properties that maintain low rents without federal subsidy. It is the most common form of affordable units in the United States.

NOAHs are typically Class B and Class C rental buildings, complexes, or detached housing that have been built between 1940 and 1990. Rents are lower-ranging, generally between $550 and $1,200, depending on the location and the quality of the unit. These housing units are affordable to most low- and moderate-income households (those that earn between 30-80% of the median household income). NOAH units are the housing at greatest risk of being lost due to market speculation and upgrades that result in higher rents and lost affordability.

While upgrading poorer quality units often is desired and can boost community development, it is important to maintain a healthy inventory of naturally affordable units.

WHAT IS MISSING MIDDLE HOUSING? HOW DOES IT RELATE TO HOUSING AFFORDABILITY?

A strategy to increase affordable housing stock is the provision of what is called "missing middle housing." In many cities across the nation, most of the housing stock is comprised of mostly single-family houses and large multi-family buildings, which do not fit some people's needs as they relate to size, accessibility, and cost. This strategy promotes varied housing options that exist along a spectrum of sizes that can fit seamlessly in existing residential neighborhoods.

There are many types of housing that fall under this:

- Cottage courts
- Townhomes
- Duplexes (two units) and triplexes (three units), with units either stacked or placed side-by-side
- Multiplexes (More than four units), with units either stacked or placed side-by-side
- Courtyard apartments
- Live/work units
- Accessory dwelling units (ADUs)

These units either can be rented or owner-occupied, which make them flexible to changing markets.

A diagram that demonstrates missing middle housing (Source: Opticos Design / missingmiddlehousing.com)

WHAT ARE SOME STRATEGIES FOR AFFORDABLE HOUSING?

The City of Gainesville has multiple tools already in place that help create more affordable housing, and there are others that can be employed as well. These are summarized below.

EXISTING

- For FY 2022, the City was allocated almost $500,000 in Community Development Block Grant (CDBG) funding.
- Almost $620,000 in revenues are anticipated in the FY 2022 budget from the two Tax Allocation Districts in Gainesville.
- The Gainesville-Hall County Land Bank, to which the City contributed General Fund dollars as seed money at its inception, was established in 2018 to acquire, renovate, and sell vacant, dilapidated, tax-delinquent properties to address such priorities as the elimination of slum and blight and the creation of quality, affordable housing for the community workforce.

POTENTIAL

- A "by right" property tax abatement for certain types of multi-family and mixed-income developments that meet specific criteria set forth by the City would be a near-term incentive to increase housing development at various affordability levels.
- A Community Land Trust, such as what has been established in the City of Atlanta, can acquire, build, and own homes that are sold to residents, who then are able to resell and collect equity pursuant to certain rules. The Community Land Trust model maintains affordability into perpetuity.
- A full Housing Needs Assessment would create a comprehensive report of current conditions and needs in Gainesville and would provide community leaders the foundation upon which to develop a non-CDBG/HUD strategic plan for addressing those needs.

GOAL: CARRY OUT THE 2019-2023 CONSOLIDATED PLAN.

STRATEGIES

- **Expand Housing Affordability:**
  - Support the development of affordable rental and owned housing at affordability levels for lower-income earners and entry-level homeowners, including projects located near employment and transportation.
  - Expand the useful life of existing affordable housing through rehabilitation, repair, or weatherization programs.
  - Provide homeownership opportunities for households through down- payment or closing cost assistance.
- **Infrastructure and Public Facility Improvements:**
  - Provide safe neighborhoods, public facilities, recreational and cultural opportunities which meet both safety and health regulations for citizens of all ages and socioeconomic backgrounds.
  - Improve public infrastructure, increase public safety, residential desirability and quality of life in low- and moderate-income neighborhoods.
  - Assist community service organizations in improving their physical structures to ensure they are sufficient in size, accessible, safe and meet the organization's service goals.
  - Infrastructure improvements including but not limited to sidewalks, roadway, park, and water and sewer replacement or expansion.
- **Neighborhood Revitalization:**
  - Non-housing community development activities that eliminate blight, including code enforcement, demolition, acquisition, and redevelopment.
  - Through property acquisition, increase greenspace, improve housing affordability, or encourage economic development.
- **Economic Development, Public Services and Fair Housing:**
  - Support business development to create new employment opportunities for low- and moderate-income workers.
  - Seek opportunities to expand residents' access to groceries and fresh food.
  - Provide job training assistance to help residents access employment opportunities.
  - Fund community services such as youth-focused activities, programming for seniors, services for people experiencing homelessness, employment training, housing counseling, transportation assistance, fair housing education and enforcement, legal services, and others.
  - Provide fair housing education activities to residents, housing providers, and local agencies in English and Spanish, either in-house or through an award to a local organization.
  - Reduce the threat of pending homelessness. This includes helping homeless persons (especially chronically homeless individuals and families).
- Funding for performance of administrative, implementation, and planning requirements of the CDBG program.

ECONOMIC DEVELOPMENT

NEEDS & OPPORTUNITIES

The following list of needs and opportunities are a culmination of those identified through the GMRC's existing conditions report, those identified in previous planning efforts, surveys, public workshops, and observations by the consultants. Some of these needs and opportunities were carried over from the previous comprehensive plan update.

- There are job opportunities in the city, particularly for skilled labor. There is a need for knowledge workers to serve expanding hospital and other medical facilities. Greater emphasis could be placed on attracting businesses that could employ local graduates.
- There is an opportunity to market the city's intown neighborhoods as a way of attracting knowledge workers and entrepreneurs.
- There is a need to nationally market the Lake Lanier Olympic Center as a world-class destination for rowing.
- There is a need to further promote and market the presence of locally-owned/family-owned businesses and to encourage small business investment/entrepreneurship.
- There is a need to balance economic development strategies to include professional/service-oriented economic development while supporting manufacturing.
- New commercial developments in Hall County and other parts of Gainesville may threaten the future vitality of retail opportunities at Lakeshore Mall and the surrounding retail area. There is a need to reposition or redevelop Lakeshore Mall and adjacent strip retail centers to improve competitiveness.
- Vacant land in Gainesville presents numerous opportunities for both residential and nonresidential development. Industrial development opportunities are available within the city's industrial parks and in the Midland area.
- Redevelopment in Midland is constrained by high prices and difficulties in assembling land.
- There is an opportunity to capitalize on heritage tourism to enhance the city's tourism industry, including undertaking events programming and further marketing of the city's historic resources.
- There are also opportunities for new business development via rehabilitation and reuse of historic mill villages.
- The City should continue to utilize business investment incentives such as the tax allocation district.
- There is a need to expand existing incentives for economic development, particularly those related to the redevelopment of greyfields.
- There is an opportunity to pursue "rapid turnkey construction" in designated areas as an incentive for additional light industrial and business development.
- The Featherbone Communiversity community learning center needs continued support.

GOAL & STRATEGIES

GOAL: CREATE AN ENVIRONMENT IN WHICH THERE ARE OPPORTUNITIES FOR ECONOMIC ADVANCEMENT FOR CITIZENS ACROSS ALL INCOME LEVELS.

STRATEGIES

- Create quality housing as a foundation for economic advancement.
- Promote and enhance the City of Gainesville as the commercial and service center for Hall County and the Georgia Mountains region.
- Encourage the development and expansion of businesses and industries within Gainesville that are suitable in terms of job skills required, linkages to other economic activities in the city or region, has minimal impact on the area's resources, and promises prospects for creation of higher-skill jobs.
- Maintain a diverse economy in the city to ensure it does not rely too heavily on any one employment sector or industry.
- Plan for expanded infrastructure (water, sanitary sewer, roads, drainage facilities, broadband, etc.) as needed to accommodate future office, commercial, and light industrial development.
- Encourage the revitalization and redevelopment of blighted areas and gateway areas.
- Emphasize education opportunities for all age and income/skill levels.
- Recognize the importance of healthcare industry in region, and work to retain and expands those jobs.
- Focus on the Lakeshore Mall area as a quality, mixed-use economic anchor.
- Promote diverse and locally-owned retailers and entrepreneurship.
- Encourage clean industry, and work with private partners to encourage cleaning up existing industry.
- Foster a high quality of life that is attractive to knowledge-economy employers.

BROADBAND

NEEDS & OPPORTUNITIES

No needs or opportunities related to broadband were identified.

GOAL & STRATEGIES

GOAL: ENSURE THAT GAINESVILLE RESIDENTS AND EMPLOYERS HAVE ACCESS TO ROBUST BROADBAND SERVICE AND THE MEANS AND SKILLS TO SUBSCRIBE TO SERVICES.

STRATEGIES

- Expand broadband infrastructure and services to underserved areas.
- Increase economic, educational, and social opportunities for residents and employers through broadband service expansion.
- Promote and deploy services with strong download and upload speeds.

TRANSPORTATION

NEEDS & OPPORTUNITIES

The following list of needs and opportunities are a culmination of those identified through the GMRC's existing conditions report, those identified in previous planning efforts, surveys, public workshops, and observations by the consultants. Some of these needs and opportunities were carried over from the previous comprehensive plan update.

- There is increasing congestion on major corridors, especially Jesse Jewell Parkway, E. E. Butler Parkway, Green Street, Dawsonville Highway and McEver Road. Peak-hour level-of-service is failing along certain arterial streets, due in part to conflicts between through traffic and local traffic. Special emphasis on congestion mitigation is needed.
- There is a need to better serve pedestrians and promote walking as a form of transportation. Pedestrian safety improvements are needed for the central core and neighboring areas.
- There is potential to provide "complete street" corridors on key arterial streets in the city.
- There is a need throughout the city to improve connectivity. One especially important need is a connection between Thompson Bridge Road and Dawsonville Highway.
- Traffic calming is needed for certain neighborhoods.
- Local transit services is more limited than desired and is also underutilized. There is an opportunity to consider future commuter/high-speed rail.
- Truck loading and deliveries may be negatively impacting downtown parking.
- Capacity improvements are needed to Candler Road to support business/industrial park development.
- If Atlanta Highway is ever widened, appropriate design is needed to protect adjacent conservation lands.
- Lee Gilmer Airport continues to be a strong amenity for business recruitment and development, and has potential for commercial passenger service.

GOALS & STRATEGIES

GOAL: EFFICIENTLY AND SAFELY MOVE TRAFFIC AND PEOPLE THROUGH AND AROUND THE CITY.

STRATEGIES

- Focus on improving the operation of key intersections and critical road sections.
- Enhance safety for users of all travel modes, including automobile, pedestrians, bicyclists, and transit riders.
- Increase connectivity of the roadways, as well as the trail and sidewalk network to encourage pedestrian and bicycle mobility.
- Maintain a pavement management system for repairing, resurfacing, and rehabilitating existing local roads in the city.
- Support the design of the local street network so that there will be multiple connections, relatively direct routes, and alternative routes to the arterial and collector system, in lieu of dead-end streets and cul-de-sacs.
- Encourage or require inter-parcel vehicle access points between contiguous and compatible commercial, office and mixed-use developments.
- Utilize traffic calming measures for residential neighborhoods experiencing significant cut-through traffic.
- Reduce curb cuts to allow for safer and more efficient pedestrian and traffic flow.
- Partner with GDOT on beautification of their routes into the City.
- Improve the quality of life through the provision of a bicycling and pedestrian network with supporting amenities.
- Promote and implement the expansion of the Highlands to Islands Trail in accordance with the 2019 Gainesville Trail Study completed by the GHMPO.

CARRIED OVER TRANSPORTATION PROJECTS

These transportation projects have been carried over from the 2017 Community Work Plan:

1. Prior Street and Jesse Jewell Parkway Intersection Improvement
2. Park Hill Drive and South Enota Drive Intersection Improvement
3. Bradford Street Streetscape Improvements
4. Washington Street Streetscape Improvements
5. E.E. Butler Parkway at Martin Luther King, Jr. Boulevard Intersection Improvement
6. Athens Street at Martin Luther King, Jr. Boulevard Intersection Improvement
7. Jesse Jewell Parkway at Auburn Avenue Intersection Improvement
8. Browns Bridge Road at West End Avenue Intersection Improvement
9. Jesse Jewell Parkway at E.E. Butler Parkway Intersection Improvement
10. Green Hill Circle Connector
11. City Park Roundabout
12. Davis Street Extension
13. Oak Tree Drive / SR 60 Connector Improvements
14. Midland Greenway, Phase II, Park Street and Main Street Improvements

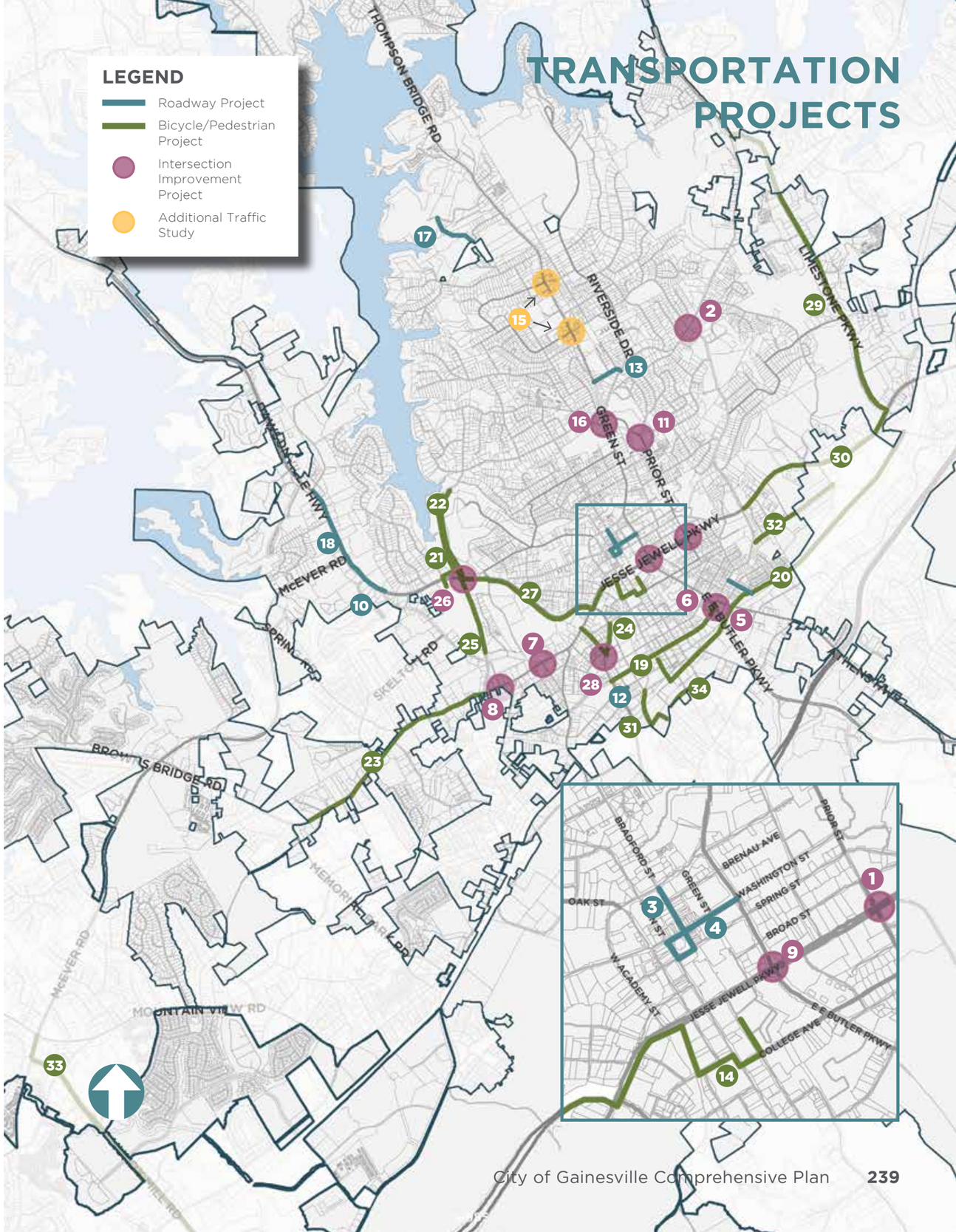
NEW TRANSPORTATION PROJECTS

In addition to the projects carried over from previous Community Work Plans, the following projects are recommended:

15. Study traffic operations and signalization of Thompson Bridge Road at the Enota Avenue and Virginia Avenue intersections to improve pedestrian safety.
16. Assess prior Green Street and Park Hill Drive intersection improvement concepts for future applicability.
17. Add connection to Linwood Nature Preserve off Crystal Drive/Springview Drive.
18. Expand Dawsonville Highway to 3 lanes in each direction between Shallowford Road and Ahaluna Drive.

NEW TRANSPORTATION PROJECTS (CON'T)

19. Upgrade Martin Luther King, Jr. Boulevard to a "complete street" focused on pedestrian improvements, from Queen City Parkway to E. E. Butler Parkway.
20. Expand the Midland Greenway along the unused CSX interchange track right-of-way to connect to the Fair Street neighborhood and New Holland.
21. Connect the existing trail from Longwood Park along Pearl Nix Parkway to Lakeshore Drive and connect to Lakeshore Mall.
22. Connect the existing Wilshire Trails along Pearl Nix Parkway to John W. Morrow, Jr. Parkway.
23. Provide better pedestrian accessibility and safety along Browns Bridge Road through improved sidewalks, streetscapes, bike lanes, limited curb cuts, better lighting, and street trees.
24. Connect Alta Vista Cemetery, Longwood Park, and Lakeshore Mall area by connecting them to the Wilshire Trails and the Midland Greenway through new multi-use trails.
25. Install sidewalks and other pedestrian and bicycle improvements along Pearl Nix Parkway.
26. Provide for better and safer pedestrian connections across John W. Morrow, Jr. Parkway, especially at the Pearl Nix Parkway intersection.
27. Connect Midland Greenway to Lakeshore Mall through the Jesse Jewell Parkway West Redevelopment Area.
28. Add pedestrian crossing at the intersection of Queen City Parkway and Summit Street for trail connection from Midland Greenway to the Jesse Jewell Parkway West Redevelopment Area area (trail through Armour Street).
29. Add sidewalks along Limestone Parkway.
30. Improve the street environment to enhance walkability at Jesse Jewell Parkway in New Holland.
31. Link Gainesville Mill to Midland Greenway via Phase III.
32. Determine the feasibility of connecting the New Holland Mill to the Fair Street neighborhood with sidewalks along Myrtle Street.
33. Trail connection at Mundy Mill.
34. Multi-Use Trail in the Gainesville Mill village connecting the Midland Greenway to existing trail on Marler Street to end of Marler Street.



NATURAL RESOURCES

NEEDS & OPPORTUNITIES

The following list of needs and opportunities are a culmination of those identified through the GMRC's existing conditions report, those identified in previous planning efforts, surveys, public workshops, and observations by the consultants. Some of these needs and opportunities were carried over from the previous comprehensive plan update.

- Water samples should be continuously monitored.
- Watershed restoration projects are needed for Flat Creek, Limestone Creek, and Longwood Creek.
- The continued loss of trees and natural vegetation to land development is a concern.
- Lake Lanier shoreline restoration should be considered/evaluated.
- Additional public Lake Lanier access opportunities are needed.
- More can be done to pursue and encourage green infrastructure and sustainable building practices in new developments.

GOAL & STRATEGIES

GOAL: PROTECT AND PRESERVE NATURAL RESOURCES, THE ENVIRONMENT, AND VITAL AREAS OF THE CITY AND REGION.

STRATEGIES

- Evaluate each new development's compatibility with the existing environment to ensure it does not exceed its capabilities.
- Restore and enhance environmental functions damaged by prior site activities through brownfield remediation and wetland and stream buffer restoration.
- Restrict new development within known floodways and floodplains.
- Preserve the natural amenities of the land through maintenance of conservation areas and open spaces within developments.
- Promote the use of permeable surface materials, when necessary.

CONSISTENCY WITH REGIONAL WATER PLAN & ENVIRONMENTAL CRITERIA

WATER PROTECTION REGULATIONS & POLICIES

The City of Gainesville Unified Land Development Code and this Comprehensive Plan include policies that are consistent with the regional water plan and environmental planning criteria. These criteria include the Metropolitan North Georgia Water Planning district plans, Part 5 Environmental Planning Criteria of the Georgia Planning Act, and local City ordinances.

WATER SUPPLY WATERSHEDS

Gainesville is located within the Chattahoochee and Oconee river basins and the Upper Chattahoochee and Upper Oconee watersheds. The City receives its water from Lake Lanier, Cedar Creek reservoir, and the North Oconee River. The Environmental Protection Agency (EPA) has not reported any water quality issues in Gainesville

GROUNDWATER RECHARGE AREAS

According to the Georgia Department of Natural Resources, Gainesville has one groundwater recharge area in the southern end of city limits near Chicopee Woods Golf Course.

WETLANDS

According to data compiled through the National Wetlands inventory, there are wetlands along streams and near Lake Lanier. Within the city, there exists National Wetlands, and FEMA 100-year flood zones. The City of Gainesville has adopted policies related to wetlands within Sections 9-4, 9-8, 9-9, 9-13, and 9-15 of its Unified Land Development Code. Section 9-8-6 (the Wetland Protection Overlay Zone) references the National Wetlands inventory maps prepared by the United States Fish and Wildlife Services as their adopted wetlands map. Various sections of the Code state that permits are not granted for development or land disturbance within a wetland, unless a Section 404 permit or letter of permission is issued by the United States Army Corps of Engineers.

PROTECTED MOUNTAINS

Gainesville does not have any protected mountains.

PROTECTED RIVER CORRIDORS

There are no protected river corridors in Gainesville.

GREENSPACES & FLOODPLAINS

Gainesville includes a variety of green spaces including county, city, and neighborhood public parks and nearly 4,300 acres of protected land subject to conservation easements. Floodplains are ubiquitous throughout the city and are illustrated on page 103.

RECREATION

NEEDS & OPPORTUNITIES

The following list of needs and opportunities are a culmination of those identified through the GMRC's existing conditions report, those identified in previous planning efforts, surveys, public workshops, and observations by the consultants. Some of these needs and opportunities were carried over from the previous comprehensive plan update.

- The City should formalize their greenspace strategies, targeting properties meeting certain conditions and developing a dedicated funding source or planning mechanism to acquire and maintain greenspace.
- The City should further look to utilize passive use parks and trails as a more integral means of connecting neighborhoods and key attractions, making this a celebratory element of living in and visiting Gainesville.

GOAL & STRATEGIES

GOAL: ENHANCE THE QUALITY OF LIFE FOR RESIDENTS THROUGH PROVIDING SAFE AND ACCESSIBLE FACILITIES AND A DIVERSIFIED PROGRAM OF ACTIVITIES IN AN EFFECTIVE, EFFICIENT, EQUITABLE, AND RESPONSIVE MANNER.

STRATEGIES

- Expand the city's greenways to enhance connectivity and create opportunities for recreation.
- Maintain and renovate existing facilities.
- Enhance and build additions to existing facilities.
- Build new parks and recreational facilities as demand arises.

INTERGOVERNMENTAL COORDINATION

NEEDS & OPPORTUNITIES

The following list of needs and opportunities are a culmination of those identified through the GMRC's existing conditions report, those identified in previous planning efforts, surveys, public workshops, and observations by the consultants. Some of these needs and opportunities were carried over from the previous comprehensive plan update.

- There are opportunities for better working partnerships between Gainesville and Hall County administrations, as well as the administrations of neighboring cities.
- There is an opportunity for more proactive coordination among the City, County, and U.S. Army Corps of Engineers to promote sustainable water and land use strategies.
- There is an opportunity to work proactively with Hall County regarding potential annexation of mill villages and fringe unincorporated areas.
- There are concerns about code enforcement on unincorporated properties that are adjacent to the city limits and the effects the lack of enforcement may have. There is a need to work with Hall County to identify the properties most in need of code enforcement and assist in any way to ensure that spillover does not occur.

GOAL & STRATEGIES

GOAL: WORK WITH OTHER GOVERNMENT ENTITIES TO PURSUE SHARED GOALS, OBJECTIVES, AND POLICIES.

STRATEGIES

- Promote infill development and consider expansion of municipal boundaries only where appropriate and consistent with the City's future land use.
- Continue working with Hall County and other municipalities on the cohesive development of the Highlands to Islands Trail.
- Find partnership opportunities to expand the provision of community services.
- Work with Hall County on areas that require additional code enforcement that impact City of Gainesville properties.
- Partner with GHMPO on transportation improvements and funding sources.
- Adopt, and amend as necessary, plans and regulations to be consistent with the mandates and requirements of the Metropolitan North Georgia Water Planning District.
- Periodically assess and update existing intergovernmental agreements and develop new agreements as appropriate.
- Continue to enhance customer service through coordination with Hall County on GIS, business licensing and development software.

REDEVELOPMENT CONCEPTS

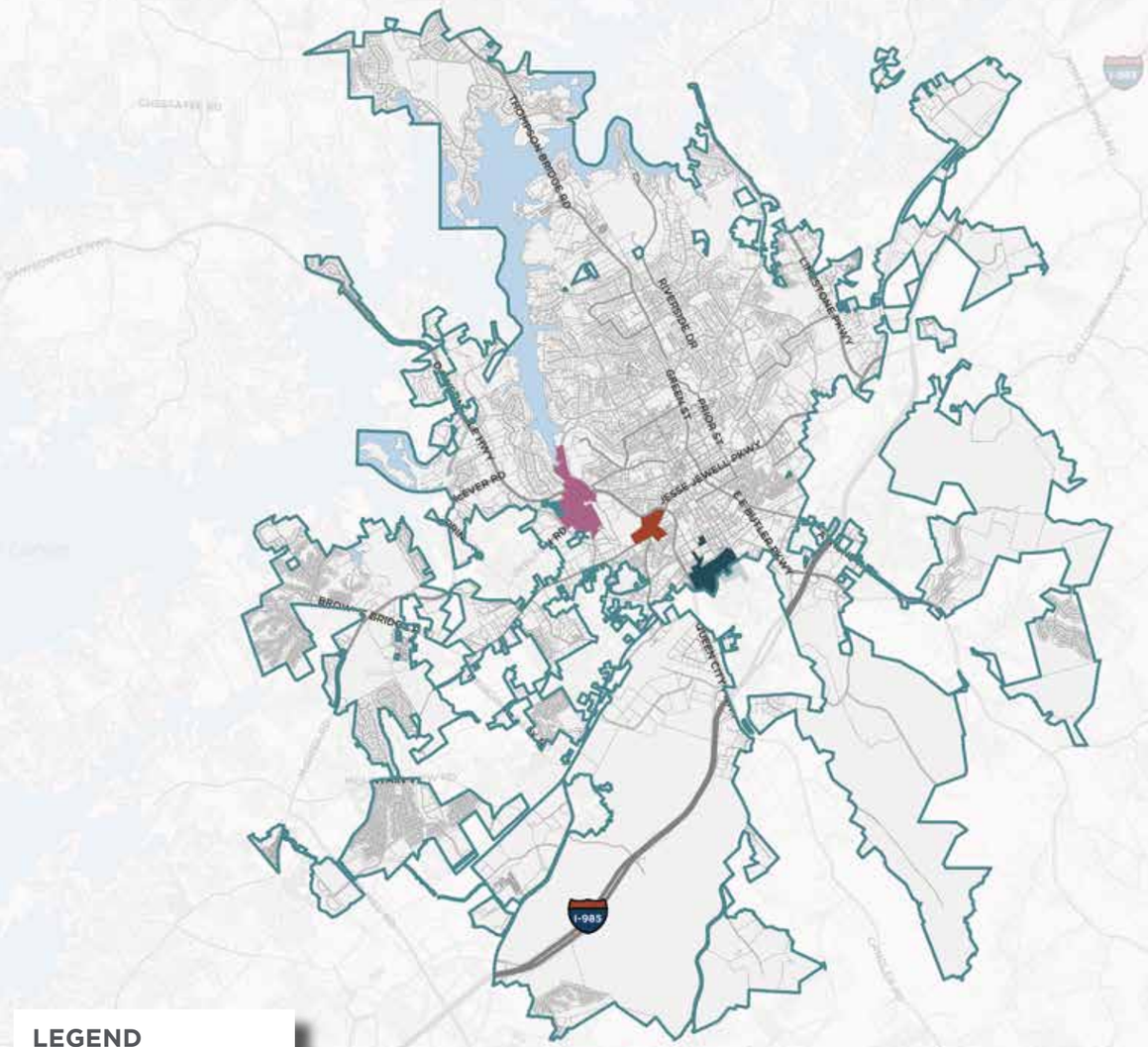
Three areas determined to be sites in need of direction were selected to undergo a redevelopment plan process. Alone, these redevelopment concepts act as stand-alone plans that satisfy the vision and goals of this comprehensive plan and reflect the ideas of the community. The map on the next page shows where these redevelopment areas are located.

The following steps were taken to create the concept plans:

- The consultants began by sketching some simplified ideas to develop preliminary land use and transportation recommendations for each of the three identified areas. Existing conditions analyses and previous planning studies were referenced in developing these initial recommendations.
- These initial recommendations were shared with the Steering Committee at their December 2021 meeting.
- After consulting with the Steering Committee, the consultants began to sketch out concept plans based on their recommendations, this time showing building configurations, parking, and transportation improvements.
- As part of an internal work session with City staff, the next round of concepts were presented for feedback. The feedback from the City was incorporated into revised plans, and a first round of 3-D renderings were also created to imagine how these areas could look when fully constructed.
- These rendered sketch plans and 3-D renderings were presented at the final Steering Committee meeting in January 2022 for one more round of comments and feedback.
- After considering both the City staff's and Steering Committee's feedback, the redevelopment concepts went through one final round of edits, and were then presented at the Draft Plan Open House (see page 133).
- The final plans, along with their narratives, are shown in this section.

A 3-D rendering of what Lakeshore Mall could become in the future.

REDEVELOPMENT AREAS



LEGEND

- Lakeshore Mall
- Jesse Jewell Parkway West
- Midland & Mill Village Infill

LAKESHORE MALL

Future redevelopment of the mall has been a point of focus for Gainesville residents dating back to the 2012 comprehensive plan update when a similar design exercise was conducted. The vision of the Lakeshore Mall redevelopment plan is to transform a dying mall into a mixed-use town center that attracts Gainesville residents and visitors and connects into other cultural and community resources in the city, such as Longwood Park, Alta Vista Cemetery, and the future Jesse Jewell Parkway West Redevelopment Area (see pages 246-249).

The concept design began with the realization that two of the flagship tenants of the mall, Belk and Dick's Sporting Goods, have long-term leases and are unlikely to vacate for at least a decade. Taking into consideration, the footprints of those pieces of the mall building were retained and the entire center of the building was removed, keeping as much surface parking as possible to serve those businesses and those in the new buildings. If this design is realized, there would be potential to modify the plan to consider the departure of Belk and Dick's Sporting Goods. This modification includes new buildings or adaptive re-use of the existing structure. The next critical piece of the design is street connections, both those connecting to Dawsonville Highway, Pearl Nix Parkway, and Shallowford Road, as well as internal connections. These connections created a "grid" to inform the placement of new buildings and amenities. The primary design strategy was placing the front of buildings along street frontages to maximize pedestrian access while placing much of the parking in between the buildings and along the new street connections. Apartment buildings and alley-loaded townhomes are placed away from the major roads near the center of development. Open spaces in the form of a central green and outdoor seating areas provide amenities for both residents and visitors. The central green can also be a place where community events could be held.

This development plan incorporates the other side of Pearl Nix Parkway, as well as all four corners of the Pearl Nix Parkway/Dawsonville Highway/John W. Morrow, Jr. Parkway intersection. The concept along the east side of Pearl Nix Parkway looks to mirror the placement of higher-density mixed use buildings and commercial buildings, as well as redeveloping blighted residential properties along Tower Heights Road. A community park that serves residents is placed in the center. While the placement of the park along a busy street would usually be considered not ideal, that location was chosen because of it being a high point that offers a view into Lake Lanier. The southwest and northwest corners of the Pearl Nix Parkway/Dawsonville Highway/John W. Morrow, Jr. Parkway intersection are connected via a pedestrian bridge that could be part of a boutique hotel creating a placemaking element for the area.

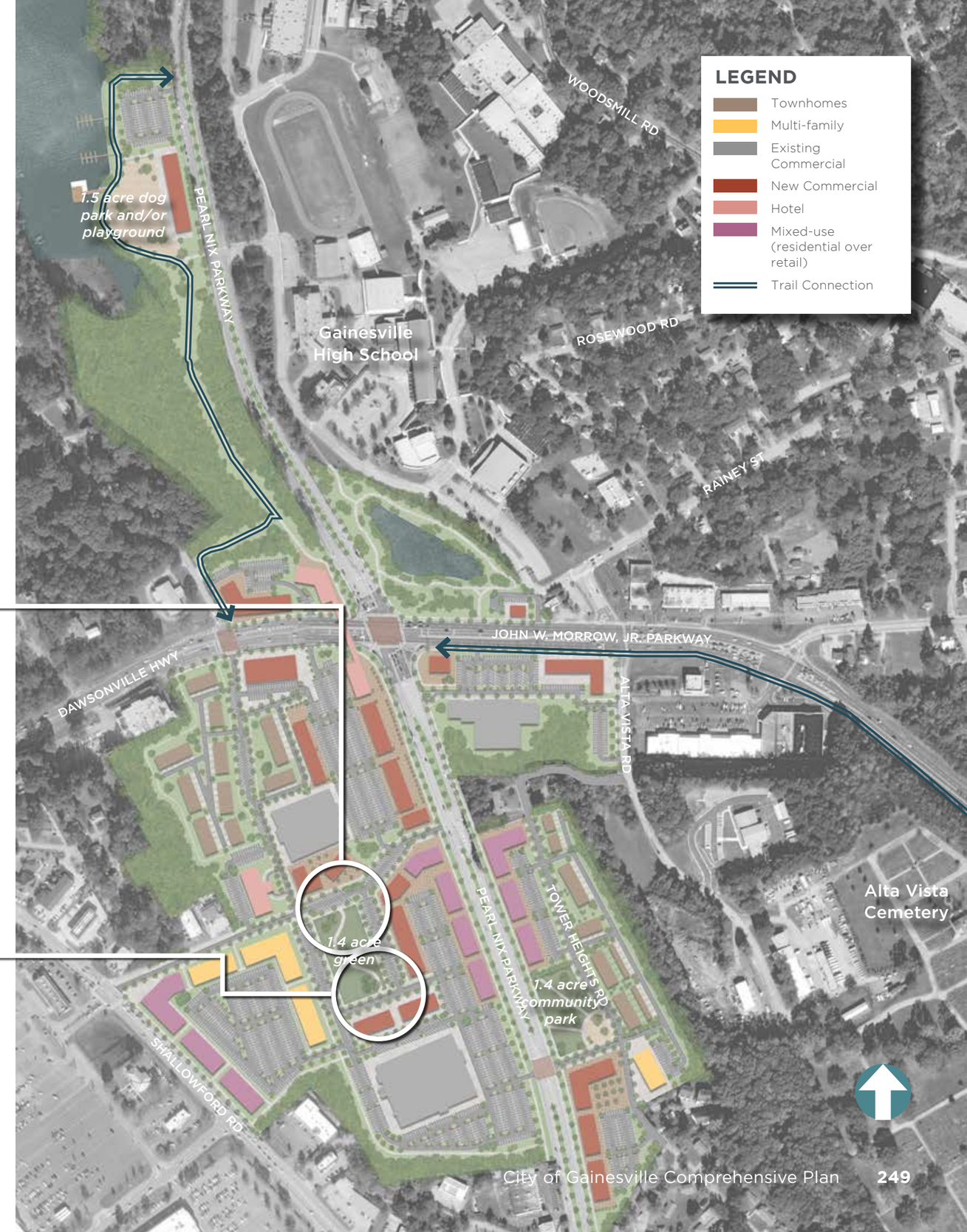
LAND USE SUMMARY

- Townhomes: 85 units
- Multi-family: 319 units
- Existing Commercial: 178,500 SF
- New Commercial: 330,680 SF
- Mixed-use: 126,300 SF, 301 units
- Hotel: 214 rooms

The rendered concept plan to the right and the 3-D perspectives that follow illustrate ideas for the long-term future. This concept plan is intended to depict potential redevelopment in the area, however, development will occur based on market conditions and willingness of the current owners to sell or redevelop.

The southeast corner utilizes part of an existing strip shopping center and its existing parking while placing opportunities for more street-facing commercial buildings and passive greenspace. The northeast corner removes all the existing buildings and creates a regional stormwater retention area with trails that not only creates a gateway into Gainesville High School but also serves as an opportunity for other placemaking opportunities like public art. A small, street-facing retail building with minimal parking could house a small business that complements the space.

Lastly, this redevelopment concept considers Longwood Park and a potential connection to the Lakeshore Mall area. The concept would involve the City removing the existing tennis courts and relocating them elsewhere to a different park. In its place would be a commercial "liner building" fronting Pearl Nix Parkway that could provide space for at least two new businesses. A small marina would provide a place for boats on Lake Lanier to dock and visit nearby businesses. In between the marina and the commercial building is a 1.5 acre open space that could be used as a playground, a dog park, or any combination of active uses. A trail would loop around the open space and then connect into an existing network of paths leading towards the Lakeshore Mall area.



JESSE JEWELL PARKWAY WEST

The Budgetel and the areas around it were chosen as a potential redevelopment site due to the amount of disinvestment in the area and the blight that followed. Its location at the intersection of Jesse Jewell Parkway, Queen City Parkway, and John W. Morrow, Jr. Parkway makes it a "gateway" into the central core of Gainesville and it should be a node of activity that leaves a lasting impression of those visiting or passing through. It poses an opportunity to create a more seamless transition between the commercial areas along those main roads and the residential neighborhoods that flank them. The resulting concept is a mixed-use center where people can live, work, and enjoy leisure time.

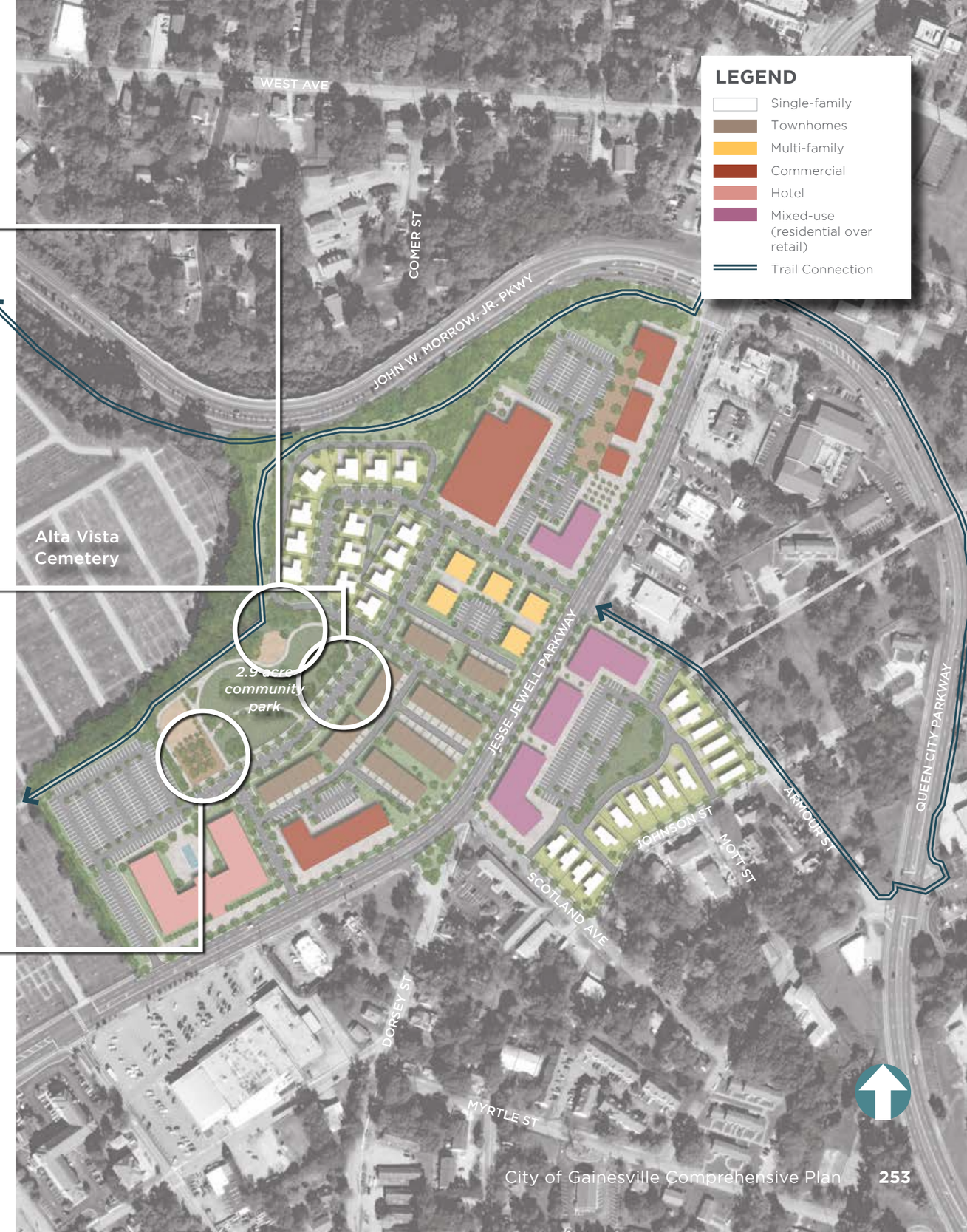
The stretch of Jesse Jewell Parkway between Shallowford Road and John W. Morrow, Jr. Parkway and Queen City Parkway has a lot of low-intensity commercial buildings and three motels. The properties on the west side of Jesse Jewell Parkway are low in value and an analysis of the area showed that much of those lands would be ripe for redevelopment in the short term. Its proximity to Alta Vista Cemetery and the potential tie-in to this great cultural resource of the city furthers its desirability and potential. Along the east side of the street, there are fewer properties that show a potential for redevelopment in the short term, but the parcels between Scotland Avenue and Banks Street showed potential to serve as a mixed-use center that could serve the residential neighborhood behind it, while creating opportunities for new infill development.

As this concept plan was designed, a few "wish list" items emerged from both City staff and the general public: a new hotel that replaces the three motels that would be lost to new development, a variety of housing types ranging from single-family to multi-family, affordable housing options for those who live in the motels and would likely face displacement, a grocery store, and a community park. The design of this concept plan puts commercial and mixed-use buildings along the street where possible to create a sense of walkability. Three curb cuts are created along Jesse Jewell Parkway to connect Banks Street and make access points. The new internal streets have wide sidewalks, street trees, and on-street parking. There are alley-loaded single-family detached units that range in size (larger cottages to the west, smaller units along Johnson Street), townhomes, six-plex apartments, and apartments above retail that can range in size and cost. Space is given for a 44,000 SF commercial building that can be used as a small grocery store for the 205 residences on-site and surrounding neighborhoods. The park toward the back of the site can provide space for community events, farmers markets, and amenities like playgrounds and community gardens. As for affordable housing, measures should be taken to ensure that a significant number of units be set side for rent below market-rate.

LAND USE SUMMARY

- Single-family: 30 units
- Townhomes: 51 units
- Multi-family: 124 units
- Commercial: 139,300 SF
- Mixed-use: 55,900 SF, 94 units
- Hotel: 180 rooms

The rendered concept plan to the right and the 3-D perspectives that follow illustrate ideas for the long-term future. This concept plan is intended to depict potential redevelopment in the area, however, development will occur based on market conditions and willingness of the current owners to sell or redevelop.


LEGEND
Single-family
Townhomes
Multi-family
Commercial
Hotel
Mixed-use (residential over retail)
Trail Connection
WEST AVE
COMER ST
JOHN W. MORROW, JR. PKWY
Alta Vista Cemetery
2.9 acre community park
JESSE JEWELL PARKWAY
JOHNSON ST
MOTT ST
ARMOUR ST
QUEEN CITY PARKWAY
SCOTLAND AVE
DORSEY ST
MYRTLE ST

MILL VILLAGE & MIDLAND INFILL

The old Gainesville Mill buildings and the surrounding mill village provides an opportunity to reactivate and revitalize the area south of Midland. Originally, this concept plan was to focus solely on the mill and the entire village, but as this concept plan was developed, it was noted that there are infill development opportunities in Midland that should also be considered as they would be connected to the revitalized mill and village.

It is envisioned that the former Gainesville Mill will be developed into a mixed-use building not unlike Ponce City Market in Atlanta with ground floor retail and office and apartments for rent on the upper stories. How and what those upper stories end up becoming would be dependent on the market. The other two buildings that are part of the old mill complex would also be good opportunities for adaptive reuse that can house a mix of uses, primarily retail, office, and some light industrial. These projects would be major catalysts for redevelopment south of Industrial Boulevard.

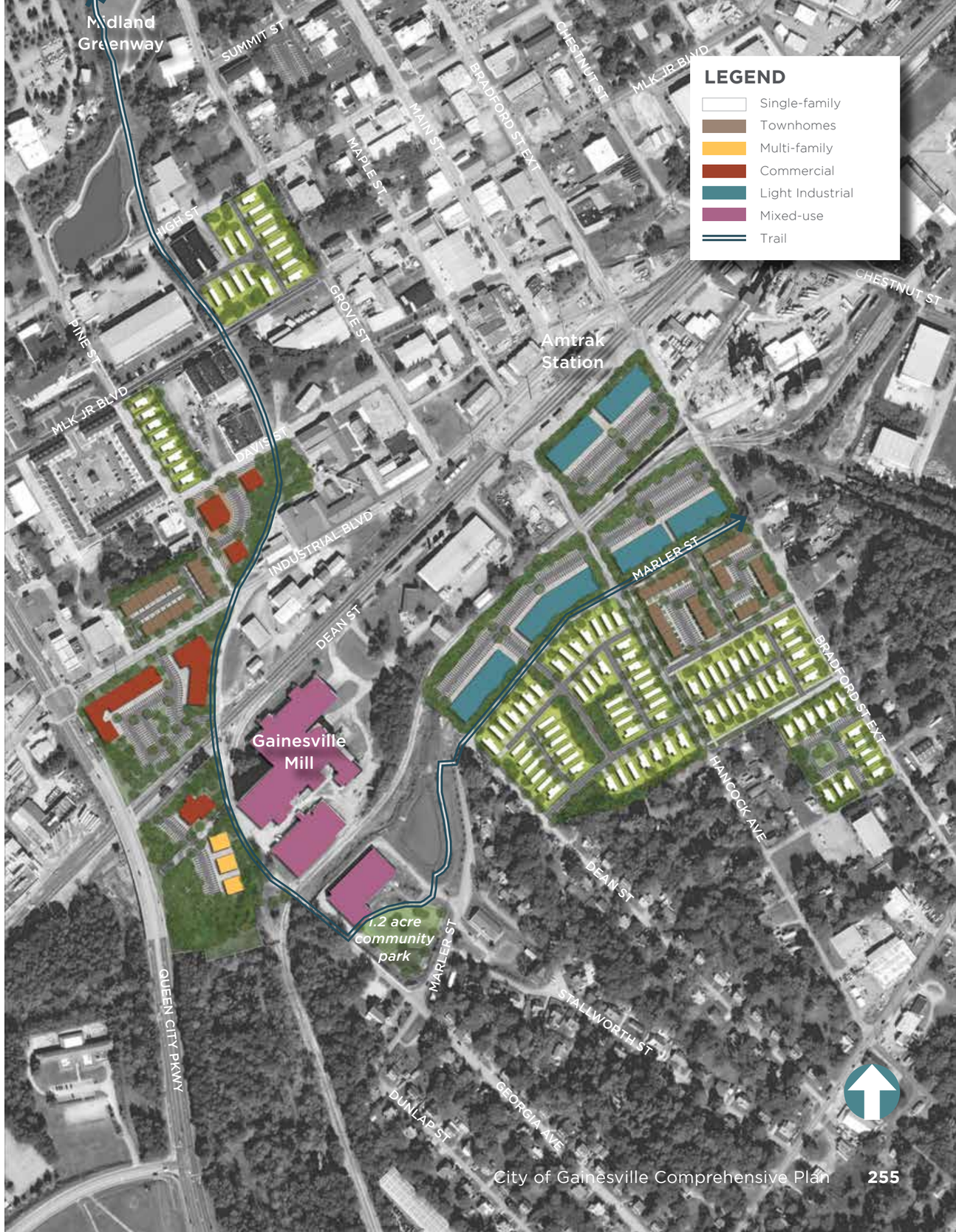
As Midland approaches build-out, a lot of development interest will move south of the railroad toward the existing mill village. Most of the mill village itself is in unincorporated Hall County, however, the City has shown interest in annexing the neighborhood to regulate any new development that comes to the area. The mill village today has retained much of its original character, however, disinvestment has caused blight. While some of the houses in the village appear to have been well-maintained over the years, many of the other existing houses are in disrepair and in need of either renovation or removal. In addition to the houses, there are several light industrial properties that are either vacant, underutilized, or do not match the envisioned character of the village, particularly along the south side of Marler Street and west of the Bradford Street extension. In its place, it is recommended that those properties be demolished and replaced with new townhomes and alley-loaded, small-lot single-family detached homes. It is envisioned that these homes will help provide critical mass for any new retail that comes to the mill buildings. The concept plan also recommends new light industrial buildings on underutilized properties along Marler Street and Moreno Street. These buildings will create a small employment center for those living in the village.

As aforementioned, there are opportunities for both residential and commercial infill west of the mill and in Midland. The concept shows new single-family detached units and townhomes on both vacant properties and older, low-intensity commercial properties that are ripe for redevelopment. Three six-plex buildings west of the mill provides some needed "missing middle housing" for the area.

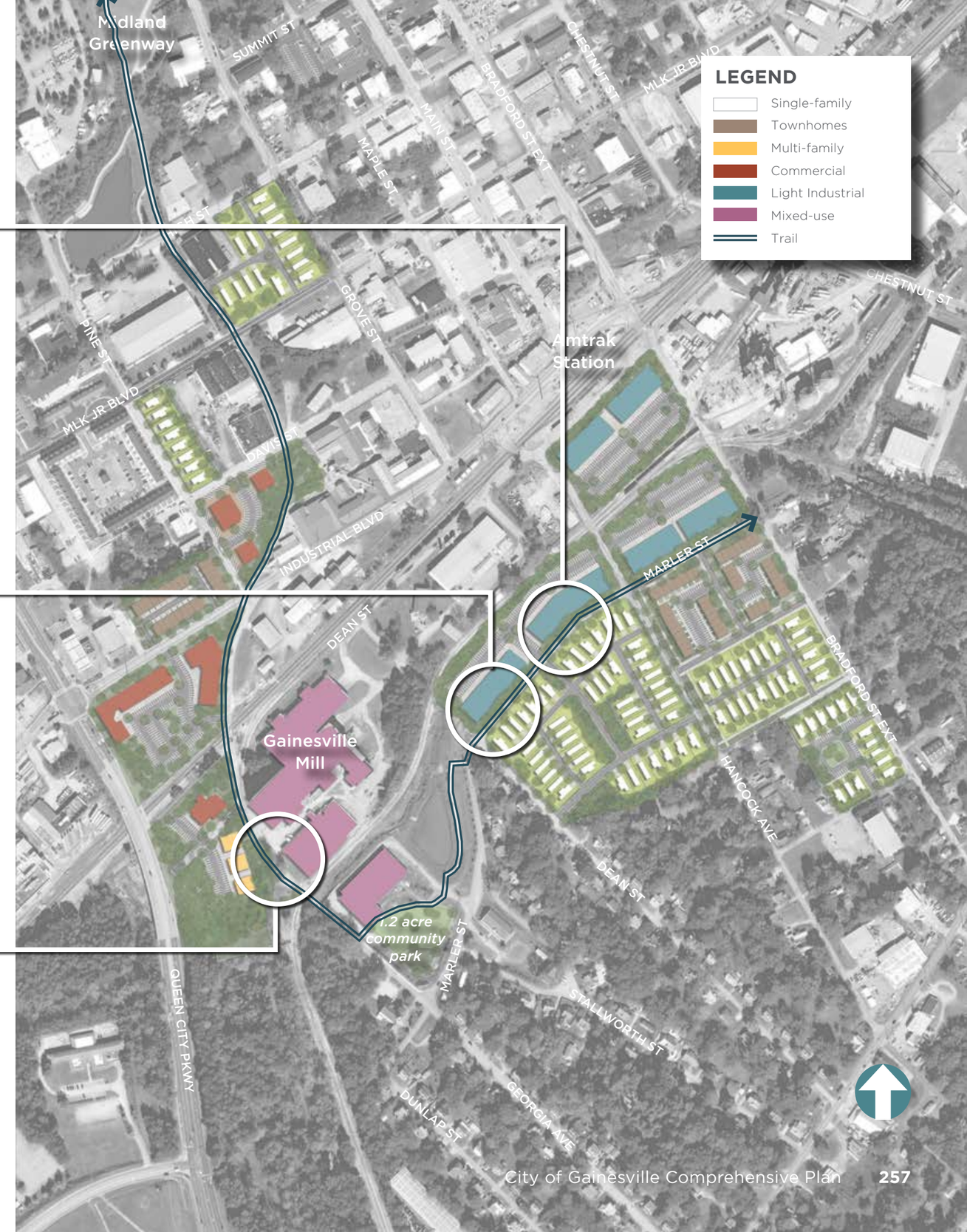
LAND USE SUMMARY

- Single-family: 108 units
- Townhomes: 70units
- Multi-family: 18 units
- Commercial: 82,000 SF
- Light Industrial: 137,000 SF
- Mixed-use: 443,000 SF

The rendered concept plan to the right and the 3-D perspectives that follow illustrate ideas for the long-term future. This concept plan is intended to depict potential redevelopment in the area, however, development will occur based on market conditions and willingness of the current owners to sell or redevelop.



SOUTH
PEACH


Midland Greenway
SUMMIT ST
MAPLE ST
MAIN ST
BRADFORD ST EXT
CHESTNUT ST
MLK JR BLVD
LEGEND
Single-family
Townhomes
Multi-family
Commercial
Light Industrial
Mixed-use
Trail
PINE ST
GROVE ST
Amtrak Station
MLK JR BLVD
DAVIS ST
INDUSTRIAL BLVD
MARLER ST
DEAN ST
Gainesville Mill
BRADFORD ST EXT
HANCOCK AVE
DEAN ST
1.2 acre community park
MARLER ST
QUEEN CITY PKWY
STALLWORTH ST
DUNLAP ST
GEORGIA AVE

5.

IMPLEMENTATION

Implementation Program 260

Community Work Plan 266

Capital Improvement Element 296

IMPLEMENTATION PROGRAM

CITIZENS
Participate in the public process to share their ideas

CITY STAFF & AGENCIES
Implement public policy and ensure things are on track

ELECTED & APPOINTED OFFICIALS
Participate in the public process to share their ideas

COMMUNITY PARTNERS
Work together with the City to achieve shared goals

INTEREST GROUPS
Work to advance community goals and influence public policy

PRIVATE SECTOR
Fund and carry out the projects outside the City's jurisdiction

OVERVIEW

In order for the City of Gainesville to successfully implement this plan, they will need to bring together many people, organizations, and tools as available.

WHO IS INVOLVED?

CITIZENS

The citizens of Gainesville will be the top group involved in implementing this comprehensive plan. They are the end-user of every City action and project. Citizens come to public meetings and should have opportunities participate in planning processes. They, along with other groups, have the power to influence a City's direction with their votes and voices.

CITY STAFF & AGENCIES

Most public projects will be managed by the City of Gainesville's staff in various departments and agencies:

- City Manager's office;
- Community & Economic Development;
- Fire Department;
- Public Works;
- Parks & Recreation;
- Police Department; and
- Water & Resources.

Some projects may require the heavy use of staff time, instead of the use of funds.

ELECTED & APPOINTED OFFICIALS

Not only do elected officials vote to adopt local plans, they are important in the timeline and implementation of individual projects. Appointed officials (the Planning and Appeals Board, for example) can steer the direction of individual projects and provide the necessary tools for implementation.

The City of Gainesville has a number of boards and committees that the elected officials (Mayor and City Council) appoint local residents and stakeholders to serve:

- Airport Advisory Committee;
- Building Board of Appeals;
- Cemetery Committee;
- Chattahoochee Golf Course Advisory Committee;
- Chicopee Woods Area Park Commission;
- Ethics Committee;
- Friends of the Parks;
- Gainesville Convention & Visitors Bureau Advisory Board;
- Gainesville-Hall Development Authority;
- Gainesville Nonprofit Development Foundation;
- Gainesville Redevelopment Authority;
- Historic Preservation Commission;
- Housing Authority;
- Main Street Advisory Board;
- Metropolitan Planning Organization - Community Advisory Committee;
- Parks & Recreation Board;
- Planning & Appeals Board;
- Retirement Plan A Board;
- SPLOST VIII Citizens Review; Committee; and
- Tax Allocation District (TAD) Advisory Committee.

REGIONAL & COMMUNITY PARTNERS

Regional and community partners may include non-profits, City committees, and commissions, agencies outside of Gainesville, schools, special interest groups, and advocacy groups. While not every project may warrant their participation, care should be taken to involve the appropriate groups when necessary to ensure a project's success.

These regional and community partners may include the following organizations:

- Hall County;
- Hall Area Transit;
- Gainesville-Hall Metropolitan Planning Organization;
- Georgia Mountain Regional Commission (GMRC);
- Appalachian Regional Commission;
- GDOT;
- Gainesville City Schools;
- Hall County Schools;
- Greater Hall Chamber of Commerce;
- Existing and future Neighborhood Planning Units (NPUs); and
- Neighborhood associations.

INTEREST GROUPS

Interest groups rally around common ideas. They work to advance goals, influence public policy, and provide advocacy for unheard voices. They may show up to community meetings to show support for ideas or to protest them. The City of Gainesville should make sure to include these groups as stakeholders as much as possible.

While not every City-led initiative may warrant their participation, care should be taken to involve the appropriate groups when necessary to address their goals and gain their support as this comprehensive plan is implemented. Examples of interest groups include, but are not limited to:

- Environmental groups;
- Economic interest groups;
- Religious organizations, including places of worship;
- Historic preservation groups;
- Advocacy groups;
- Business associations; and
- Arts and cultural organizations.

PRIVATE SECTOR

Many ideas set forth in this plan will require the participation from the private sector, mostly real estate developers.

FUNDING SOURCES

Total, the Community Work Program proposes over $393 million of projects to be implemented over the next five years. 76% of this total is made up of public works and water projects alone. The majority of projects will receive some level of funding through Gainesville's **general fund.** These revenues comes from taxes (property taxes, occupational taxes, alcohol and beverage taxes, and local option sales taxes, amongst others), permit and zoning fees, intergovernmental contracts, fines and forfeitures, cemetery lot sales, sales of assets, service charges, and investment earnings.

The City also collects revenues through the following **special revenue funds**:

- Community Service Center;
- Cemetery Trust;
- Confiscated assets;
- Operating grants;
- Hotel/motel tax fund;
- HUD grants;
- HUD revolving loan;
- Fire services fund;
- Land Bank Authority;
- Tax Allocation Districts;
- Impact fees; and
- Information technology fund.

Enterprise funds also contribute to the City's annual budgets. Enterprise funds are self-supporting government funds that sell services to the public for a fee. The City utilizes funds from the following sources:

- Department of Water Resources;
- Solid Waste;
- Lee Gilmer Airport; and
- The Chattahoochee Golf Club.

The following outside sources have been identified to supplement the City's government and enterprise funds (some are currently used, while others are recommended):

- **Community Development Block Grant program (CDBG).** This is a federal program generally available to metropolitan areas and urban counties and used for a variety of planning purposes (individual cities are not eligible on their own). In the past, communities across Georgia's metropolitan areas have applied these to transportation and planning programs in the past. CDBG can be used for pre-development, site acquisition, site improvements, property acquisition, property rehabilitation, and first-time homebuyer assistance. CDBG funds can also be used for other purposes, such as the construction of public facilities, public services, and economic development activities. At least 70% of CDBG funds must be used for the benefit of low- and moderate-income households.
- **Community HOME Investment Program (CHIP).** The purpose of CHIP is to provide safe, decent, and affordable housing in Georgia by granting funds to city and county governments, public housing authorities, and nonprofits to rehabilitate owner-occupied homes, and build and renovate affordable single-family homes for sale to eligible homebuyers. The CHIP program does not provide direct assistance to individual homeowners and homebuyers.
- **Community Improvement Districts (CIDs).** CIDs are self-taxing districts on commercial and industrial properties that use funds to catalyze and lead infrastructure enhancements, capital projects and special programs to

encourage investment and economic development. Many of the state's CIDs have focused their capital programs on transportation projects, leveraging their funds as a source of local match funding and attracting state and federal funds that constitute the bulk of a project's resources.

- **Community Land Trust.** A community land trust is a governmental entity that acquires vacant, abandoned, or tax-delinquent properties and ultimately converts liabilities into productive assets. A community land trust is a non-profit organization that acquires, retains, and manages scattered parcels of land on behalf of the community with the intention of never reselling properties. A land trust can renovate and rent or sell a house to new lower-income households while retaining ownership of the land and granting the right to occupy the site through a ground lease. While the goal of a land trust is to have people build equity and have an ownership stake, there are restrictions placed on the resale value of the home. Coordination between the land banks and land trusts can lower land acquisition costs to rehabilitate homes and lessen the bureaucratic, legal, and market timing challenges.
- **Georgia Department of Community Affairs (DCA)**. The DCA has a variety of resources to help communities fund projects and prepare for economic development:
    - **Redevelopment Fund (RDF).** Recognizing that redevelopment projects can be the most challenging economic and community development projects a local government may undertake, the RDF was created as a set-aside of Georgia's non-entitlement CDBG Program. The RDF provides local governments access to flexible financial assistance to help them implement projects that cannot be undertaken with the usual public sector grant and loan programs.
    - **Downtown Development Revolving Loan Fund (DDRLF).** DDRLF assists cities, counties, and development authorities in their efforts to revitalize and enhance downtown areas by providing below-market rate financing to fund capital projects in core historic downtown areas and adjacent historic neighborhoods. The maximum loan is $250,000 per project.
- **Georgia Department of Natural Resources (DNR).** The state DNR has various grants and tax credit programs aimed at acquiring and conserving sensitive lands, protecting natural resources, creating and supporting parks and trails, and historic preservation.
- **Georgia Environmental Finance Authority (GEFA).** GEFA provides loans for water, wastewater, and solid waste infrastructure; manages energy efficiency and renewable energy programs; and manages and monitors state-owned fuel storage tanks.
- **Georgia Transportation Infrastructure Bank (GTIB).** This is a grant and low-interest loan program administered by the State Road and Tollway Authority (SRTA). Since inception, GTIB has provided over $124 million in grants and loans to highly competitive transportation projects that have enhanced mobility in local communities throughout Georgia.
- **HOME Program.** Participating jurisdictions may use HOME funds for a variety of housing activities, according to local housing needs. Eligible uses of funds include tenant-based rental assistance; housing rehabilitation; assistance to homebuyers; and new construction of housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing. Funds may not be used for public housing development, public housing operating costs, or for Section 8 tenant-based assistance, nor may they be used to provide non-federal matching contributions for other federal programs, for operating subsidies for rental housing, or for activities under the Low-Income Housing Preservation Act.
- **Intergovernmental Agreements (IGA).** Some recommendations and subsequent projects identified in this plan will require joint funding from the county in which the project is taking place.
- **Land and Water Conservation Fund (LWCF).** The LWCF is the United States' most important program to conserve irreplaceable lands and improve outdoor recreation opportunities throughout the nation. The program works in partnership with federal, state, and local organizations to protect land in our national parks, national wildlife refuges, national forests, national trails, and other public lands; to support state and local parks and playgrounds; to preserve battlefields and other historic and cultural sites; and to provide the tools that communities need to meet their conservation and recreation needs.
- **Local Maintenance Improvement Grants program (LMIG).** This GDOT-funded program provides assistance to local governments for maintenance and repair of streets off of the state system.
- **Regional Transportation Plan (RTP).** Gainesville is part of the Gainesville-Hall MPO, which as an active regional transportation plan that will fund transportation projects throughout the city.
- **Special Purpose Local Option Sales Taxes (SPLOSTs).** Used for capital projects, SPLOSTs come from the City's portion of the revenues received from dedicated sales taxes from Hall County.
- **Tax Allocation Districts (TADs).** A TAD is a specially defined area where local governments sell bonds in order to fund infrastructure and other redevelopment costs within the defined area. Currently, Gainesville has two TADs: one for Midland and another for the Westside.
- **Transportation Alternatives Program (TAP).** The current-day successor to previous funding programs promoting walking and bicycling infrastructure, including the Safe Routes to School program, the TAP program is focused on providing safe routes for non-motorized travel, including on- and off-street bicycle facilities and trails, access to public transportation and schools, and other planning and design efforts associated with these projects.

COMMUNITY WORK PLAN

PROJECT	2022	2023	2024	2025	2026	RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
ADMINISTRATIVE SERVICES									
Improve Network Security - Implement and improve solutions to improve the City's network security to include the following: use of network monitoring software; accessibility controls; business continuity and recovery plans; prevention of unauthorized equipment on the network; outbound email filters and other data loss prevention measures	X	X	X	X	X	IT	$250,000	All Funds	
Modern-Day Technological Solutions - Ensuring that technological provisions of the City are up-to-date is necessary to provide quality services to our citizens. Improvements and upgrades to hardware and other equipment will be necessary	X	X	X	X	X	IT	$710,000	All Funds	
CITY MANAGER'S OFFICE									
SDS Update - Update the Service Delivery Strategy in accordance with HB 489, in coordination with Hall County and other municipalities				X		CMO, Consultant	$40,000	GF	
JAB Renovation - Renovate the Joint Administration Building to place related functions in a central location and thereby streamline City operations	X					CMO	$5,000,000	GF	
Recodification - A comprehensive editorial analysis of existing codified ordinances that will generate an updated Code Book that eliminates conflicts and inconsistencies	X	X				CMO with assistance from all departments	$50,000	GF	
MCR Upgrade - Upgrade the Municipal Court Room to replace outdated audio/visual equipment and add technology to improve efficiency of meetings	X	X				CMO, Municipal Court, IT, Community Development	$157,500	GF	
Digital Messaging - Enhance public messaging with the installation of digital message boards at the entrances of the Administration Building	X	X				CMO	$15,000	GF	
Municipal Election - Biennial election of public officials (Mayor/Council Members for City of Gainesville and Board of Education Members for the Gainesville City School System) and address referendum questions as needed		X		X		CMO	"Varies from $10,000 to $20,000 per election"	GF	

PROJECT	2022	2023	2024	2025	2026	RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
CITY MANAGER'S OFFICE (CON'T)									
Redistricting - Update voting/ward boundaries after census data is available		X	X			CMO	$35,000	GF	
Economic Development - Develop key property in Downtown and Midtown through coordination with interested third-parties.	X	X	X	X	X	CMO with assistance from all departments	Varies	TAD, Private Funding, EDF	
Main Street Jail/City Midtown Block - Demolish the Main Street Jail and seek redevelopment opportunities.	X					CMO with assistance from all departments	$500,000	GF	
COMMUNICATIONS & TOURISM									
Promote Conventions and Tourism in Gainesville - Continue to promote convention and tourism business in Gainesville through marketing, advertising, and contacts	X	X	X	X	X	Communications & Tourism	$125,000	HM	
Main Street Program - Maintain Main Street designation	X	X	X	X	X	Communications & Tourism	$16,500	HM/Staff Time	
Citizen Education - Educate the public with bi-annual Citizen's Academy, website updates, social media	X		X		X	Public Relations	$68,000	HM	
Increase Exposure - Produce council meeting videos, plus other videos/content highlighting various city services, departments, happenings, etc.	X	X	X	X	X	Public Relations	Staff Time	GF	
Greater Gainesville Sports Alliance – Establish the Greater Gainesville Sports Alliance. Create a marketing and execution plant o promote Gainesville as a premier destination for sports planners and enthusiast	X	X	X			Public Relations	Staff Time	HM	
Redevelopment of Green Street Pool Site - redevelop as passive recreation area	X	X	X			Convention and Visitors Bureau	2,200,000	GF, Grants, SPLOST	Transferrred to CVB to implement as of 2022.
Launch New Website – Upgrade City's website to be more user friendly on front and back ends, implement City's new branding; feature refreshed, more engaging content.	X	X	X	X	X	Public Relations	Staff Time	-	

PROJECT	2022	2023	2024	2025	2026	RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
COMMUNITY DEVELOPMENT									
Fair Street Neighborhood - McDonald Street buffer project	X					Special Projects & Private Contractor	$60,000	CDBG	
Downtown/Midland Streetscapes - Streetscape planning, design & construction for: (1) "Moat" around CBD per Downtown Master Plan, (2) Midtown streetscapes along Main & Bradford Streets	X	X				Planning, Special Projects, PWD & DWR	$1,000,000	GF, TE Funds, CDBG, Grants, Private Funds	
Midland Greenway Phase II - Complete Midtown Greenway from MLK to Industrial, including the WYE Trail Head/ Parker & Main Street Improvements	X					Special Projects, DWR, PWD, Parks/ Recreation, Private Contractor	$1,100,000	GF, TE Funds, IF	
Midland Greenway Phase III - Continue construction of Midtown Greenway from Industrial Blvd. to Queen City Parkway including the Palmour Drive Connector / Airport Trail	X	X	X			Special Projects, PWD, Parks/ Recreation	$500,000	GF, Grant, IF	
Midland Greenway Phase IV - Study feasibility and construction of Midtown Greenway east extension and the Norfolk Southern Depot Park	X	X	X	X		Special Projects, PWD, Parks/ Recreation, GHMPO	$1,000,000	GF, Grant, IF, TAD	
Comprehensive Plan Update - Complete the 5-year update to the Comprehensive Plan	X					Planning, Consultant	$150,000	GF	
Unified Land Development Code Update - Update the ULDC based on recommendations from the Comprehensive Planning process	X	X	X			Planning & Consultant	TBD	GF	
Local Historic Designation & National Register Updates - Implement recommendations in the Historic Resources Structural Survey Report for local designation and National Register Updates	X	X				Special Projects, Consultant	$20,000	GF, Grants	
Infill Housing Strategy - Establish Land Bank Authority; economic incentives to assist in removal of slum/blight & dilapidated buildings; in-town/ downtown density bonuses	X	X	X			Planning, Special Projects/ Neighborhood Development	Staff Time	GF, Grants	
Impact Fee/CIE Update - City needs to update Impact Fee Plan that was done originally in 2006, due to the City's growth since that time					X	Planning, Special Projects, Consultant	$40,000	GF, IF	
Atlanta Highway Corridor Plan - Complete master plan for Atlanta Highway corridor	X	X				Planning, Special Projects & CVIOG	$30,000	GF	

PROJECT	2022	2023	2024	2025	2026	RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
COMMUNITY DEVELOPMENT (CON'T)									
Create Quality Affordable Workforce Housing - Acquire property and/or construct single-family homes for homeownership by income-eligible persons	X					Planning, Special Projects, Consultant	$1,255,000	HOME, CHIP & CDBG Grants	
Release an RFP for a Master Developer for Lakeshore Mall, Budgetel, and the Gainesville Mill area to begin the process of redeveloping these areas	X	X				Planning	Staff Time	GF	
COMMUNITY SERVICE CENTER									
Funding Sources - Diversify the funding stream for the CSC, to include identifying and implement new fundraising efforts	X	X	X	X		CSC	Staff Time	Grants, Private Funds	
Launch new WeGo Microtransit Vanpool Service within the City of Gainesville in 2020 and in Hall County in 2021. Sunset Dial-A-Ride Service in 2021.	X	X				HAT	$975,000	Grants, IG CARES Act	
FIRE									
Traffic Preemption System - Install a traffic preemption system for all traffic light intersections within the City allowing for a safer and more efficient response.	X	X				Fire	$35,000	Fire Fund	
Replacement rescue unit and equipment to replace current R-25		X	X	X		Fire	$2,000,000	Fire Fund, IF	
Construct New Fire Station #5 - Construct a three (3) bay station to house a total of 15 personnel. Apparatus would include one (1) engine company and one (1) ladder company. To be located in the northwest area of the City.		X				Fire	$4,800,000	SPLOST VIII & IF	
Construct New Fire Station #6 - Construct a three (3) bay station to house a total of 12 personnel. Apparatus would include one (1) engine company and one (1) rescue company. To be located in the southeast area of the City.				X		Fire	$4,800,000	Fire Fund, SPLOST & IF	
Engine 24 Replacement - Replacement of Engine 24	X					Fire	$740,000	Fire Fund & LP	
Engine 23 Replacement - Replacement of fire engine 23		X				Fire	$740,000	Fire Fund & LP	
Fire Boat & Equipment - Additional vehicle/ equipment to the fleet for Lake Lanier water rescue & fire-fighting along the 47-miles of shoreline (some property on Lake Lanier has better, safer access from the Lake due to terrain)					X	Fire	$430,000	Fire Fund, Grants, IF	

PROJECT	2022	2023	2024	2025	2026	RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
FIRE (CON'T)									
Fire Station #5 in SE area (including land acquisition, architectural design/engineering & construction)		X	X			Fire	$5,450,000	Fire Fund, IF, SPLOST	
Equip Fire Station #5 with one pumper truck			X	X		Fire	$900,000	Fire Fund, IF	
Fire Station #6 in NW area (including land, architectural design & engineering & construction)					X	Fire	$5,450,000	Fire Fund, SPLOST	
GOLF COURSE									
Golf Training & Introduction Program - Institute a program to provide an Introduction to Golf for schools and interested citizens, including golf lessons.	X	X	X	X	X	Golf Course	$50,000	GF	
Club House - Develop plans for a new or renovated Club House, to include area for cart storage.	X					Golf Course	$315,000	GF, Tournament Proceeds	
Range Renovations - Design and construct renovations to the driving range.		X	X			Golf Course	$500,000	GF, Fee Revenues	
Maintenance Building - Develop plans for a new or renovated maintenance building.	X	X				Golf Course	$175,000	GF, Tournament Proceeds	
Bent Grass Conversion - Convert course greens from Bent Grass to Champion Grass.			X	X		Golf Course	$500,000	GF, Private Donations	
Golf Course Drainage Improvement - Construct a ditch to the right of #4 cart path to divert water from the fairway to the drainage pipe and redirect water from the fairway.	X					Golf Course	$12,000	GF, Friends of Chattahoochee	
HUMAN RESOURCES									
Perform a multi-year HR Audit - Review all processes and policies to ensure compliance with legal requirements, and evaluate the adequacy and effectiveness of each. Identify areas that can be streamlined or carried out more efficiently through the use of technology.	X	X	X	X	X	HR	Staff/Legal Time $5,000	GF	

PROJECT	2022	2023	2024	2025	2026	RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
PARKS & RECREATION									
East Side Greenway (Midland to New Holland)	X					Parks & Recreation	$1,000,000	GF, IF, SPLOST, Grants	In Progress - CSX Transportation property appraised & offer made to CSX. City is considering options given CSX did not accept initial offer.
Park Amenity Replacements - Replace and upgrade program for all system park amenities such as benches, picnic tables, trash receptacles, pavilions, fishing piers, signage, etc.	X	X	X			Parks & Recreation	$100,000	FB, GF, SPLOST, Bonds, Grants	
Flat Creek Multiuse Trail	X					Parks & Recreation	$850,000	GF, IF, SPLOST, Grants	In Progress - Part of Central Hall Trail that links to Midtown Greenway. Georgia Recreational Trails Grant not awarded in 2016. GHMPO hired ALTA to conduct a study to determine options for trail connection & design.
Park Restroom Renovations - Renovate & upgrade all park restroom facilities - Candler Fields & Longwood Park Tennis Courts (new)	X	X				Parks & Recreation	$275,000	FB, GF, SPLOST, Bonds, Grants	
Rental Facilities Equipment Replacement - Chair and Table Replacements at all rental facilities	X	X				Parks & Recreation	$75,000	FB, GF, SPLOST	
Playground Replacement - Phase II replacement of 20+ year old playground equipment in parks - Next Phase: Riverside, City Park , Lanier Point, and Longwood (Upper)	X	X				Parks & Recreation	$350,000	FB, GF, SPLOST, Bonds	
Youth Athletic Complex - More field space is needed due to growth in youth athletics	X	X				Parks & Recreation	$11,500,000	GF, IF, SPLOST, Grants	Construction to begin July 2022.
Park Trail Maintenance - Repair and or replace uneven and broken concrete walkways, wooden bridges and boardwalks in the parks	X	X	X	X	X	Parks & Recreation	$150,000	GF, Private Donations	
New Parks Master Plan - A 10-year update of the Parks Master Plan is needed.	X					Parks & Recreation	$150,000	FB, GF	
Dog Park - Addition of a off lease play area for dogs in the parks.				X		Parks & Recreation	$50,000	FB, GF, SPLOST, Bonds, Grants	
Park Community Gardens - Study and construct at least one area for community gardens within park system	X		X			Parks & Recreation	$10,000	FB, GF, Grants	
Disc Golf Course - Study and construct a Disc Golf Course at Youth Athletic Complex			X			Parks & Recreation	$22,000	FB, GF, SPLOST, Bonds, Grants	

PROJECT	2022	2023	2024	2025	2026	RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
PARKS & RECREATION (CON'T)									
Park Parking Lots - Repave or resurface park parking lots: Lanier Point; Clarks Bridge; Wilshire Trails; The Rock; Longwood; Holly; Myrtle; Kenwood; City Park; and Candler	X	X				Parks & Recreation	$150,000	FB, GF	
Frances Meadows Center Park Improvements - Construct trail system as designed around the Frances Meadows and Gainesville Middle School complexes; construct outdoor pool addition for general and lap swimming	X	X	X	X	X	Parks & Recreation	$2,990,750	GF, IF, SPLOST, Grants	
Skate Park - Construct a public skate park	X					Parks & Recreation	$2,050,000	GF, IF	In Progress - New Skate Park added near Midtown Greenway. Opened March 2020. Added approximately 2 acres. Still waiting on security cameras, etc.
Civic Center Renovations Concept and Implementation - Customer service issue	X	X				Parks & Recreation	$936,000	FB, SPLOST	
VSI Upgrades - Recreation management software upgrades	X					Parks & Recreation	$55,000	GF, FB	
Lanier Point Athletic Complex Improvements - Dugout, Landscaping, Building (windows, swings, etc.) & Pavilion, Playground, Batting Cages & Safety Netting, etc.	X	X	X			Park & Recreation	$725,000	GF, IF, SPLOST, Grants	New playground, & pavilion postponed to FY2023.
City Park Baseball Concession & Restroom Building Replacement	X					Park & Recreation	$850,000	GF, FB	
Park Signage - Match new City standard	X	X				Parks & Recreation	$750,000	GF, FB	
Midland Greenway Extension & Improvements	X	X	X	X		Parks & Recreation	$3,419,000	IF, FB, SPLOST, GF	In Progress - GDOT TE project to develop Phase II (trail construction from MLK, Jr. Blvd to Industrial Blvd & streetscaping to connect Phase I with pedestrian bridge). Approval of ROW plans & Detailed Cost Estimate completed for all nine (9) parcels. GDOT gave "Notice to Proceed" with ROW acquisition which is in progress. Also studying feasibility of new train section, destination playground, new amphitheater/stage, splashpad, etc. for FY21-22
Midland Greenway Lighting		X	X			Parks & Recreation	$200,000	GF, IF	Construction to begin in Fall 2022.

PROJECT	2022	2023	2024	2025	2026	RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
PARKS & RECREATION (CON'T)									
Recreation Center Planning - in new regional park at Allen Creek					X	Parks & Recreation	$15,000,000	GF, IF, SPLOST, Grants	Development identified as part of new regional park to accommodate growth.
Athletic Field Fencing - Refencing at City Park, Candler, and Lanier Point			X	X		Parks & Recreation	$140,000	GF, FB	
Competitive Swimming Timing System	X	X				Parks & Recreation	$35,000	GF, FB	
Lake Lanier Olympic Park - Park Improvements	X					Parks & Recreation	$250,000	SPLOST	
Frances Meadows Fitness Center Improvements		X				Parks & Recreation	$75,000	GF, FB	
Frances Meadows Pools Resurfaced			X			Parks & Recreation	$300,000	GF, FB	
Tennis Courts Resurfaced at Longwood and City Park	X					Parks & Recreation	$35,000	GF, FB	
Civic Center Security Cameras Replaced			X			Parks & Recreation	$55,000	GF, FB	
Civic Center Portico Added	X					Parks & Recreation	$150,000	GF, FB	
Sport Field Lighting Upgrades to LED		X	X			Parks & Recreation	$695,000	GF, FB	
New Maintenance Building			X			Parks & Recreation	$100,000	GF, FB	
Kenwood Playground Added	X					Parks & Recreation	$45,000	GF, FB	
Longwood Park					X	Parks & Recreation	$2,253,350	GF, IF, SPLOST, Grants	New concept plan adding restrooms, festival field, pavilions, extra parking, etc.
Myrtle Street Sports Field with lights		X				Parks & Recreation	$100,000	GF, FB	
Martha Hope Cabin Improvements		X	X			Parks & Recreation	$400,000	GF, IF	In conceptual phase. To accommodate the increase in rentals at the cabin as well as the continued growth of Youth Athletics and the need for additional parking in City Park.

PROJECT	2022	2023	2024	2025	2026	RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
POLICE									
Police Training Facility, Phase II - Construct Phase II of the police training facility which includes a shoot house, a training building with instructional classroom space, and indoor weapons training simulator	X	X				Police	$3,326,000	GF, LP, IG, SPLOST	
Digital Alley Mobile Video (MVR) Camera System - Replace ten (10) antiquated VHS and DVD MVR systems with the new wireless download system to increase the number of systems currently deployed in the field, thereby increasing efficiency in storage, retrieval and download of data and decrease operational costs relating to MVRs	X	X				Police	$56,000	GF, Grants	
License Plate Recognition System (LPR) - Install LPR's in all police vehicles assigned to the Police Traffic Services Unit and ACE Team to allow the officers the ability to automatically identify and address those drivers with suspended registrations and tags and insurance violations	X	X	X	X	X	Police	$175,000	GF, IT Fund, Grants	
Firearms Simulator - Purchase a interactive firearms and less lethal training simulator for use in a classroom to enhance the officer in his/her ability with Officer presence, verbal skills, less lethal force options, and deadly force situations. This will also be used to educate the public regarding situations officers face while on patrol.	X	X				Police	$90,000	GF, IT Fund, Grants	
Portable Radios - Replace officers' portable radios over a 5-year period. The current portable radios end of life is 12/31/19 as outlined by the manufacturer Motorola. At that time, this model and its replacement parts will no longer be built.	X	X	X	X	X	Police	$467,610	GF, IT Fund	
PUBLIC WORKS									
Lee Gilmer Airport Improvements - Undertake projects as recommended in the airport capital improvement plan.	X					Airport	$13,625,000	GF, Airport, GDOT, FAA, Grants	
Road Improvement Programs - Conduct programs in accordance with the road maintenance plan to improve the 1,402.7 miles of City streets that are rated on an annual basis. Programs include resurfacing, patching, full depth reclamation, rubberizations and in-house paving program.	X	X	X	X	X	Public Works Engineering, Streets, GDOT	$13,625,000	GF, FB, IG, CIP, LMIG, GDOT	

PROJECT	2022	2023	2024	2025	2026	RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
PUBLIC WORKS (CON'T)									
Sidewalk Improvements - Install sidewalks in accordance with the City's sidewalk improvement plan.	X	X	X	X	X	Public Works Engineering	$1,000,000	GF, Grants	
Thermoplastic Restriping - Perform thermoplastic restriping on certain classified City streets to meet Federal compliance mandates.	X	X	X	X	X	Traffic Engineering	$50,000	GF, LMIG	
Citywide Traffic Calming - Continue traffic calming measures including speed tables, pedestrian crossings, signage, equipment, and related expenses.	X	X	X	X	X	Traffic Engineering	$220,000	GF	
Interchange Beautification - New landscaping at Exit 20 (I-985 and Queen City Parkway).	X	X				Public Works Engineering	$600,000	GF, Chamber of Commerce, Private Donations	
Transportation Improvement Program - Conduct programs in accordance with the transportation master plan to improve the infrastructure, intersections and traffic conditions within the City.	X	X	X	X	X	Traffic Engineering	$15,000,000	GF, FB, IG, CIP, GDOT, Grants	
Prior Street/Jesse Jewell Intersection Improvement - Add a southbound left turn lane on Prior at Jesse Jewell Parkway	X					Public Works Engineering	$75,000	GF, GDOT	
Park Hill Drive and South Enota Drive Intersection Improvements - Improve the capacity of the intersection by development of a design for potential improvements, upgrading traffic signals, adding necessary turn lanes according to the design, purchasing right of way, and installing pedestrian signals to meet State ADA mandates			X	X		Public Works Engineering	$350,000	GF, GDOT	
Bradford and Washington Streetscapes - Make improvements to Bradford St from Washington St to Academy Street and Washington Street from E.E. Butler Parkway to Bradford Street	X					Public Works Engineering	$150,000	GF	
E.E. Butler Parkway at MLK, Jr. Boulevard; Athens Street at MLK, Jr. Boulevard Intersection improvement		X				Public Works Engineering	$1,250,000	GF, FB, IG, CIP, GDOT, Grants	
Operations Manual - Develop operations manual for all Public Works divisions, including annual updates.	X	X	X	X		Public Works Engineering	Staff Time	GF	

PROJECT	2022	2023	2024	2025	2026	RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
PUBLIC WORKS (CON'T)									
Intelligent Transportation System Evaluation & Implementation to provide interconnectivity to GDOT - Connect various Intelligent Transportation Systems (ITS) that are located throughout the City into a central location that will enable a constant link of communication to our major corridor's traffic signals and eventually permit internet users the ability to access traffic cameras through the GDOT website	X					Traffic Engineering	$175,000	GF	
Intelligent Transportation System Intersection Improvements - Install Intelligent Transportation System at all major intersections within the City	X					Traffic Engineering	$100,000	GF	
Jesse Jewell Parkway at Auburn Avenue Intersection Improvement - add an eastbound Jesse Jewell Parkway right-turn lane.	X					Traffic Engineering	$140,000	GF	
Browns Bridge Road at West End Avenue Intersection Improvement - add a westbound Browns Bridge Road right-turn lane.	X					Traffic Engineering	$450,000	GF	
Jesse Jewell Pkwy at E.E. Butler Pkwy Intersection Improvement - extend the eastbound Jesse Jewell right-turn lane from the pedestrian bridge to E.E. Butler Parkway.	X					Traffic Engineering	$280,000	GF	
Bridge Maintenance Program - Perform maintenance on the City's bridge infrastructures	X					Public Works Engineering	$75,000	GF	
Asphalt Preservation Program - Utilize crack seal and other pavement preservation methods	X					Public Works Engineering	$25,000	GF	
Roadway Beautification Program - Improve the condition and appearance of the Rights-of-ways and medians throughout the City	X	X				Landscape Management	$200,000	GF	
Construct new Public Works Complex - Construct new complex for Public Works divisions of Vehicle Services, Traffic, Streets and Solid Waste	X					Public Works Engineering	$8,000,000	GF, SPLOST	
Cemetery Expansion - Open additional section of Alta Vista Cemetery			X			Cemetery	TBD	CTF	
Green Hill Circle Connector - Extend Green Hill Circle to connect to Shallowford Road to improve traffic operations near along the Dawsonville Highway corridor.	X	X				Public Works Engineering	TBD	SPLOST	
Green Street Study Implementation - Construct the improvements to Green Street identified in the Green Street Improvement Feasibility Study.	X	X	X	X		Public Works Engineering	TBD	GF	

PROJECT	2022	2023	2024	2025	2026	RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
PUBLIC WORKS (CON'T)									
City Park Roundabout - Design a roundabout at the intersection of Memorial Drive/Glenwood Drive/ Prior Street	X	X	X	X		Public Works Engineering	TBD	GF	
Davis Street Extension - Extend Davis Street from its current terminus at Wills Street to Queen City Parkway.	X					Public Works Engineering	TBD	CDGB	
Oak Tree Drive/SR 60 Connector Improvements - Construct improvements along Oak Tree Drive and Riverside Drive.	X	X	X	X		Public Works Engineering	TBD	GF, GTIB, GDOT	
Upgrade MLK, Jr. Boulevard to a "complete street" focused on pedestrian improvements, from Queen City Parkway to E. E. Butler Parkway.			X			Public Works Engineering	TBD	GF, TAP, IF	
Expand the Midland Greenway along the unused CSX interchange track right-of-way to connect to Fair Street Neighborhood and New Holland.			X			Special Projects, PWD, Parks/ Recreation	TBD	GF, TAP, IF	
Multi-Use Trail - Connect existing trail from Longwood Park along Pearl Nix Pkwy to Lakeshore Drive and connect to Lakeshore Mall.			X			Special Projects, PWD, Parks/ Recreation	TBD	GF, TAP, IF	
Multi-Use Trail - Connect existing Wilshire Trails along Pearl Nix Parkway to John W. Morrow, Jr. Parkway.		X				Special Projects, PWD, Parks/ Recreation	TBD	GF, TAP, IF	
Study traffic operation/signalization at the Enota Avenue and Virginia Avenue intersections to improve pedestrian safety.		X				Traffic Engineering	TBD	GF	
Assess prior Green Street/Park Hill Drive intersection improvement concepts for future applicability.			X			Traffic Engineering	TBD	GF	
Add connection to Linwood Nature Preserve off Crystal Drive/Springview Drive.					X	Public Works Engineering	TBD	TBD	
Provide better pedestrian accessibility and safety along Browns Bridge Road through improved sidewalks/streetscapes, bike lanes, limited curb cuts, better lighting, and street trees.			X			Public Works Engineering	TBD	TBD	
Connect Alta Vista Cemetery, Longwood Park, and Lakeshore Mall area by connecting them to the Wilshire Trails and the Midland Greenway through new multi-use trails.					X	Planning, Special Projects, PWD, Parks/Recreation	TBD	TBD	
Install sidewalks and other pedestrian and bicycle improvements along Pearl Nix Parkway.		X				Public Works Engineering	TBD	GF, Grants	

PROJECT	2022	2023	2024	2025	2026	RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
PUBLIC WORKS (CON'T)									
Provide for better and safer pedestrian connections across John W. Morrow, Jr. Parkway, especially at the Pearl Nix Parkway intersection.		X				Traffic Engineering	TBD	TBD	
Multi-Use Trail - Connect Midland Greenway to Lakeshore Mall through the proposed Jesse Jewell Parkway West Redevelopment Area.			X			Special Projects, PWD, Parks/ Recreation	TBD	TBD	
Add Pedestrian Crossing at the intersection of Queen City Parkway and Summit Street for trail connection from Midland Greenway to Jesse Jewell Parkway West Redevelopment Area (trail through Armour Street).				X		Public Works Engineering	TBD	TBD	
Add sidewalks along Limestone Parkway.		X				Public Works Engineering	TBD	GF, Grants	
Improve the street environment to enhance walkability at Jesse Jewell Parkway in New Holland.					X	Public Works Engineering	TBD	TBD	
Link Gainesville Mill to Midland Greenway via Phase III.				X		Special Projects, PWD, Parks/ Recreation	TBD	GF, TAP, IF	
Determine the feasibility of connecting the New Holland Mill to the Fair Street neighborhood with sidewalks along Myrtle Street.		X				Planning, Public Works Engineering	TBD	GF, Grants	
Trail connection at Mundy Mill.					X	Special Projects, PWD, Parks/ Recreation	TBD	GF, TAP, IF	
Expand Dawsonville Highway to 3 lanes in each direction between Shallowford Road and Ahaluna Drive					X	PW Engineering	TBD	GF, GDOT	
Multi-Use Trail in Gainesville Mill village connecting Midland Greenway to existing trail on Marler Street to end of Marler Street.				X		Special Projects, PWD, Parks/ Recreation	TBD	GF, TAP, IF	
WATER RESOURCES									
Meter Maintenance Program - Continue program to replace aging water meters with new radio read meters and increase FlexNet coverage area.	X	X	X	X	X	Meter Services	$4,750,000	Capital Project Fund	
Tank Maintenance Program - Annual maintenance of tanks within the water system, including inspection and painting.	X	X	X	X	X	Engineering & Construction Services	$2,150,000	Capital Project Fund	
Lift Station Improvement Program - Continue annual improvements on lift stations, as needed, to ensure capacity.	X	X	X	X	X	Engineering & Construction Services	$7,500,000	Capital Project Fund	

PROJECT	2022	2023	2024	2025	2026	RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
WATER RESOURCES (CON'T)									
Water Treatment Plant Maintenance - Continue major maintenance projects at water treatment plants including electrical control upgrades.	X	X	X	X	X	Engineering & Construction Services	$30,950,000	Capital Project Fund, GEFA	
Water Main Extension/Maintenance/Improvement - Continue extensions, maintenance and improvements of water mains as needed.	X	X	X	X	X	Engineering & Construction Services	$7,500,000	Capital Project Fund	
Water and Sewer Utility Relocations - Relocate water ad sewer mains as required by GDOT for transportation improvements.	X	X	X	X	X	Engineering & Construction Services	$24,350,000	Capital Project Fund & Bonds	
Sanitary Sewer Extension/Maintenance/ Improvement- Continue replacement and rehabilitation program of the sanitary sewer system.	X	X	X	X	X	Engineering & Construction Services	$7,500,000	Capital Project Fund	
Water Reclamation Facilities Improvements - Improvements at Linwood (replacing membrane system) and at Flat Creek, plus miscellaneous maintenance projects; Linwood discharge pipe, plus replacement of bar screen at Flat Creek.	X	X	X	X	X	Engineering & Construction Services	$12,849,000	Capital Project Fund	
Sewer System Extension Program - Continue extensions of sanitary sewer as needed.	X	X	X	X	X	Engineering & Construction Services	$1,250,000	Capital Project Fund	
Manhole Lining Rehabilitation/Improvements - Install manhole lining and other improvements to reduce inflow & infiltration.	X	X	X	X	X	Engineering & Construction Services	$250,000	Capital Project Fund	
Stormwater Planning - Conduct stormwater planning throughout the City to include identifying future capital projects, needed maintenance, and evaluation of funding sources.	X	X	X	X	X	Stormwater	$100,000	SPLOST	
Storm Drainage Improvement Program - Install, repair, and/or reconstruct stormwater drainage facilities at various locations throughout the City as identified by staff and the Stormwater Capital Improvements Plan.	X	X	X	X	X	Stormwater	$4,900,000	SPLOST	
Water System Master Plan - Long range plan for improvements needed in the water distribution system and Water Treatment Plants.	X					Engineering & Construction Services	$800,000	Capital Project Fund	
Wastewater System Master Plan - Long range plan for improvements needed in the wastewater collection system and Water Reclamation Facilities.	X					Engineering & Construction Services	$800,000	Capital Project Fund	

PROJECT	2022	2023	2024	2025	2026	RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
WATER RESOURCES (CON'T)									
Water Reclamation Facilities Improvements - Continue major maintenance projects at water reclamation facilities including electrical control upgrades.	X	X	X	X	X	Engineering & Construction Services	$34,800,000	Capital Project Fund, GEFA	
Asset Management Implementation - Program to identify and track condition of DWR assets for comprehensive replacement/rehab schedule.	X	X	X	X	X	Engineering & Construction Services	$1,500,000	Capital Project Fund	
Athens Highway Sanitary Sewer Extension - Extension of the City's sanitary sewer collection system along the Athens Highway corridor.	X	X	X			Engineering & Construction Services	$32,600,000	Capital Project Fund	
Squirrel Creek Sanitary Sewer Improvements - Replacement of the City's sanitary sewer lift station that serves the Thompson Bridge Road corridor.	X	X	X			Engineering & Construction Services	$26,400,000	Capital Project Fund	
IT Upgrades - Replacement and upgrade of Information Technology (IT) assets to ensure reliability and security of the Department's water and wastewater operations.	X	X	X	X	X	Engineering & Construction Services	$1,250,000	Capital Project Fund	
Flat Creek Watershed Improvements - Improvements to the Flat Creek Ecosystem from Banks Street to Parker Street.	X	X				Engineering & Construction Services	$3,100,000	Capital Project Fund	

GF = General Fund
HM = Hotel/Motel Fund
SPLOST = Special Local Option Sales Tax
CDBG = Community Development Block Grant
IF = Impact Fee
TAD = Tax Allocation District
CHIP = Community HOME Investment Program
LP = Lease Proceeds

FB = Future Bond
IG = Intergovernmental Funding
TAP = Transportation Alternatives Program
GDOT = Georgia Department of Transportation
FAA = Federal Aviation Administration
LMIG = Local Maintenance Improvement Grants
GTIB = Georgia Infrastructure Transportation Bond
GEFA = Georgia Environmental Finance Authority

CAPITAL IMPROVEMENT ELEMENT

The purpose of a Capital Improvements Element (CIE) is to establish where and when certain new capital facilities will be provided within a municipality and how they may be financed through an impact fee program. The City of Gainesville's CIE focuses on projects related to parks and recreation, the police department, and the fire department. System improvements expected to commence or be completed over the coming five years are also shown in the Community Work Program (see pages 266-295). The CWP affects new and previously planned capital projects for the upcoming five-year period, beginning with the current year.

Relevant parts of the City of Gainesville's CIE are provided on the following pages. The entire CIE was submitted as a separate document and should be the main point of reference.

POLICE CAPITAL IMPROVEMENTS PROJECTS UPDATE

PROJECT DESCRIPTION	START	END	ESTIMATED COST	PERCENTAGE OF FUNDING FROM IMPACT FEES	OTHER FUNDING SOURCES	IMPACT FEES EXPENDITURES	IMPACT FEES ENCUMBERED	STATUS/REMARKS
Police Training Facility, Phase II: Architectural Design & Engineering for shoot house, training building with instructional classroom space & indoor weapons training simulator (at 15% building construction costs)	2017	2023	$390,000	20%	GF, LP, IG, SPLOST	$0	$0	Delayed/Postponed (Shoot House & Training Building) - Training facility for current and additional officers to be hired to accommodate expected growth and to meet Police certification requirements Completed - Design of building for indoor weapons training simulator
Construct Phase II of Training Facility: Shoot House, Training Building with classroom space & Indoor Weapons Training Simulator	2020	2025	$2,936,000	20%	GF, LP, IG, SPLOST	$0	$90,000	Delayed/Postponed (Shoot House & Training Building) - Training facility for current and additional officers to be hired to accommodate expected growth and to meet Police certification requirements Indoor weapons training simulator completed
Total of Costs, Expenditures & Impact Fees Encumbered	-	-	**$3,326,000**	-	-	**$0**	**$90,000**	

GF = General Fund
IG = Intergovernmental Funding
SPLOST = Special Local Option Sales Tax
LP = Lease Proceeds

FIRE CAPITAL IMPROVEMENTS PROJECTS UPDATE

PROJECT DESCRIPTION	START	END	ESTIMATED COST	PERCENTAGE OF FUNDING FROM IMPACT FEES	OTHER FUNDING SOURCES	IMPACT FEES EXPENDITURES	IMPACT FEES ENCUMBERED	STATUS/REMARKS
Replacement rescue unit and equipment to replace current R-25	2022	2024	$2,000,000	0%	Fire Fund	$0	$0	Current build time is 24 months due to supply chain issues
Fire Boat & Equipment: additional vehicle/equipment to the fleet for Lake Lanier water rescue & fire-fighting along the 47 miles of shoreline (some property on Lake Lanier has better, safer access from the Lake due to terrain)	2025	2026	$430,000	100%	Fire Fund, Grants	$0	$0	Delayed - Estimate for Fire Boat ranges from $4000,00 to $430,000. Fire boat will be used to fight fires along the City's 47 miles of Lake Lanier shoreline & for lake rescue operations.
Fire Station #5 in SE area (including land acquisition, architectural design/engineering & construction)	2022	2023	$5,450,000	0%	Fire Fund, SPLOST	$0	$0	Delayed - To be included in the FY22 CIP of the City's Budget
Equip Fire Station #5 with one pumper truck	2023	2024	$900,000	100%	Fire Fund	$0	$0	Delayed - To be included in the FY23 CIP of the City's Budget
Fire Station #6 in NW area (including land, architectural design & engineering & construction)	2025	2026	$5,450,000	90.8%	Fire Fund, SPLOST	$0	$0	Delayed - To be included in the FY25 CIP of the City Budget
Equip Fire Station #6 with one pumper truck	2026	2027	$900,000	100%	-	$0	$0	Delayed - To be included in the FY26 CIP of the City's Budget
Fire Station #7	2028	2029	$5,450,000	100%	SPLOST	$0	$0	To be included in the FY28 CIP of the City's Budget
Total of Costs, Expenditures & Impact Fees Encumbered	**-**	**-**	**$20,580,000**	**-**	**-**	**$0**	**$0**	

GF = General Fund
IG = Intergovernmental Funding
SPLOST = Special Local Option Sales Tax
LP = Lease Proceeds

PARKS & RECREATION CAPITAL IMPROVEMENTS PROJECTS UPDATE

PROJECT DESCRIPTION	START	END	ESTIMATED COST	PERCENTAGE OF FUNDING FROM IMPACT FEES	OTHER FUNDING SOURCES	IMPACT FEES EXPENDITURES	IMPACT FEES ENCUMBERED	STATUS/REMARKS
City Park	2019	2020	$1,006,000	100%	GF, SPLOST, Grants	$1,002,775	$0	Complete - New restrooms & playground improvements completed in March 2020.
East Side Greenway (Midtown to New Holland)	2016	2020	$1,000,000	100%	GF, SPLOST, Grants	$0	$0	In Progress - CSX Transportation property appraised and offer made to CSX. City is considering options given CSX did not accept initial offer.
Flat Creek Multiuse Trail	2016	2022	$850,000	100%	GF, SPLOST, Grants	$0	$0	n Progress - Part of Highlands to Islands Trail that links to Midtown Greenway. Georgia Recreational Trails Grant not awarded in 2016. GHMPO hired ALTA to conduct a study to determine options for trail connection & design. Design concepts being developed. Private business donation given in 2021.
Frances Meadows Center Park	2011	2026	$2,990,750	100%	GF, SPLOST, Grants	$0	$0	Postponed - New outdoor pool and trail system to park plans (Future)
Holly Park	2014	Future	$1,670,300	51%	GF, SPLOST, Grants	$0	$0	Postponed - Studying renovations for greater use. Discussions with US Army Corps of Engineers about potential new use.
Lanier Point Park	2015	2023	$725,000	100%	GF, SPLOST, Grants	$0	$0	New playground, & pavilion postponed to FY2023.
Longwood Park	2019	Future	$2,253,350	100%	GF, SPLOST, Grants	$0	$0	New concept plan adding restrooms, festival field, pavilions, extra parking, etc. (FY2025)
Midtown Greenway/Parks	2006	2024	$3,419,000	69%	GF, SPLOST, Grants	$0	$0	In Progress - GDOT TE project construction of streetscaping and Phase II-trail was completed in 2021. Studying feasibility of new train section, destination playground, new amphitheater/ stage, splashpad, etc. for FY21-22 Skate park has been added to the greenway expansion to the south.

PARKS & RECREATION CAPITAL IMPROVEMENTS PROJECTS UPDATE (CON'T)

PROJECT DESCRIPTION	START	END	ESTIMATED COST	PERCENTAGE OF FUNDING FROM IMPACT FEES	OTHER FUNDING SOURCES	IMPACT FEES EXPENDITURES	IMPACT FEES ENCUMBERED	STATUS/REMARKS
Recreation Center	2025	Future	$15,000,000	100%	GF, SPLOST, Grants	$0	$0	Development identified as part of new regional park to accommodate growth.
Skate Park	2019	2020	$2,050,000	100%	GF	$1,830,169	$141,820	In Progress - New Skate Park added near Midtown Greenway. Opened March 2020. Added approximately 2 acres. Still waiting on Security Cameras, etc.
Youth Athletic Complex/Park	2015	2022	$11,500,000	100%	GF, SPLOST, Grants	$191,840	$408,160	In Progress - Allocated $450,000 in IF in FY17 Budget for architectural / engineering / design. Initial studies and environmental assessments completed on proposed location. Additional $323,744 from IF added for FY2020 for planning regarding new location. New location provides for new 89 acres. Construction to begin July 2022.
Greenway Lighting	2022	2023	$200,000	75%	GF	$0	$0	Will begin in FY2023, adding lighting to increase safety of residents as popularity of greenway continues to grow. Construction to begin in Fall 2022.
Martha Hope Cabin Improvements	2022	2023	$400,000	100%	-	$0	$0	In conceptual phase. To accommodate the increase in rentals at the cabin as well as the continued growth of Youth Athletics and the need for additional parking in City Park.
Park Signage	2019	2022	$750,000	0%	GF	$0	$0	Removed from Impact eligibility beginning FY2020.
Total of Costs, Expenditures & Impact Fees Encumbered	**-**	**-**	**$43,814,400**	**-**	**-**	**$3,024,784**	**$549,980**	

GF = General Fund
IG = Intergovernmental Funding
SPLOST = Special Local Option Sales Tax
LP = Lease Proceeds

A.

APPENDIX

Report of Accomplishments (2017-2021)	306
Existing Conditions Data	322
Community Input Survey	342
Meeting Sign-in Sheets	350

REPORT OF ACCOMPLISHMENTS (2017-2021)

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
ADMINISTRATIVE SERVICES					
New Software Applications and Enhanced Systems - Investigate options and implement new software applications or improvements to existing software or systems for the following: Financial Software, Tax Billing/Collection, License Tracking, Payroll, Human Resources, Risk Management, City Intranet, and Municipal Court Solution	X				Implemented new software system for Payroll, HR, and Risk Management in 2021. Dropped: Financial Software, Tax Billing/Collection, License Tracking, City Intranet and Municipal Court Solution.
OPEB Review - Establish long-term plan for funding an OPEB trust and include cost in annual budget	X				
Improved Data/Records Management System - Investigate options and implement solution(s) for a records management system to include document imaging, electronic storage of records and automatic integration of applications that share data.	X				
Improve Network Security - Implement and improve solutions to improve the City's network security to include the following: use of network monitoring software; accessibility controls; business continuity and recovery plans; prevention of unauthorized equipment on the network; outbound email filters and other data loss prevention measures		X			Continuously ongoing

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
ADMINISTRATIVE SERVICES (CON'T)					
Modern-Day Technological Solutions - Ensuring that technological provisions of the City are up-to-date is necessary to provide quality services to our citizens. Improvements and upgrades to hardware and other equipment will be necessary		X			Continuously ongoing
CITY MANAGER'S OFFICE					
SDS Update - Update the Service Delivery Strategy in accordance with HB 489, in coordination with Hall County and other municipalities		X			Continuously ongoing
JAB Renovation - Renovate the Joint Administration Building to place related functions in a central location and thereby streamline City operations			X		Budget constraints
Recodification - A comprehensive editorial analysis of existing codified ordinances that will generate an updated Code Book that eliminates conflicts and inconsistencies.			X		Budget constraints
Economic Development - Develop key property in Downtown and Midland through coordination with interested third-parties.		X			
Main Street Jail - Demolish the Main Street Jail and seek redevelopment opportunities.			X		Budget constraints
COMMUNICATIONS & TOURISM					
City Signage - Upgrade existing signage and install Primary, Secondary, Directional signage to better promote City attractions and facilities	X				
Promote Conventions and Tourism in Gainesville - Continue to promote convention and tourism business in Gainesville through marketing, advertising, and contacts		X			Continuously ongoing
Main Street Program - Maintain Main Street designation		X			Continuously ongoing

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
COMMUNICATIONS & TOURISM (CON'T)					
Citizen Education - Educate the public with bi-annual Citizen's Academy, website updates, social media		X			
TV18 Volunteer Opportunities - Offer job shadowing, training and internship opportunities to students and adults who would like to volunteer with TV18 productions				X	No longer applicable
Expand TV18 Viewer Base - Expand TV18 viewer base by using internet and server engines to carry locally produced video programs				X	No longer applicable
Increase TV18 Exposure - Produce mini-versions of TV18 shows and link them via the internet with various city/county department links				X	No longer applicable
COMMUNITY DEVELOPMENT					
Fair Street Neighborhood - McDonald Street buffer project			X		Budget constraints
Downtown/Midland Streetscapes - Streetscape planning, design & construction for: (1) "Moat" around CBD per Downtown Master Plan, (2) Washington & Bradford streetscapes in Downtown, and (3) Midland streetscapes along Main & Bradford Streets		X			
Midland Greenway Phase II - Complete Midland Greenway from MLK to Industrial, including the WYE Trail Head/ Parker & Main Street Improvements		X			
Midland Greenway Phase III - Continue construction of Midland Greenway from Industrial Boulevard to Queen City Parkway including the Palmour Drive Connector/ Airport Trail		X			
Midland Greenway Phase IV - Study feasibility and construction of Midland Greenway east extension and the Norfolk Southern Depot Park		X			

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
COMMUNITY DEVELOPMENT (CON'T)					
Unified Land Development Code Update - Update the ULDC based on recommendations from the Comprehensive Planning process			X		Budget constraints
Local Historic Designation & National Register Updates - Implement recommendations in the Historic Resources Structural Survey Report for local designation and National Register Updates			X		Budget constraints
Infill Housing Strategy - Evaluate the effectiveness of existing infill housing inventory and assessment standards		X			
Community Improvement District (CID) - Assist property owners along Browns Bridge Road establish the City's first CID to help redevelop this key gateway.				X	No longer applicable at the moment, may revisit at a later time
Impact Fee/CIE Update - City needs to update Impact Fee Plan that was done originally in 2006, due to the City's growth since that time.			X		Budget constraints; COVID-19
COMMUNITY SERVICE CENTER					
Senior Center Building - Expand the Senior Center, to include completing the design and planning for expansion	X				
Hall Area Transit Service Enhancements - Extend or reroute selected existing routes and create some new routes to connect central core with intown neighborhoods				X	No longer applicable
Hall Area Transit Shelter Art Project - Recruit local artists to participate in design competition for HAT Bus Shelters and Benches				X	No longer applicable
CSC Building - Make improvements to CSC Administrative Building on Prior Street to address energy efficiency issues, traffic congestion, ADA accessibility and linkage to Senior Life Center	X				

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
COMMUNITY SERVICE CENTER (CON'T)					
Funding Sources - Diversify the funding stream for the CSC, to include identifying and implement new fundraising efforts		X			Continuously ongoing
HAT Dial-A-Ride Buses - Purchase new Dial-A-Ride Buses in accordance with FTA regulations	X				Dial-A-Ride service was discontinued in 2021
HAT - Red Rabbit Buses - Purchase new Red Rabbit Buses in accordance with FTA regulations				X	Dial-A-Ride service was discontinued in 2021
FIRE					
Traffic Preemption System - Install a traffic preemption system for all traffic light intersections within the City allowing for a safer and more efficient response			X		Delayed to wait for better implementation timeframe
Fire Station # 2 Replacement - Replace the existing Fire Station #2, to include demolition of existing station and construction of a four (4) bay station to house a total of 18 personnel. Apparatus would include one (1) engine company, one (1) rescue company, one (1) emergency medical response company, and one (1) HazMat response company	X				
Construct New Fire Station # 5 - Construct a three (3) bay station to house a total of 15 personnel. Apparatus would include one (1) engine company and one (1) ladder company. To be located in the northwest area of the City			X		Budget constraints
Construct New Fire Station # 6 - Construct a three (3) bay station to house a total of 12 personnel. Apparatus would include one (1) engine company and one (1) rescue company. To be located in the southeast area of the City			X		Budget constraints
Fire Station # 7 Land Identification - Identify land for Fire Station # 7 in the southwest area of the City	X				

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
Engine 23 Replacement			X		Budget constraints
Ladder Truck 24 Replacement - Replacement of Aerial Apparatus Ladder 24	X				
Tower 21 Replacement - Replacement of Aerial Apparatus Tower 21	X				
Fire Boat & Equipment- addition to the fleet (water rescue and equipment)			X		Postponed in favor of higher priority items
GOLF COURSE					
Golf Training & Introduction Program - Institute a program to provide an Introduction to Golf for schools and interested citizens, including golf lessons		X			
Club House - Develop plans for a new or renovated Club House, to include area for cart storage		X			
Range Renovations - Design and construct renovations to the driving range			X		Budget constraints
Maintenance Building - Develop plans for a new or renovated maintenance building			X		Budget constraints; COVID-19
Bent Grass Conversion - Convert course greens from Bent Grass to Champion Grass			X		Budget constraints; COVID-19
Golf Course Drainage Improvement - Construct a ditch to the right of #4 cart path to divert water from the fairway to the drainage pipe and redirect water from the fairway.		X			
HUMAN RESOURCES					
Perform a multi-year HR Audit - Review all processes and policies to ensure compliance with legal requirements, and evaluate the adequacy and effectiveness of each. Identify areas that can be streamlined or carried out more efficiently through the use of technology.		X			Continuously ongoing

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
PARKS AND RECREATION					
Park Amenity Replacements - Replace and upgrade program for all system park amenities such as benches, picnic tables, trash receptacles, pavilions, fishing piers, signage, etc.		X			Continuously ongoing
Park Restroom Renovations - Renovate & upgrade all park restroom facilities - City Park Tennis Courts, Candler Fields, DeSota Park, Longwood Park & tennis Courts, Wilshire Trails Park, and Roper Park		X			Continuously ongoing
Frances Meadows Splash Zone Renovations - Replace Pebbleflex in Splash Zone, as well as, some of the play fixtures and customer service amenities (chairs/tables/etc.)	X				
Rental Facilities Equipment Replacement - Chair and Table Replacements at all rental facilities			X		Budget constraints
Playground Replacement - Phase II replacement of 20+ year old playground equipment in parks - Next Phase: Riverside, City Park, Lanier Point, and Longwood (Upper)		X			
Youth Athletic Complex - More field space is needed due to growth in youth athletics		X			
Park Trail Maintenance - Repair and or replace uneven and broken concrete walkways, wooden bridges and boardwalks in the parks	X	X			Continuously ongoing
Civic Center Boiler & Chiller Replacement - Systems maintenance issue	X				
New Strategic Parks and Recreation Operations Plan - A 5-year update is needed.	X				
New Parks Master Plan - A 10-year update of the Parks Master Plan is needed.			X		Budget constraints; COVID-19
Dog Park - Addition of a off-leash play area for dogs in the parks.			X		Budget constraints

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
PARKS AND RECREATION (CON'T)					
Park Community Gardens - Study and construct at least one area for community gardens within park system			X		Budget constraints
Disc Golf Course - Study and construct a Disc Golf Course at Lanier Point Park			X		Budget constraints
Park Parking Lots - Repave or resurface park parking lots: Lanier Point; Clarks Bridge; Wilshire Trails; The Rock; Longwood; Holly; Myrtle; Kenwood; City Park; and Candler		X			
Frances Meadows Trails - Construct trail system as designed around the Frances Meadows and Gainesville Middle School complexes			X		Budget constraints
Holly Park - Study proposed improvements to Holly Park for implementation	X				
Skate Park - Study and construct a public skate park		X			Continuously ongoing
Greenprint - Study and develop a community-wide greenspace plan that provides for pedestrian connectivity.	X				
Civic Center Parking Lot - Repave the existing parking lots at the Civic Center	X				
Re-caulking of Competition Pool at Frances Meadows - Maintenance issue	X				
Civic Center Re-roofing - Maintenance issue	X				
Civic Center Exterior Improvements - Painting & Front Porch Flooring	X				
Civic Center AV Upgrades - Customer service issue			X		Budget constraints
VSI Upgrades - Recreation management software upgrades		X			
Redevelopment of Green Street Pool Site - redevelop as passive recreation area			X		Budget constraints
Renovate "Pump House" (abandoned) at Linwood Nature Preserve - Education Center	X				

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
PARKS AND RECREATION (CON'T)					
Desota Park Court Renovations - Replace tennis and basketball courts	X				
Lanier Point Athletic Complex Improvements - Dugout, Landscaping, Building (windows, awnings, etc.), & Pavilion, Playground, Batting Cages, & Safety Netting, etc.			X		Postponed to 2023
City Park Baseball Concession and Restroom Building Replacement			X		Budget constraints
Frances Meadows Outdoor Pool Addition - for General and Lap Swimming			X		Budget constraints
Park Signage - Match New City Standard		X			Continuously ongoing
Midland Greenway Extension & Improvements		X			
Recreation Center Planning - In new regional park at Allen Creek			X		Development identified as part of new regional park to accommodate growth.
POLICE					
Police Training Facility, Phase II - Construct Phase II of the police training facility which includes an impound lot to replace the lot currently housed at the City Shop, a shoot house, a training building to conduct classroom instruction and an indoor driving simulator			X		Training facility for current and additional officers to be hired to accommodate expected growth & to meet police certification requirements has been delayed
Digital Alley Mobile Video (MVR) Camera System - Replace ten (10) antiquated VHS and DVD MVR systems with the new wireless download system to increase the number of systems currently deployed in the field, thereby increasing efficiency in storage, retrieval and download of data and decrease operational costs relating to MVR's		X			

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
POLICE (CON'T)					
License Plate Recognition System (LPR) - Install LPR's in all police vehicles assigned to the Police Traffic Services Unit and ACE Team to allow the officers the ability to automatically identify and address those drivers with suspended registrations and tags and insurance violations		X			Continuously ongoing
Firearms Simulator - Purchase a interactive firearms and less lethal training simulator for use in a classroom to enhance the officer in his/her ability with Officer presence, verbal skills, less lethal force options, and deadly force situations. This will also be used to educate the public regarding situations officers face while on patrol.		X			
Portable radios - Replace officer's portable radios over a 5 year period. The current portable radios end of life is 12/31/19 as outlined by the manufacturer Motorola. At that time, this model and it's replacement parts will no longer be built		X			Continuously ongoing
PUBLIC WORKS					
Lee Gilmer Airport Improvements - Undertake projects as recommended in the airport capital improvement plan		X			Continuously ongoing
Road Improvement Programs - Conduct programs in accordance with the road maintenance plan to improve the 140.8 miles of City streets that are rated on an annual basis. Programs include resurfacing, patching, full depth reclamation, rubbilization and in-house paving program		X			Continuously ongoing
Sidewalk Improvements - Install sidewalks in accordance with the City's sidewalk improvement plan		X			Continuously ongoing
Thermoplastic Restriping - Perform thermoplastic restriping on certain classified City streets to meet Federal compliance mandates		X			Continuously ongoing

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
PUBLIC WORKS (CON'T)					
Citywide Traffic Calming - Continue traffic calming measures including speed tables, pedestrian crossings, signage, equipment, and related expenses		X			Continuously ongoing
Interchange Beautification - New landscaping at Exit 20 (I-985 and Queen City Parkway).			X		Budget constraints
Transportation Improvement Program - Conduct programs in accordance with the transportation master plan to improve the infrastructure, intersections and traffic conditions within the City.		X			
Prior Street-Jesse Jewell Intersection Improvement - Add a southbound left turn lane on Prior at Jesse Jewell		X			
Park Hill Drive and South Enota Drive Intersection Improvements - Improve the capacity of the intersection by development of a design for potential improvements, upgrading traffic signals, adding necessary turn lanes according to the design, purchasing right of way, and installing pedestrian signals to meet State ADA mandates			X		Budget constraints
Bradford and Washington Streetscape - Make improvements to Bradford Street from Washington Street to Academy Street and Washington Street from E.E. Butler Parkway to Bradford Street.		X			

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
PUBLIC WORKS (CON'T)					
Thermoplastic Crosswalk Improvements - Install decorative thermoplastic crosswalks at 5 intersections. E.E. Butler Parkway/ Spring Street, E.E. Butler Parkway/ Washington Street, Jesse Jewell Parkway/ Bradford Street, Jesse Jewell Parkway/ Main Street and Jesse Jewell Parkway/West Academy Street.	X				
E.E. Butler Parkway at MLK Jr Boulevard; Athens Street at MLK Jr Boulevard Intersection improvement			X		Budget constraints
Green Street-Forensic Study - Investigate the current conditions and drainage of Green Street to determine future needs and possible solutions	X				
Downey Boulevard/Vine Street - Turn lane addition for intersection improvement	X				
Operations Manual - Develop operations manual for all Public Works divisions, including annual updates.		X			Continuously ongoing
Intelligent Transportation System Evaluation & Implementation to provide interconnectivity to GDOT - Connect various Intelligent Transportation Systems (ITS) that are located throughout the City into a central location that will enable a constant link of communication to our major corridor's traffic signals and eventually permit internet users the ability to access traffic cameras through the GDOT website			X		Budget constraints
Intelligent Transportation System Intersection Improvements - Install Intelligent Transportation System at all major intersections within the City			X		Budget constraints
Cleveland Highway at Clarks Bridge Signal Improvements - Upgrade traffic signals and install pedestrian signals at the intersection of Cleveland Highway and Clarks Bridge Road	X				

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
PUBLIC WORKS (CON'T)					
Jesse Jewell Parkway at Auburn Avenue Intersection Improvement - Add an eastbound Jesse Jewell right-turn lane			X		Budget constraints
Browns Bridge Road at West End Avenue Intersection Improvement - Add a westbound Browns Bridge right-turn lane.			X		Budget constraints
Bridge Maintenance Program - Perform maintenance on the City's bridge infrastructures.			X		Budget constraints
Asphalt Preservation Program - Utilize crack seal and other pavement preservation methods		X			
Roadway Beautification Program - Improve the condition and appearance of the Rights-of-ways and medians throughout the City		X			
Cemetery Free Grounds Memorial - Create a memorial for the approximately 1,200 unmarked graves located within the Alta Vista Cemetery	X				
Construct new Public Works Complex - Construct new complex for Public Works divisions of Vehicle Services, Traffic, Streets and Solid Waste			X		Budget constraints
Cemetery Expansion - Open additional section of Alta Vista Cemetery			X		Budget constraints
WATER RESOURCES					
Meter Maintenance Program - Continue program to replace aging water meters with new radio read meters and increase FlexNet coverage area.		X			Continuously ongoing
Tank Maintenance Program - Annual maintenance of tanks within the water system, including inspection and painting		X			Continuously ongoing
Lift Station Improvement Program - Continue annual improvements on lift stations, as needed, to ensure capacity		X			Continuously ongoing

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
WATER RESOURCES (CON'T)					
Cargill Sanitary Sewer Outfall Improvements - Replace/rehabilitate the sanitary sewer outfall from Cargill to eliminate surcharging manholes and Inflow & Infiltration; to be in conjunction with the Upper Flat Creek Watershed Improvements	X				
Flat Creek Ecosystem Improvements - Improvements to the Flat Creek Ecosystem, from Dorsey Street to near the Flat Creek WRF	X				
Riverside WTP Improvements - Improvements at Riverside Water Treatment Plant: hypochlorite generation (to replace chlorine), liquid lime system (to replace hydrated lime), and replacement of E&J Solids Press	X				
Water Treatment Plant Maintenance Program - Continue major maintenance projects at water treatment plants		X			Continuously ongoing
Water Main Extension/Maintenance/ Improvement Program - Continue extensions, maintenance and improvements of water mains as needed (including Athens Street Transmission)		X			Continuously ongoing
Water & Sewer Utility Relocations - Relocate water & sewer mains as required by GDOT for transportation improvements		X			Continuously ongoing
Sanitary Sewer Replacement and Rehabilitation Program - Continue replacement and rehabilitation program of the sanitary sewer system		X			Continuously ongoing
Water Reclamation Facilities Improvements - Improvements at Linwood (replacing membrane system) and at Flat Creek, plus misc maintenance projects; Linwood discharge pipe, plus replacement of bar screen at Flat Creek.	X				

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
WATER RESOURCES (CON'T)					
Sewer System Extension Program - Continue extensions of sanitary sewer as needed		X			Continuously ongoing
High Street Storage Tank - Make improvements to the High Street ground storage tank valve & electrical system	X				
Manhole Lining Rehabilitation/ Improvements - Install manhole lining & other improvements to reduce inflow & infiltration		X			Continuously ongoing
Stormwater Planning - Conduct stormwater planning throughout the City to include identifying future capital projects, needed maintenance, and evaluation of funding sources. Planning should specifically include a stormwater management plan for Midland.		X			Continuously ongoing
Storm Drainage Improvement Program - Install, repair, and/or reconstruct stormwater drainage facilities at various locations throughout the City as identified by staff and the Stormwater Capital Improvements Plan		X			Continuously ongoing
Water System Master Plan - Long range plan for improvements needed in the water distribution system			X		Budget constraints
Wastewater System Master Plan - Long range plan for improvements needed in the wastewater collection system			X		Budget constraints

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EXISTING CONDITIONS DATA

Total Population

COMMUNITY	2010	2015	2019	AS % OF HALL (2019)	2010-2019	
					#	%
Gainesville	**34,057**	**36,849**	**43,232**	**21.1%**	**9,175**	**26.9%**
Braselton (portion)	1,704	2,116	2,827	1.4%	1,123	65.9%
Buford (portion)	981	1,079	1,176	0.6%	195	19.9%
Clermont	928	972	1,039	0.5%	111	12.0%
Flowery Branch	5,774	6,733	8,325	4.1%	2,551	44.2%
Gillsville (portion)	198	210	212	0.1%	14	7.1%
Lula (portion)	2,627	2,729	2,803	1.4%	176	6.7%
Oakwood	3,947	4,104	4,156	2.0%	209	5.3%
Rest Haven (portion)	30	31	33	0.0%	3	10.0%
Unincorporated Hall	129,787	137,422	140,638	68.8%	10,851	8.4%
Hall County	**180,033**	**192,245**	**204,441**	**-**	**24,408**	**13.6%**
White	27,203	28,387	30,798	-	3,595	13.2%
Habersham	43,061	43,792	45,328	-	2,267	5.3%
Banks	18,410	18,381	19,234	-	824	4.5%
Jackson	60,696	63,418	72,977	-	12,281	20.2%
Gwinnett	808,007	888,494	936,250	-	128,243	15.9%
Forsyth	176,723	211,250	244,252	-	67,529	38.2%
Dawson	22,328	23,369	26,108	-	3,780	16.9%
Lumpkin	30,282	31,285	33,610	-	3,328	11.0%

Source: US Bureau of the Census

Total Households

COMMUNITY	2000	2010	2019	2010-2019	
				#	%
Gainesville	**34,057**	**36,849**	**43,232**	**3,066**	**29.9%**
Hall County	47,389	60,691	64,352	16,963	35.8%
Oakwood	1,387	1,703	1,445	58	4.2%
Buford	3,687	4,508	5,003	1,316	35.7%
Flowery Branch	1,131	2,308	2,976	1,845	163.1%
Lula	680	960	1,012	332	48.8%
Clermont	256	331	340	84	32.8%
Gillsville	76	82	90	14	18.4%

Source: US Census Bureau, 2015-2019 data from the American Community

Average Household Size

COMMUNITY	2000	2010	2021	2010-2021	
				#	%
Gainesville	**2.79**	**2.85**	**2.87**	**0.08**	**2.9%**
Hall County	2.89	2.91	2.90	0.01	0.3%
Oakwood	2.58	2.37	2.40	-0.18	-7.0%
Buford	2.72	2.74	2.78	0.06	2.2%
Flowery Branch	2.56	2.51	2.61	0.05	2.0%
Lula	2.71	2.84	2.82	0.11	4.1%
Clermont	2.60	2.78	2.75	0.15	5.8%
Gillsville	2.47	2.87	2.83	0.36	14.6%

Source: US Census Bureau; 2021 data from ESRI forecasts

Age Distribution, Gainesville

AGE GROUP	2000	2010	2021	2000-2021
0 - 4	2,116	3,497	3,505	65.6%
5 - 13	3,254	4,953	5,954	83.0%
14 - 17	1,029	2,042	2,435	136.6%
18 - 24	3,854	4,481	4,528	17.5%
25 - 34	4,676	5,775	6,719	43.7%
35 - 44	3,140	4,320	5,483	74.6%
45 - 54	2,623	3,190	4,273	62.9%
55 - 64	1,678	2,656	3,828	128.1%
65 +	3,208	3,652	5,707	77.9%

Source: US Census Bureau; 2021 data from ESRI forecasts

Comparison of Age Distribution, 2021

AGE	GAINESVILLE	OAKWOOD	FLOWERY BRANCH	LULA	CLERMONT	GILLSVILLE	BUFORD	HALL COUNTY
0 - 17	**28.0%**	25.5%	25.6%	25.7%	19.4%	22.5%	27.1%	25.4%
18 - 64	**58.5%**	62.8%	61.9%	59.8%	60.7%	59.7%	59.5%	59.7%
65+	**13.4%**	11.7%	12.6%	14.5%	19.8%	17.8%	13.4%	14.9%

Source: ESRI forecasts

Educational Attainment of Population 25+, Gainesville

EDUCATIONAL ATTAINMENT	2021 ESTIMATE	PERCENT
No Schooling	50	0.2%
Less than High School	6,373	24.5%
High School Diploma or GED	7,076	27.2%
Some College	4,292	16.5%
Associates Degree	1,665	6.4%
Bachelors Degree	3,928	15.1%
Masters/Professional Degree	2,628	10.1%

Source: ESRI forecasts

Racial Composition

RACE/ ETHNICITY	CLERMONT	BUFORD	FLOWERY BRANCH	GILLSVILLE	LULA	OAKWOOD	GAINESVILLE	HALL
2010 CENSUS								
White	96.5%	66.2%	82.4%	98.3%	85.9%	71.9%	**54.5%**	74.1%
Black	0.9%	13.6%	8.4%	0.4%	7.5%	11.9%	**14.9%**	7.4%
American Indian	0.2%	0.3%	0.3%	0.0%	0.7%	0.6%	**0.6%**	0.5%
Asian	0.0%	2.8%	2.6%	0.0%	1.1%	2.1%	**3.1%**	1.8%
Pacific Islander	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	**0.2%**	0.1%
Other	1.1%	14.5%	4.3%	0.0%	2.6%	10.7%	**23.5%**	13.9%
Mixed Race	0.9%	2.5%	2.0%	1.3%	2.1%	2.8%	**3.1%**	2.2%
Hispanic	2.0%	25.5%	13.3%	1.7%	5.3%	24.5%	**41.6%**	26.1%
2015-2019 AMERICAN COMMUNITIES SURVEY								
White	98.4%	68.5%	83.5%	98.5%	78.6%	70.2%	**74.8%**	85.6%
Black	0.0%	15.0%	8.1%	0.7%	12.0%	14.1%	**15.5%**	7.2%
American Indian	0.6%	0.2%	0.0%	0.0%	0.0%	0.0%	**0.3%**	0.2%
Asian	0.0%	3.3%	2.2%	0.7%	2.8%	2.7%	**2.2%**	1.8%
Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	**0.0%**	0.0%
Other	0.7%	10.3%	1.7%	0.0%	2.9%	6.3%	**4.2%**	3.0%
Mixed Race	0.3%	2.6%	4.5%	0.0%	3.8%	6.5%	**3.0%**	2.1%
Hispanic	3.1%	27.0%	8.7%	0.0%	6.9%	25.1%	**40.7%**	28.4%

Source: US Census Bureau, 2015-2019 data from the American Community

Household Income Levels, 2015-2019 ACS

INCOME LEVEL	HALL	GAINESVILLE	BUFORD	FLOWERY BRANCH	OAKWOOD	LULA	CLERMONT	GILLSVILLE
Total Households	64,352	**13,314**	5,003	2,976	1,445	1,012	340	90
< $10,000	4.0%	**5.4%**	5.6%	4.0%	5.8%	4.3%	2.9%	6.7%
$10,000 - $14,999	3.5%	**4.1%**	3.4%	0.9%	4.5%	3.3%	2.9%	5.6%
$15,000 - $19,999	4.5%	**5.8%**	4.3%	3.7%	2.1%	5.8%	2.9%	2.2%
$20,000 - $29,999	9.0%	**12.5%**	12.9%	6.5%	11.1%	9.9%	10.0%	5.5%
$30,000 - $39,999	10.0%	**13.6%**	11.9%	7.2%	16.4%	14.3%	7.3%	15.5%
$40,000 - $49,999	8.1%	**6.9%**	4.9%	10.8%	11.9%	12.9%	7.3%	7.7%
$50,000 - $59,999	8.5%	**9.4%**	7.1%	5.9%	12.5%	3.7%	10.0%	10.0%
$60,000 - $74,999	10.4%	**11.1%**	7.8%	9.8%	10.0%	15.4%	11.5%	14.4%
$75,000 - $99,999	14.1%	**9.7%**	14.2%	14.8%	13.0%	16.5%	11.5%	17.8%
$100,000 - $124,999	9.5%	**7.7%**	9.2%	12.3%	4.4%	5.2%	11.8%	8.9%
$125,000 - $149,999	5.8%	**4.1%**	6.7%	10.6%	2.4%	4.8%	12.9%	3.3%
$150,000 - $199,999	6.2%	**3.6%**	7.9%	12.2%	1.8%	3.4%	3.5%	2.2%
$200,000 +	6.3%	**5.9%**	4.2%	1.3%	4.2%	0.4%	5.3%	0.0%
Median Household Income	$62,984	**$51,520**	$59,855	$75,599	$47,250	$49,667	$66,842	$55,000
Average Household Income	$86,265	**$74,033**	$78,904	$83,257	$65,783	$61,081	$81,849	$59,000

Source: US Census Bureau, 2015-2019 data from the American Community

Personal Income, 2018-2019

COUNTY	2018	2019
Forsyth	$62,230	$63,864
Dawson	$45,676	$46,278
Hall	**$44,442**	**$45,576**
Jackson	$42,762	$43,508
Gwinnett	$41,582	$42,902
Lumpkin	$37,666	$38,450
Barrow	$36,410	$37,436
White	$34,896	$35,238
Banks	$35,636	$35,151
Habersham	$34,122	$34,831

Source: www.georgiadata.org

Derivation of Personal Income, 2017 (Dollars in Thousands)

	HALL COUNTY	
	#	%
Net Earnings by Place of Residence (POR)	$5,414,860	64.9%
Plus Dividends, Interest, and Rent	$1,460,409	17.5%
Plus Personal Current Transfer Receipts	$1,472,365	17.6%
Total Personal Income by POR	**$8,347,634**	**100.0%**
Wage and Salary Disbursements	$4,374,962	72.1%
Supplements to Wages and Salaries	$976,962	16.1%
Proprietor's Income	$717,557	11.8%
Earnings by Place of Work, Total	**$6,069,481**	**100.0%**
Less Contributions for Government Social Insurance	$640,800	-
Plus Adjustment for Residence	-$13,821	-
Average Compensation Per Job, Dollars	$58,517	-

Source: U.S. Bureau of Economic Analysis, 2019

Transfer Receipts in Personal Income, 2017

	HALL COUNTY
DISTRIBUTION OF TRANSFER TYPES (PERCENTAGE)	
Payment to Individuals	
Retirement/Disability Insurance Benefit	39.8
Medicare	26.4
Public Assistance Medical Care Benefit	12.4
Supplemental Security Income (SSI)	1.4
Earned Income Tax Credit (EITC)	3.5
Supplemental Nutrition Assistance Program (SNAP)	2.4
Other Income Maintenance	2.2
Unemployment Insurance	0.4
Veterans' Benefit	3.2
Transfer Receipts to Non-Profit Institutions	1.7
Retirement/Other Payments per Capita, Dollars	$6,653
Income Maintenance per Capita, Dollars	$701
Unemployment Insurance per Capita, Dollars	$29
Transfer Receipts per Capita, Dollars	$7,383
Transfer Receipts as a Percentage of Total Personal Income	17.6

Source: U.S. Bureau of Economic Analysis, 2019

Population Projections, 2025-2050

	2025	2030	2035	2040	2045	2050
Population	236,538	260,517	286,928	316,016	348,053	383,337

Housing Unit Types, 2015-2019 ACS

	HALL	GAINESVILLE	BUFORD	FLOWERY BRANCH	OAKWOOD	CLERMONT	LULA	GILLSVILLE
Total Units	73,135	**15,514**	5,431	3,363	1,804	391	1,209	105
Single-family, detached	71.9%	**45.7%**	66.5%	55.4%	28.0%	87.5%	77.4%	92.4%
Single-family, attached	3.1%	**3.7%**	6.8%	13.2%	17.7%	0.0%	1.3%	0.0%
Duplex	1.2%	**2.5%**	2.7%	3.1%	5.9%	0.0%	1.6%	0.0%
3-4 units	2.0%	**5.3%**	2.5%	3.6%	12.8%	0.0%	0.0%	0.0%
5-9 units	2.8%	**10.6%**	2.0%	4.2%	12.7%	0.0%	0.0%	0.0%
10 - 19 Units	4.0%	**15.3%**	1.1%	8.4%	9.9%	0.0%	0.0%	0.0%
20-49	1.7%	**6.2%**	1.2%	3.2%	6.6%	0.0%	0.0%	0.0%
50+	2.6%	**8.3%**	7.3%	3.5%	3.7%	0.0%	0.0%	0.0%
Mobile Home	10.7%	**2.3%**	10.0%	5.4%	2.7%	12.5%	19.7%	7.6%
Boat, RV, Van, other	0.1%	**0.0%**	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Housing Year Built, 2015-2019 ACS

	HALL	GAINESVILLE	BUFORD	FLOWERY BRANCH	OAKWOOD	CLERMONT	LULA	GILLSVILLE
Total Units	73,135	**15,514**	5,431	3,363	1,804	391	1,209	105
2014+	4.3%	**7.9%**	5.7%	12.7%	1.1%	0.5%	0.8%	0.0%
2010-2013	2.4%	**2.6%**	5.9%	4.2%	6.8%	1.8%	1.7%	1.9%
2000-2009	25.4%	**18.6%**	24.3%	57.4%	29.9%	40.4%	38.7%	7.6%
1990-1999	23.4%	**20.1%**	17.5%	11.8%	21.2%	17.4%	19.3%	9.5%
1980-1989	16.1%	**14.8%**	16.0%	5.4%	20.6%	6.4%	7.4%	16.2%
1970-1979	11.9%	**10.6%**	11.5%	2.5%	12.4%	8.2%	7.6%	15.2%
1960-1969	6.3%	**8.5%**	4.9%	1.7%	3.6%	2.8%	6.4%	9.5%
1950-1959	5.3%	**8.9%**	7.6%	1.5%	0.6%	5.9%	5.1%	15.2%
1940-1949	2.4%	**4.1%**	1.9%	1.3%	2.4%	0.0%	1.6%	9.5%
1939 or earlier	2.6%	**4.0%**	4.7%	1.5%	1.4%	16.6%	11.5%	15.2%

Heating Sources, 2015-2019 ACS

	HALL	GAINESVILLE	BUFORD	FLOWERY BRANCH	OAKWOOD	CLERMONT	LULA	GILLSVILLE
Total Units*	64,352	**13,314**	5,003	2,976	1,445	340	1,012	90
Gas (Utility)	29.3%	**29.8%**	54.1%	66.9%	9.1%	21.2%	18.5%	27.8%
Gas (Tank)	3.9%	**1.8%**	1.9%	1.8%	0.3%	5.9%	0.8%	3.3%
Electricity	65.2%	**68.3%**	43.0%	31.4%	90.0%	68.2%	79.4%	52.2%
Oil, Kerosene	0.1%	**0.0%**	1.0%	0.0%	0.0%	1.5%	0.0%	0.0%
Coal	0.0%	**0.0%**	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wood	1.0%	**0.1%**	0.0%	0.0%	0.0%	2.1%	1.3%	16.7%
Solar	0.0%	**0.0%**	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other	0.0%	**0.0%**	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%
None	0.4%	**0.1%**	0.0%	0.0%	0.6%	0.6%	0.0%	0.0%

**Occupied Units*

Housing Occupancy

	GAINESVILLE		HALL COUNTY	
	2010	2019	2010	2019
Total Housing Units	**14,298**	**15,514**	**68,825**	**73,135**
Occupied	86.7%	85.8%	88.2%	88.0%
Vacant	13.3%	14.2%	11.8%	12.0%
Vacancy Type				
For Rent	7.6%	37.0%	3.7%	14.7%
Rented, Not Occupied	0.1%	2.0%	0.1%	0.6%
For Sale	2.3%	2.0%	2.4%	8.8%
Sold, Not Occupied	0.1%	2.4%	0.3%	2.8%
Seasonal Use	0.6%	3.3%	2.0%	11.2%
For Migrant Workers	0.0%	0.0%	0.0%	0.3%
Other	2.6%	53.2%	3.3%	61.6%
Total Occupied	11,534	13,314	60,691	64,352
Owner Occupied	38.3%	41.8%	69.3%	69.5%
Owned, With Mortgage	27.1%	66.4%	51.4%	64.6%
Owned, Paid Off	11.3%	33.6%	17.9%	35.4%
Renter Occupied	61.7%	58.2%	30.7%	30.5%

Source: U.S. Bureau of the Census

Housing Ownership as Percent of Income, 2015-2019 ACS

	GAINESVILLE		HALL COUNTY	
	MORTGAGE	NO MORTGAGE	MORTGAGE	NO MORTGAGE
< 10%	7.0%	17.9%	5.9%	19.3%
10-14.9%	12.2%	7.9%	12.2%	6.5%
15-19.9%	14.8%	4.1%	13.5%	2.7%
20-24.9%	9.0%	1.4%	9.2%	2.0%
25-29.9%	6.3%	0.4%	6.4%	1.0%
30-34.9%	3.4%	0.0%	4.4%	0.6%
35-39.9%	3.0%	0.1%	2.5%	0.7%
40-49.9%	2.9%	0.6%	3.5%	0.7%
50% +	7.8%	0.8%	6.7%	1.4%
Not computed	0.0%	0.3%	0.3%	0.6%

Source: U.S. Bureau of the Census

Owner-Occupied Housing Units by Value, 2021, Gainesville

	2021 ESTIMATE	PERCENT
Total Owner-Occupied Housing Units	**8,325**	**100.0%**
<$50,000	189	2.3%
$50,000-$99,999	316	3.8%
$100,000-$149,999	735	8.8%
$150,000-$199,999	1,584	19.0%
$200,000-$249,999	1,250	15.0%
$250,000-$299,999	876	10.5%
$300,000-$399,999	1,287	15.5%
$400,000-$499,999	920	11.1%
$500,000-$749,999	737	8.9%
$750,000-$999,999	207	2.5%
$1,000,000-$1,499,999	143	1.7%
$1,500,000-$1,999,999	58	0.7%
$2,000,000+	23	0.3%
Median Value	$255,051	
Average Value	$331,273	

Source: ESRI forecasts

Vehicles Per Occupied Household (2015-2019)

	GAINESVILLE		HALL COUNTY	
Total Households	**13,314**	**100.00%**	**64,352**	**100.00%**
Owners				
0	88	0.7%	789	1.2%
1	1.373	10.3%	8,276	12.9%
2	2,428	18.2%	19,277	30.0%
3+	1,673	12.5%	16,355	25.5%
Renters				
0	1,236	9.3%	2,661	4.1%
1	4,071	30.6%	8,507	13.2%
2	2,048	15.4%	5,972	9.3%
3+	397	3.0%	2,515	3.9%

Source: American Community Survey

Rental Costs, 2015-2019 ACS

	GAINESVILLE	HALL COUNTY
With Cash Rent	98.9%	94.7%
< $100	0.0%	0.0%
$100-$199	0.4%	0.2%
$200-$299	3.4%	1.6%
$300-$399	1.2%	0.7%
$400-$499	4.1%	2.7%
$500-$599	3.3%	5.0%
$600-$699	7.2%	6.0%
$700-$799	8.3%	10.3%
$800-$899	15.9%	13.1%
$900-$999	14.2%	12.2%
$1,000-$1,249	23.6%	22.9%
$1,250-$1,499	9.8%	10.7%
$1,500-$1,999	4.2%	5.6%
$2,000-$2,499	1.3%	1.4%
$2,500-$2,999	0.3%	0.3%
$3,000-$3,499	1.6%	1.2%
$3,500 +	0.4%	0.7%
No Cash Rent	1.1%	5.3%

Source: U.S. Bureau of the Census

Cost-Burdened Households by Tenure, Gainesville

	2009	2019
Cost-Burdened	33.5%	25.1%
Renter Cost-Burdened	49.3%	38.8%
Owner Cost-Burdened	27.0%	20.2%
Severely Cost-Burdened	12.2%	12.4%
Renter Severely Cost-Burdened	19.8%	21.9%
Owner Severely Cost-Burdened	9.1%	9.0%

Employment by Industry, 2021

INDUSTRY	U.S.	GAINESVILLE		HALL COUNTY	
	%	%	LQ	%	LQ
Total	**100.0%**	**19,377**	**-**	**97,029**	**-**
Manufacturing	9.9%	25.2%	**2.38**	20.4%	1.92
Construction	7.1%	10.0%	**1.35**	8.7%	1.18
Wholesale Trade	2.5%	3.2%	**1.28**	3.9%	1.56
Utilities	0.9%	1.0%	**1.11**	1.1%	1.22
Real Estate/Rental/Leasing	1.9%	2.1%	**1.00**	1.9%	0.90
Management of Companies	0.1%	0.1%	**1.00**	0.0%	0.00
Admin/Support/Waste Management	3.7%	3.9%	**1.00**	3.8%	0.97
Transportation/Warehousing	5.1%	4.6%	0.98	5.1%	1.09
Accommodations/Food Services	5.9%	5.5%	0.98	4.9%	0.88
Retail Trade	10.7%	9.3%	0.96	11.6%	1.20
Other Services (Excluding Public)	4.5%	4.3%	0.93	4.5%	0.98
Agriculture/Forestry/Fishing	1.3%	1.2%	0.92	1.0%	0.77
Arts/Entertainment/Recreation	1.5%	1.2%	0.75	1.0%	0.62
Healthcare/Social Assistance	14.8%	11.0%	0.73	11.1%	0.74
Educational Services	9.3%	6.4%	0.66	7.9%	0.81
Finance/Insurance	5.2%	2.9%	0.59	3.3%	0.67
Public Administration	5.2%	2.8%	0.58	3.1%	0.65
Information	1.8%	1.0%	0.56	1.3%	0.72
Professional/Scientific/Tech	8.3%	4.4%	0.54	5.4%	0.66
Mining, Quarrying, Oil & Gas	0.4%	0.0%	0.00	0.0%	0.00

Source: ESRI forecasts

Occupations by Sector, 2021

INDUSTRY	U.S.	GAINESVILLE		HALL COUNTY	
	%	%	LQ	%	LQ
Total	**100.0%**	**19,377**	**-**	**97,029**	**-**
White Collar	63.1%	46.3%	0.75	54.4%	0.88
Arts/Design/Entertainment	1.9%	2.3%	1.28	1.6%	0.89
Business/Financial	6.1%	4.8%	0.94	4.4%	0.86
Sales and Sales Related	9.3%	8.7%	0.90	10.7%	1.10
Community/Social Service	1.9%	1.5%	0.83	1.2%	0.67
Healthcare Practitioner	6.8%	5.2%	0.83	5.7%	0.90
Office/Administrative Support	11.2%	9.9%	0.74	10.6%	0.80
Management	11.8%	7.0%	0.69	9.9%	0.97
Education/Training/Library	6.1%	3.8%	0.59	5.9%	0.92
Legal	1.2%	0.7%	0.58	0.5%	0.42
Architecture/Engineering	1.9%	0.9%	0.45	1.2%	0.60
Life/Physical/Social Sciences	1.1%	0.4%	0.44	0.6%	0.67
Computer/Mathematical	3.9%	1.0%	0.33	2.1%	0.70
Blue Collar	21.8%	40.7%	1.90	33.6%	1.57
Production	5.2%	17.4%	2.95	12.8%	2.17
Transportation/Material Moving	7.9%	11.6%	1.90	10.5%	1.72
Construction/Extraction	5.2%	7.4%	1.37	6.4%	1.19
Installation/Maintenance/Repair	2.9%	3.5%	1.13	3.3%	1.06
Farming/Fishing/Forestry	0.6%	0.8%	1.00	0.5%	0.62
Services	15.1%	13.0%	0.77	12.0%	0.71
Building Maintenance	3.3%	4.2%	1.08	3.7%	0.95
Healthcare Support	3.5%	2.6%	0.96	2.3%	0.85
Food Preparation/Serving	4.3%	3.9%	0.89	3.4%	0.77
Personal Care/Service	1.8%	1.7%	0.47	1.3%	0.36
Protective Service	2.1%	0.6%	0.27	1.2%	0.55

Source: ESRI forecasts

Labor Force Adult Participation Rate, 2021

COMMUNITY	16+	16-24	25-54	55-64	65+
Gainesville	62.7%	60.2%	78.3%	67.5%	17.0%
Hall County	62.5%	58.4%	79.9%	68.1%	15.7%
Buford	69.3%	70.7%	84.3%	69.6%	22.6%
Clermont	60.4%	57.1%	83.1%	69.8%	11.7%
Flowery Branch	68.0%	64.6%	85.1%	68.1%	15.1%
Lula	61.6%	59.9%	75.8%	59.3%	26.9%
Oakwood	65.9%	56.4%	82.2%	71.9%	10.2%
Gillsville	59.0%	80.0%	76.3%	60.5%	8.9%

Source: US Census Bureau; 2021 data from ESRI forecasts

Commuting Patterns

RESIDENCE OF HALL COUNTY EMPLOYEES	#	%	WORKPLACE OF HALL COUNTY LABOR FORCE	#	%
Hall County	55,865	66.3%	Hall County	55,865	67.5%
Gwinnett County	7,792	9.3%	Gwinnett County	10,139	12.3%
Jackson County	3,613	4.3%	Fulton County	3,301	4.0%
Habersham County	2,287	2.7%	Forsyth County	2,838	3.4%
Forsyth County	2,236	2.7%	Jackson County	2,423	2.9%
Lumpkin County	2,140	2.5%	DeKalb County	980	1.2%
Banks County	1,669	2.0%	Lumpkin County	935	1.1%
White County	1,662	2.0%	Dawson County	917	1.1%
Barrow County	1,396	1.7%	Habersham County	801	1.0%
DeKalb County	1,185	1.4%	White County	726	0.9%

Source: U.S. Bureau of the Census

Employees, Age 16+ by Industry, Gainesville

INDUSTRY	2021 ESTIMATE	PERCENT
Total	**19,378**	**100.0%**
Agriculture/Forestry/Fishing	235	1.2%
Mining/Quarrying/Oil & Gas	6	0.0%
Construction	1,942	10.0%
Manufacturing	4,892	25.2%
Wholesale Trade	615	3.2%
Retail Trade	1,795	9.3%
Transportation/Warehousing	889	4.6%
Utilities	188	1.0%
Information	186	1.0%
Finance/Insurance	563	2.9%
Real Estate/Rental/Leasing	409	2.1%
Professional/Scientific/Tech	850	4.4%
Management of Companies	10	0.1%
Admin/Support/Waste Management	750	3.9%
Educational Services	1,246	6.4%
Health Care/Social Assistance	2,139	11.0%
Arts/Entertainment/Recreation	234	1.2%
Accommodation/Food Services	1,068	5.5%
Other Services (Excluding Public)	826	4.3%
Public Administration	534	2.8%

Source: ESRI forecasts

Employees, Age 16+ by Occupation, Gainesville

OCCUPATION	2021 ESTIMATE	PERCENT
Total	**19,378**	**100.0%**
White Collar	8,976	46.3%
Management	1,360	7.0%
Business/Financial	937	4.8%
Computer/Mathematical	195	1.0%
Architecture/Engineering	173	0.9%
Life/Physical/Social Sciences	81	0.4%
Community/Social Service	285	1.5%
Legal	141	0.7%
Education/Training/Library	745	3.8%
Arts/Design/Entertainment	447	2.3%
Healthcare Practitioner	1,007	5.2%
Sales and Sales Related	1,690	8.7%
Office/Administrative Support	1,915	9.9%
Blue Collar	7,833	40.7%
Farming/Fishing/Forestry	153	0.8%
Construction/Extraction	1,425	7.4%
Installation/Maintenance/Repair	682	3.5%
Production	3,381	17.4%
Transportation/Material Moving	2,242	11.6%
Services	2,519	13.0%
Healthcare Support	502	2.6%
Protective Service	115	0.6%
Food Preparation/Serving	761	3.9%
Building Maintenance	820	4.2%
Personal Care/Service	321	1.7%

Source: ESRI forecasts

Consumer Spending, 2021

SECTOR	$	INDEX
APPAREL & SERVICES		
Total Spent	$27,542,339	-
Average Spent	$1,924	-
Spending Potential Index	-	91
EDUCATION		
Total Spent	$20,029,745	-
Average Spent	$1,399	-
Spending Potential Index	-	81
ENTERTAINMENT/RECREATION		
Total Spent	$39,948,639	-
Average Spent	$2,791	-
Spending Potential Index	-	86
FOOD AT HOME		
Total Spent	$71,012,049	-
Average Spent	$4,961	-
Spending Potential Index	-	91
FOOD AWAY FROM HOME		
Total Spent	$49,588,699	-
Average Spent	$3,464.35	-
Spending Potential Index	-	91
HEALTHCARE		
Total Spent	$78,834,191	-
Average Spent	$5,507	-
Spending Potential Index	-	88
HOUSEHOLD FURNISHINGS & EQUIPMENT		
Total Spent	$28,279,650	-
Average Spent	$1,976	-
Spending Potential Index	-	88

SECTOR	$	INDEX
PERSONAL CARE PRODUCTS & SERVICES		
Total Spent	$11,466,594	-
Average Spent	$801	-
Spending Potential Index	-	89
SHELTER		
Total Spent	$253,504,601	-
Average Spent	$17,710	-
Spending Potential Index	-	88
SUPPORT PAYMENTS/CASH CONTRIBUTIONS/GIFTS IN KIND		
Total Spent	$29,407,790	-
Average Spent	$2,054	-
Spending Potential Index	-	86
TRAVEL		
Total Spent	$29,921,951	-
Average Spent	$2,090	-
Spending Potential Index	-	83
VEHICLE MAINTENANCE & REPAIRS		
Total Spent	$14,533,571	-
Average Spent	$1,015	-
Spending Potential Index	-	92

Source: ESRI forecasts

Commercial Real Estate by Type (millions of SF)

	GAINESVILLE	GAINESVILLE'S % OF HALL COUNTY	HALL COUNTY
MULTI-FAMILY			
Units	6,644	63%	10,520
Buildings	74	49%	152
RETAIL			
Square Feet	5,732,984	50%	11,400,000
Buildings	482	44%	1,096
OFFICE			
Square Feet	3,488,554	68%	5,100,000
Buildings	403	66%	615
INDUSTRIAL			
Square Feet	10,318,413	35%	29,900,000
Buildings	282	34%	832
FLEX			
Square Feet	437,940	22%	2,000,000
Buildings	45	28%	159
HOSPITALITY			
Square Feet	550,201	64%	858,962
Buildings	14	64%	22
HEALTHCARE			
Square Feet	1,947,375	54%	3,592,756
Buildings	13	45%	29
SPECIALTY			
Square Feet	801,814	27%	2,952,835
Buildings	37	27%	139
Total Square Feet	**23,283,925**	**42%**	**55,815,073**
Total Commercial Buildings	**1,350**	**44%**	**3,044**

Source: CoStar

Development Pipeline (2021)

PROJECT NAME	PROPERTY TYPE	STATUS	ADDRESS	AREA (SF)	# OF UNITS	YEAR BUILT
-	Flex	Under Construction	990 Chestnut Street	38,000		2021
-	Industrial	Under Construction	2380 Monroe Drive	30,000		2021
-	Multi-family	Under Construction	1520 Bluff Valley Circle	13,230	9	2021
Solis Gainesville	Multi-family	Under Construction	110 Jesse Jewell Parkway	270,000	223	2022
Walton Harbor	Multi-family	Under Construction	320 Tower Heights Road	160,000	160	2022
Tidal Wave Auto Spa	Retail	Under Construction	1445 McEver Road	2,500		2022
Courtyard Gainesville	Hospitality	Under Construction	111 Green Street	25,600		2023
-	Retail	Proposed	1700 Dawsonville Highway	25,000		2022
Home2Suites by Hilton	Hospitality	Proposed	839 Jesse Jewell Parkway	35,343		2023
-	Retail	Proposed	1979 Jesse Jewell Parkway	19,000		2023
Tru by Hilton Gainesville	Hospitality	Proposed	839 Jesse Jewell Parkway	34,531		205

Source: CoStar

COMMUNITY INPUT SURVEY

The Georgia Department of Community Affairs (DCA) requires each of its cities and counties to create and update a comprehensive plan every 5 to 10 years. Gainesville completed its last comprehensive plan in 2017. The Gainesville comprehensive plan update will address the community's vision, policies, and goals based on existing conditions and community input. A new community work program for Gainesville will be established with short- and long-term implementation items.

It's an exciting time for Gainesville, and we want your input! Thank you for taking the time to share what is important to you about the future of YOUR city. This survey will help the Planning Team understand local issues and opportunities, and make sure the plan best reflects your interests. Your input is important to ensure a successful plan.

1. Which of the statements below best describes you? (Check all that apply.)
   - ☐ I live in the City of Gainesville.
   - ☐ I live elsewhere in Hall County
   - ☐ I work in the City of Gainesville.
   - ☐ I work elsewhere in Hall County
   - ☐ I live and work outside of Hall County, but I visit Gainesville occasionally.
   - ☐ None of these apply to me (please explain) _____

2. What one word would you use to describe Gainesville today?

3. What one word best describes what you would like to see Gainesville be tomorrow?

4. How would you rate the quality of life in Gainesville?
   - ○ Excellent
   - ○ Very Good
   - ○ Good
   - ○ Fair
   - ○ Poor

5. What do you think are the top five (5) most important goals for the City of Gainesville in the near and long-term future? Please select only up to five (5).
   - ☐ Land use and zoning
   - ☐ Redevelopment
   - ☐ Maintaining the quality of city services (fire, police, public works)
   - ☐ Quality housing options
   - ☐ Affordable housing options
   - ☐ Increasing safety and security
   - ☐ Maintenance of parks, recreation, and open space
   - ☐ Transportation and accessibility
   - ☐ Walkability and bikeability
   - ☐ Expanding retail options
   - ☐ Expanding job opportunities
   - ☐ Increasing cultural activities
   - ☐ Broadband availability
   - ☐ Historic preservation

6. Of the items listed above, which of the following do you feel need the most improvement? Check all that apply.
   - ☐ Land use and zoning
   - ☐ Redevelopment
   - ☐ City services (fire, police, public works)
   - ☐ Quality housing options
   - ☐ Affordable housing options
   - ☐ Safety and security
   - ☐ Parks, recreation, and open space
   - ☐ Transportation and accessibility
   - ☐ Walkability
   - ☐ Bikeability
   - ☐ Retail options
   - ☐ Job opportunities
   - ☐ Cultural activities
   - ☐ Broadband availability
   - ☐ Historic preservation
   - ☐ None of these need improvement

7. People often have concerns relating to how their city is growing or changing and the impacts of those changes. How concerned are you about the items listed below as it relates to Gainesville?

	VERY CONCERNED	CONCERNED	SOMEWHAT CONCERNED	NOT AT ALL CONCERNED	NEUTRAL OR N/A
Accessibility and condition of transportation options (roadways, sidewalks, bike facilities, trails etc)					
Protection and conservation of natural resources (wetlands, plant and animal habitats, etc)					
Recreation activities and opportunities for all ages					
Creating a sense of place and a strong community atmosphere					
Cost of living (housing, food, taxes, other expenses)					
Ease of access to basic needs (fresh food, medical care, etc)					
Job opportunities for all					
Availability of housing for people of all ages, incomes, and needs					

8. How important are the following items in terms of future development in Gainesville?

	VERY IMPORTANT	IMPORTANT	NOT IMPORTANT
Development and design regulations			
Re-use of existing buildings and developments			
Redevelopment of blighted areas			
Job creation			
Transportation network improvements			
Walkability and/or bikeability			
Access to parks and greenspace			
Diversity of businesses			
Diversity of housing			
Housing affordability			
Sustainability			
Historical preservation			

9. Do you have any BIG IDEAS for Gainesville? If so, what are they?

10. How satisfied are you with the overall transportation network in Gainesville?
    - O Very dissatisfied
    - O Dissatisfied
    - O Neutral
    - O Satisfied
    - O Very satisfied

11. What do you believe to be the number-one greatest transportation issue in Gainesville? Give specific examples, if needed.

12. If you enjoy walking and biking to destinations within the city, which of the following would prevent you from walking or biking as much as you would like? Check all that apply.
    - ☐ Where I want to go is too far.
    - ☐ There is no sidewalk or bicycle facility near me, or what is available is not suitable.
    - ☐ Walking/riding along the street is uncomfortable due to the amount of traffic.
    - ☐ There is no direct route and I would have to walk or bike far out of my way.
    - ☐ It is difficult to cross the street safely.
    - ☐ I am a person with mobility issues, or cannot walk or bike due to other reasons.
    - ☐ None of these apply to me.

13. What types of transportation improvements would you most like to see along the city's major roadways?
    - ☐ Bike lanes
    - ☐ Improved traffic flow
    - ☐ Sidewalks
    - ☐ Streetscape upgrades (lighting, street trees, enhanced crosswalks, etc)
    - ☐ Landscaped medians
    - ☐ Signage
    - ☐ Other (please specify)
    - ☐ None of these

14. Please indicate the condition you believe Gainesville's existing infrastructure to be?
    Excellent = Nearly perfect, no changes needed.
    Satisfactory = Good, needs some minor fixes.
    Fair = Fine, but there is much room for improvement.
    Poor = Terrible condition, needs to be fixed ASAP.

	EXCELLENT	SATISFACTORY	FAIR	POOR
Roadway corridors				
Roadway intersections				
Bridges				
Sidewalks				
Bicycle network/ facilities				
Water/sewer				
Stormwater				
Broadband				

15. If you answered "poor" or "fair" to any of the above, please give us more detail.

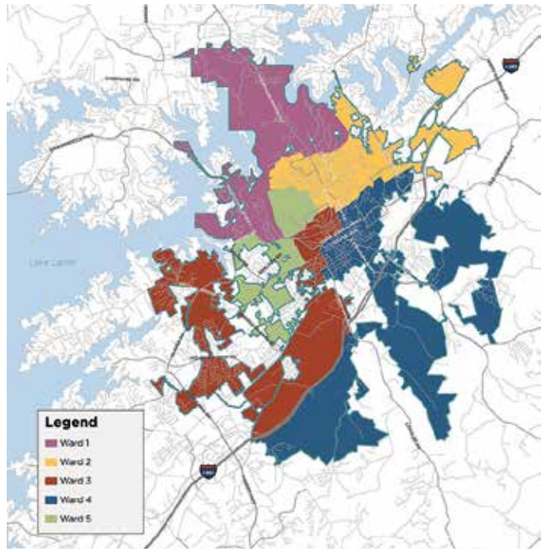
16. How important is it that Gainesville offers the following types of housing?

TYPE OF HOUSING	VERY IMPORTANT	IMPORTANT	NOT IMPORTANT
Subsidized			
Naturally affordable/market-rate			
Luxury			
Geared toward first-time homebuyers			
Geared toward renters			
Geared toward singles or young professionals			
Geared toward seniors or empty-nesters			

17. Is there anything else you would like the Planning Team to know as they move forward in the planning process?

Tell us about yourself!

These questions are optional, and your answers will be used to help us improve our outreach efforts to reach every person in Gainesville. Don't worry, your answers will be kept confidential.



18. In which city council ward do you reside (see map, if you work or visit Gainesville, please select where you work or usually visit)?
    - O City Council Ward 1
    - O City Council Ward 2
    - O City Council Ward 3
    - O City Council Ward 4
    - O City Council Ward 5

19. How old are you?

20. What race/ethnicity do you identify with?
    - O White/Caucasian alone
    - O Black/African-American alone
    - O Asian alone
    - O American Indian/Alaska Native alone
    - O Some other race alone
    - O Two or more races
    - O Other

21. Do you identify as Hispanic or Latino?
    - O Yes
    - O No

22. What is your highest level of education?
    - O Less than high school
    - O High school diploma, GED, or equivalent
    - O Some college
    - O Associate's degree
    - O Bachelor's degree
    - O Graduate or post-graduate degree

23. What is your household's income range?
    - O Less than $25,000 per year
    - O $25,000 to $39,999 per year
    - O $40,000 to $49,999 per year
    - O $50,000 to $74,999 per year
    - O $75,000 to $99,999 per year
    - O $100,000 to $149,999 per year
    - O Over $150,000 per year

24. What is your household size?
    - O 1 person
    - O 2 people
    - O 3 people
    - O 4 people
    - O 5+ people

25. What best describes your housing situation?
    - O I own my home
    - O I rent my home
    - O Neither of these

Thank you for taking our survey! The Planning Team will use your answers to better understand and plan for the future of your community.

MEETING SIGN-IN SHEETS

2040 Gainesville Comprehensive Plan Vision Workshop #1 11/16/2021

Name	Phone #
Kurt H. Schuller	770-533-4525
Stacey Rutherford	678-936-3447
Tim Evans	678-644-1864
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2040 Gainesville Comprehensive Plan Vision Workshop #2 11/18/2021

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Kate Johnson newtown193@gmail.com	770.718.1343

GAINESVILLE
COMPREHENSIVE PLAN

Please sign in!

Draft Plan Open House
February 10, 2022

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GAINESVILLE
COMPREHENSIVE PLAN

Please sign in!

Draft Plan Open House
February 10, 2022

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GAINESVILLE
COMPREHENSIVE PLAN

Please sign in!

Draft Plan Open House
February 10, 2022

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GAINESVILLE
COMPREHENSIVE PLAN

Please sign in!

Draft Plan Open House
February 10, 2022

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CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 5/12/2022

Presenter: Bryan Lackey

Item of Business: BR-2022-25 Adoption of Amended Retiree Insurance Guidelines

Meeting Date: 6/7/2022

Purpose of Request:

To amend the Retiree Insurance Guidelines.

History/Background:

These Guidelines were last amended in 2011. At that time, 2 separate guidelines were created: one for those hired prior to 1/1/2002 and those hired after 1/1/2002. We are now at a point where some of those hired after 1/1/2002 are retiring. Therefore, a more manageable set of guidelines to administer is needed.

Facts & Issues for Consideration:

Amendments to the City's retiree insurance guidelines are needed from time to time. The last amendment was in 2011.

Department Recommendation:

To approve the resolution.

Department Director:

Janeann Allison

If funding is involved, are funds approved within the current budget?

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
BR-2022-25 Adoption of Amended Retiree Insurance Guidelines	Resolution
Amended Retiree Insurance Guidelines	Attachments/Exhibits
Current Retiree Insurance Guidelines	Backup Material

RESOLUTION BR-2022-25

ADOPTION OF AMENDED RETIREE INSURANCE GUIDELINES

WHEREAS, the Gainesville City Council provides post-employment benefits for Retirees; and

WHEREAS, the governing body for the City of Gainesville desires to amend its Retiree Insurance Guidelines.

NOW, THEREFORE, BE IT RESOLVED THAT, the governing body for the City of Gainesville hereby adopts the new Retiree Insurance Guidelines as attached to be effective immediately.

BE IT FURTHER RESOLVED THAT, all resolutions regarding Retiree Insurance Guidelines approved prior to adoption of this Resolution shall be rescinded.

Adopted this _____ day of _____, 2022.

_____
W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

_____
Denise O. Jordan, City Clerk

City of Gainesville Retiree Insurance Guidelines

Effective 07/01/2022 Retiree insurance availability will be provided according to the following guidelines. Eligibility requirements apply to health, dental, vision and life (reduced maximum limits apply).

This policy and the benefit to the City's employees and retired employees do not create a contractual obligation of the City to continue to provide any or all of the benefits described below; rather, the continuation of the insurance coverage is contingent upon the City's needs and ability to pay as determined by the City council in its sole discretion.

Ability to Retain Coverage at Retirement

- A retiree may retain coverage if retiring in a normal status at the same or lower level as coverage held at termination. See guidelines A - D below.
- A retiree may retain coverage if retiring in an Early or Disability Status with 20 or more years of service, at the same or lower level as coverage held at termination. See guidelines A - D below.

  A. Retiree may elect to insure additional children who become eligible under the insurance carrier's guidelines only when child coverage was retained at retirement and is currently held.

  B. Retiree who retained retiree-only coverage at retirement may not add a spouse at a later time.

  C. Retiree who retained spouse coverage may not later change coverage to a different spouse.

  D. If a spouse or child is dropped from coverage the retiree may not add the spouse or child at a later time.

- If Retiree's employment is terminated by the City, Retiree will not be eligible to retain benefits coverage.
- Retiree must elect coverage to begin the day following the last day of employment.
- Retiree must be insured in order to insure a spouse or dependent.
- Once a specific coverage is dropped, the retiree loses eligibility for that specific type of coverage (dental, life, health, vision).
- Monthly premiums for coverage must be paid directly to the City in the event that the retirement payment is insufficient to cover the monthly premiums due. This direct payment is required to be paid via automatic bank draft.

Group Plan Determination

- Retiree and spouse/dependents eligible for group insurance coverage will be assigned individually to either the group retiree health insurance plan or the group Medicare Advantage plan based on Medicare eligibility.

- Persons insured must obtain Medicare Part A and B upon becoming Medicare eligible.
- Insured persons must transition to the Medicare Advantage program upon becoming Medicare eligible.
- Failure to obtain and maintain Medicare Part A and B when eligible disqualifies the individual from coverage under any City group plan.
- The City reserves the right to change the Guidelines if Congress subsequently amends Medicare such that, in the opinion of the City the provisions of the Guidelines are inconsistent with the Medicare Act or the best interest of the City.

Coverage Upon Death of Retiree

- Spouse and dependent insurance coverage may be continued upon the death of the retiree.
    - Eligible spouse coverage may continue for the remainder of the surviving spouse's lifetime.
    - Continuing dependent eligibility will be based on the insurance carrier's plan guidelines.
- Monthly premiums for coverage must be paid directly to the City in the event that no spousal form of benefit payment is available or, when the benefit payment is insufficient to cover the monthly premiums due. This direct payment is required to be paid via automatic bank draft.
- Unpaid premiums in excess of thirty days will result in a loss of coverage.
- Transition to Medicare Advantage plan applies to surviving spouse and dependents.

Coverage Upon Divorce of Retiree

- It is the responsibility of the retiree to notify the City of a divorce within 60 days of the final divorce decree. If retiree fails to notify the City, retiree may lose coverage.
- Spouse coverage ceases on the date of divorce from the retiree.
- A child's eligibility for continued coverage will be determined by the insurance carrier's eligibility requirements based on the relationship of the child to the retiree.
- COBRA will be offered when applicable.

City-Paid Supplement

- The City will supplement a portion of the cost for retiree-only health insurance dependent upon ability to fund.
- Retiree pays full cost of spouse and dependent health insurance.
- Retiree pays full cost of dental, life and vision coverage.
- Upon death of retiree, the City will not supplement any portion of the premiums due from Spouse and/or Dependents.

City of Gainesville Retiree Insurance Guidelines
Most Recent Hire Date Prior to 1/1/02

Effective 1/1/12 Retiree insurance availability and the amount of city-paid premium supplement will be provided according to the following guidelines. Eligibility requirements apply to health, dental, vision and life (reduced maximum limits apply).

This policy and the benefit to the City's employees and retired employees do not create a contractual obligation of the City to continue to provide any or all of the benefits described below; rather, the continuation of the insurance coverage is contingent upon the City's needs and ability to pay as determined by the City council in its sole discretion.

Ability to Retain Coverage at Retirement

- If retiree leaves employment in a Vested, Normal, Early or Disability Status, retiree has the option to retain coverage at the same or lower level as coverage held at termination.
    - Retiree may elect to insure additional children who become eligible under the insurance carrier's guidelines only when child coverage was retained at retirement and is currently held.
    - Retiree who retained retiree-only coverage at retirement may not add a spouse at a later time.
    - Retiree who retained spouse coverage may not later change coverage to a different spouse.
    - If a spouse or child is dropped from coverage the retiree may not add the spouse or child at a later time.
- Retiree must elect coverage to begin the day following the last day of employment.
- Retiree must be insured in order to insure a spouse or dependent.
- Once a specific coverage is dropped, the retiree loses eligibility for that specific type of coverage (dental, life, health, vision).

Group Plan Determination

- Retiree and spouse/dependents eligible for group insurance coverage will be assigned individually to either the group retiree health insurance plan or the group Medicare Advantage plan based on Medicare eligibility.
- Persons insured must obtain Medicare Part A and B upon becoming Medicare eligible.
- Insured persons must transition to the Medicare Advantage program upon becoming Medicare eligible.
- Failure to obtain and maintain Medicare Part A and B when eligible disqualifies the individual from coverage under any City group plan.

- The City reserves the right to change the Guidelines if Congress subsequently amends Medicare such that, in the opinion of the City the provisions of the Guidelines are inconsistent with the Medicare Act or the best interest of the City.

Ability to Retain Coverage Upon Death of Retiree

- Spouse and dependent insurance coverage may be continued upon the death of the retiree.
    - Eligible spouse coverage may continue for the remainder of the surviving spouse's lifetime.
    - Continuing dependent eligibility will be based on the insurance carrier's plan guidelines.
- Monthly premiums for coverage must be paid directly to the City in the event that no spousal form of benefit payment is available or, when the benefit payment is insufficient to cover the monthly premiums due.
- Unpaid premiums in excess of thirty days will result in a loss of coverage.
- Transition to Medicare Advantage plan applies to surviving spouse and dependents.

Ability to Retain Coverage Upon Divorce of Retiree

- Spouse coverage ceases on the date of divorce from the retiree.
- A child's eligibility for continued coverage will be determined by the insurance carrier's eligibility requirements based on the relationship of the child to the retiree.
- COBRA will be offered when applicable.

City-Paid Supplement

- For Retirees hired prior to 1/1/02, the City will supplement 50% of the cost for retiree-only health insurance.
- Retiree pays full cost of spouse and dependent health insurance.
- Retiree pays full cost of dental, life and vision coverage.

City of Gainesville Retiree Insurance Guidelines
Most Recent Hire Date on or after 1/1/02

Effective 1/1/12 Retiree insurance availability and the amount of city-paid premium supplement will be provided according to the following guidelines. Eligibility requirements apply to health, dental, vision and life (reduced maximum limits apply).

This policy and the benefit to the City's employees and retired employees do not create a contractual obligation of the City to continue to provide any or all of the benefits described below; rather, the continuation of the insurance coverage is contingent upon the City's needs and ability to pay as determined by the City council in its sole discretion.

Ability to Retain Coverage upon Retirement

- If retiree leaves employment in a Vested, Normal, Early or Disability Status with 20 or more years of service, retiree has the option to retain coverage at the same or lower level as coverage held at termination.
    - Retiree may elect to insure additional children who become eligible under the insurance carrier's guidelines only when child coverage was retained at retirement and is currently held.
    - Retiree who retained retiree-only coverage at retirement may not add a spouse at a later time.
    - Retiree who retained spouse coverage may not later change coverage to a different spouse.
    - If a spouse or child is dropped from coverage the retiree may not add the spouse or child at a later time.
- Retirees with less than 20 years of service are not eligible to continue insurance coverage.
- Retiree must elect coverage to begin the day following the last day of employment.
- Retiree must be insured in order to insure a spouse or dependent.
- Once a specific coverage is dropped, the retiree loses eligibility for that specific type of coverage (dental, life, health vision).
- Health insurance eligibility for each insured ceases as that person becomes Medicare eligible. Once retiree becomes Medicare eligible, coverage ceases for retiree and any remaining insured spouse/dependents.

Ability to Retain Coverage upon Death of Retiree

- Spouse and dependent insurance coverage held at the time of retiree death may be continued only if the retiree elected a spousal form of benefit payment at retirement. If spousal benefit option is selected:
    - Eligible spouse coverage may continue for the remainder of the surviving spouse's lifetime.

- Continuing dependent eligibility will be based on the insurance carrier's plan guidelines.

- Monthly premiums for coverage must be paid directly to the City should the spouse's monthly benefit payment be insufficient to cover premiums due.
- Unpaid premiums in excess of thirty days will result in a loss of coverage.
- Health insurance eligibility ceases for each insured person upon becoming Medicare eligible. Once surviving spouse becomes Medicare eligible, coverage also ceases for dependents.

Ability to Retain Coverage upon Divorce of Retiree

- Spouse coverage ceases on the date of divorce from the retiree.
- A child's eligibility for continued coverage will be determined by the insurance carrier's eligibility requirements based on the relationship of the child to the retiree.
- COBRA coverage will be offered when applicable.

City-Paid Supplement for Retirees Hired Between 1/1/02 and 6/30/08

- For Retirees hired **between 1/1/02 and 6/30/08**, the City will supplement 50% of the cost for retiree-only health insurance.
- Retiree pays full cost of spouse and dependent health insurance.
- Retiree pays full cost of dental, life and vision coverage.

City - Paid Supplement for Retirees Hired 7/1/08 or Later

- For Retirees hired **after 7/1/08**, the city will supplement a percentage of the cost for retiree-only health insurance based on the table below.
- Retiree pays full cost of spouse and dependent health insurance.
- Retiree pays full cost of dental, life and vision coverage.

Supplement for Retirees Hired 7/1/08 or Later	
Years of Employment	% City Supplements Retiree-Only Cost
0 - 19.99	Not Eligible for coverage
20 - 20.99	25%
21 - 21.99	30%
22 - 22.99	35%
23 - 23.99	40%
24 - 24.99	45%
25 or More	50%

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 5/23/2022

Presenter: Bryan Lackey

Item of Business: BR-2022-26 Amendment to Retirement Plan A Plan Document Regarding Board Member Vacancy

Meeting Date: 6/7/2022

Purpose of Request:

To amend the Retirement Plan A Document.

History/Background:

The Gainesville Employee Pension Plan A Board of Trustees recognizes the need for a change to the Retirement Plan A Document as it pertains to Board Procedures regarding vacancies.

The Retirement Plan A Plan Document was last restated effective as of January 1, 2022. It is recommended that the Plan be amended with an effective date of June 7, 2022.

Facts & Issues for Consideration:

The Retirement Plan A Board has consulted with Ed Emmerson (Plan Attorney), whom agrees with the proposed changes and offered additional guidance.

Department Recommendation:

The Pension Board recommends that the Plan be amended to incorporate changes to Section 8.05(a) Vacancy.

Department Director:

Tommy Hunt, Chairman

If funding is involved, are funds approved within the current budget?

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
BR-2022-26 Amendment to Retirement Plan A Plan Document Regarding Board Member Vacancy	Resolution
Current RPA Plan Document	Backup Material

RESOLUTION BR-2022-26

AMENDMENT TO RETIREMENT PLAN A PLAN DOCUMENT
REGARDING BOARD MEMBER VACANCY

WHEREAS, the City of Gainesville (the "City") maintains the City of Gainesville, Georgia, Retirement Plan A (the "Plan"), which was last amended and restated effective as of January 1, 2022; and

WHEREAS, the City desires to amend the Plan to modify the vacancy procedure for Pension Board members.

NOW, THEREFORE, **BE IT RESOLVED THAT**, pursuant to Article XI of the Plan, the governing body of the City of Gainesville hereby amends the Plan, effective as of the date of this Amendment, as follows:

1. By deleting Section 8.05(a) of the Plan and by substituting therefor the following:

   "(a) Vacancy: If a vacancy occurs in the office of Board member, the vacancy shall be filled for the remainder of the unexpired term, if any, by appointment by the remaining Board members if less than 12 months remains in the unexpired term. If such vacancy occurs 12 months or more prior to the expiration of the term, it shall be filled by a special election within ninety (90) days and in the same manner as the office was previously filled; provided, however that during such vacancy the action of the six (6) remaining members of the Board shall be binding in all business which they may transact. Any such vacancy shall be filled with the same Department or category of employee consistent with the composition of the Board membership described in Section 8.01(a)."

BE IT FURTHER RESOLVED THAT, except as specifically amended hereby, the Plan shall remain in full force and effect.

Adopted this _____ day of _____, 2022.

_____
W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

_____
Denise O. Jordan, City Clerk

CITY OF GAINESVILLE, GEORGIA

PLAN A

As Amended and Restated
Effective as of
January 1, 2022

Plan Document Amended:	08-01-95	City Council Resolution BR-95-44
	08-06-96	City Council Resolution BR-96-41
	04-20-99	City Council Resolution BR-99-21
	05-20-03	City Council Resolution BR-2003-25
	10-21-03	City Council Resolution BR-2003-60
	09-21-04	City Council Resolution BR-2004-49
	11-16-04	City Council Resolution BR-2004-63
	03-17-05	City Council Resolution BR-2005-13
	05-16-06	City Council Resolution BR-2006-22
	05-16-06	City Council Resolution BR-2006-23
	07-01-06	City Council Resolution BR-2006-29
	11-07-06	City Council Resolution BR-2006-49
	12-19-06	City Council Resolution BR-2006-62
	06-17-08	City Council Resolution BR-2008-39
	01-06-09	City Council Resolution BR-2009-04
	07-05-11	City Council Resolution BR-2011-18
	10-18-11	City Council Resolution BR-2011-27
	10-18-11	City Council Resolution BR-2011-28
	12-06-11	City Council Resolution BR-2011-33
	12-06-11	City Council Resolution BR-2011-34
	12-17-13	City Council Resolution BR-2013-55
	04-01-14	City Council Resolution BR-2014-07
	09-02-14	City Council Resolution BR-2014-31
	09-02-14	City Council Resolution BR-2014-32
	10-20-15	City Council Resolution BR-2015-53
	09-06-16	City Council Resolution BR-2016-37
	12-21-21	City Council Resolution BR-2021-59

Table of Contents

ARTICLE I Purpose

ARTICLE II Definitions
2.01 - Accrued Benefit
2.02 - Actuarial (or Actuarially) Equivalent
2.03 - Actuary
2.04 - Average Monthly Compensation
2.05 - Beneficiary
2.06 - Board (or Pension Board)
2.07 - Code
2.08 - Compensation
2.09 - Credited Service
2.10 - Disability
2.11 - Early Retirement Date
2.12 - Effective Date
2.13 - Eligibility Service
2.14 - Eligible Spouse
2.15 - Employee
2.16 - Employer
2.17 - Ineligible Employee
2.18 - Normal Retirement Age
2.19 - Normal Retirement Date
2.20 - Participant
2.21 - Participant Contributions
2.22 - Pension
2.23 - Plan
2.24 - Plan Year (or Year)
2.25 - Retirement
2.26 - Single Life Income
2.27 - Spouse
2.28 - Trust (or Trust Fund)
2.29 – Trustee/Custodian

ARTICLE III Participation and Service
3.01 - Participation
3.02 - Eligibility Service
3.03 - Credited Service
3.04 - Participation and Service Upon Reemployment
3.05 - Change in Job or Salary Status
3.06 – Transfers Between General Employee Status and Public Safety Status

Table of Contents (Continued)

ARTICLE IV Requirements for Retirement Benefits
4.01 - Normal Retirement
4.02 - Delayed Retirement
4.03 - Early Retirement
4.04 - Deferred Vested Termination
4.05 - Disability Retirement
4.06 - Termination Prior to Being Vested
4.07 - Commencement of Benefits

ARTICLE V Amount of Retirement Benefits
5.01 - Normal Retirement Pension
5.02 - Delayed Retirement Pension
5.03 - Early Retirement Pension
5.04 - Deferred Vested Pension
5.05 - Disability Retirement Pension
5.06 - Non-Vested Termination Benefit
5.07 - Maximum Pensions
5.08 - Lump Sum Distribution for Vested Participants

ARTICLE VI Manner of Payment and Other Benefits
6.01 - Optional Forms of Benefit Payments
6.02 - Death Before Retirement or Termination
6.03 - Death After Termination of Employment and Before Pension Payments Commence
6.04 - Death After Pension Payments Commence
6.05 - Reemployment After Pension Payments Commence
6.06 - Nonalienation of Benefits
6.07 - Designation of Beneficiary
6.08 - State Law Forfeiture Provisions
6.09 - Medical Insurance Coverage for Retirees
6.10 - Rollovers

ARTICLE VII Plan Financing
7.01 - Method of Funding
7.02 - Participant Contributions
7.03 - Assets of Trust Fund
7.04 - Investments

ARTICLE VIII Administration
8.01 - Appointment of Pension Board
8.02 - Claims Procedure
8.03 - Other Pension Board Powers and Duties
8.04 - Rules and Decisions

Table of Contents (Continued)

ARTICLE VIII Administration (continued)
8.05 - Board Procedures
8.06 - Authorization of Benefit Payments
8.07 - Application and Forms for Pension
8.08 - Facility of Payment

ARTICLE IX Miscellaneous
9.01 - Nonguarantee of Employment
9.02 - Rights to Fund Assets
9.03 - Governing Law
9.04 - Construction
9.05 - Vesting upon Normal Retirement
9.06 - Corrections; Contributions Made in Error; Recovery of Mistaken Payments

ARTICLE X Termination
10.01 - Right to Terminate
10.02 - Manner of Distribution
10.03 - Residual Amounts
10.04 - Full Vesting

ARTICLE XI Amendments

ARTICLE I

Purpose

In order to create a retirement fund for the payment of benefits to certain salaried employees of the City of Gainesville, Georgia, on February 24, 1941, the General Assembly of Georgia established the City of Gainesville, Georgia, Retirement System, known effective July 1, 1994, as Retirement Plan A (the "Plan"). The Plan has been subsequently amended by ordinances from time to time.

The City Council has decided to amend and restate the Plan, as set forth herein, effective as of January 1, 2022 (the "Effective Date") (unless a different effective date is stipulated by a particular provision), to make clarifying and desirable revisions to facilitate the administration of the Plan.

The Plan and Trust are intended to meet the requirements of Sections 401(a) and 501(a) of the Internal Revenue Code of 1986, as amended (the "Code"), as applied to a governmental plan (as defined in Code Section 414(d)).

Except as otherwise specifically provided in this Plan, the provisions of this Plan shall apply only to an Employee who terminates employment on or after the Effective Date. The benefit payable to or on behalf of a Participant included under the Plan in accordance with the following provisions shall not be affected by the terms of any amendment to the Plan adopted after such Participant's employment terminates, unless the amendment expressly provides otherwise.

The amendments to the Plan contained herein continue the Plan as originally established and set forth in the provisions of the Charter of the City of Gainesville. The Charter of the City of Gainesville was amended, effective July 1, 1994, to authorize the continuation of the Plan, but will no longer contain the provisions of the Plan. Instead, by separate ordinance the City of Gainesville is authorizing the restatement of the Plan under the terms contained herein.

There is no intention in amending the Plan to adversely affect, modify, or eliminate any pension benefits previously accrued or payable under the Plan before the Effective Date of this amendment, and all such benefits are preserved, whether or not such benefits are specifically set forth in the Plan, as amended. To the extent that any such pension benefits are not described in the Plan, as amended, reference is to be made to those provisions of the Charter of the City of Gainesville, prior to its amendment on July 1, 1994, which provided for such pension benefits.

ARTICLE II

Definitions

Words and phrases appearing in this Plan shall have the respective meanings set forth in this Article, unless the context clearly indicates to the contrary.

2.01 **Accrued Benefit**: The amount that would be payable at Normal Retirement Date, determined in accordance with Section 5.01, considering the Participant's Average Monthly Compensation and Credited Service, not to exceed thirty-three (33) years, at the date of determination.

2.02 **Actuarial (or Actuarially) Equivalent:** Equality in the value of the aggregate amount expected to be received under different forms of payment, based on the 1984 Unisex Pension Mortality Table, with interest at eight percent (8%) per annum.

2.03 **Actuary:** The individual enrolled actuary or firm of one or more enrolled actuaries selected by the Employer, with the advice of the Pension Board, to provide actuarial services in connection with the administration of the Plan.

2.04 **Average Monthly Compensation:** The arithmetic average of the total Compensation of a Participant during the sixty (60) consecutive completed months of Credited Service in which Compensation was the highest subject to the following:

(a) For a Participant who terminates employment and is reemployed by the Employer, the period(s) prior to and following such break(s)-in-service shall be considered consecutive.

(b) In the case of a Participant who has not completed sixty (60) such consecutive months at date of determination, Average Monthly Compensation shall be determined by averaging the completed months of Compensation received by such Participant from the Employer during his entire period of Credited Service.

2.05 **Beneficiary:** The person, persons, entity or entities designated by (1) a Participant or (2) an Eligible Spouse, pursuant to the provisions of Section 6.02, or (3) operation of the Plan pursuant to Section 6.07 to receive any benefits payable under the Plan as a result of the Participant's or Eligible Spouse's, as applicable, death.

2.06 **Board (or Pension Board):** The persons appointed pursuant to Article VIII to administer the Plan and the Fund in accordance with said Article.

2.07 **Code:** The Internal Revenue Code of 1986 and amendments thereto.

2.08 **Compensation**: The remuneration paid, during the period considered as Credited Service, to a Participant by the Employer for personal services as defined by Code Section 3401(a), as reported as wages on the Participant's Federal Income Tax Withholding statement (Form W-2), plus any deferrals made by the Participant pursuant to Code Section 125, 402(g)(3), 401(k), 414(h) or 457. In determining the limit on a Participant's Compensation under Code Section 401(a)(17) (the "Compensation Limitation"), the following rules shall apply:

(a) Compensation Limitation for an Eligible Participant: Notwithstanding the preceding, in no event shall Compensation for the twelve (12) month period used to determine Average Monthly Compensation for an "Eligible Participant" exceed the greater of (1) $235,840 or (2) effective January 1, 1996, $200,000, as increased in accordance with Treasury Department regulations (under Code Section 401(a)(17)) to reflect cost-of-living adjustments. For purposes of this Section 2.08(a), an Eligible Participant is an Employee who first became a Participant in the Plan during a Plan Year beginning before January 1, 1996.

(b) Compensation Limitation for a Non-Eligible Participant: Notwithstanding the preceding, in no event shall Compensation for the twelve (12) month period used to determine Average Monthly Compensation for a "Non-Eligible Participant" exceed the dollar limitation determined pursuant to Code Section 401(a)(17). For purposes of this Section 2.08(b), a Non-Eligible Participant is an Employee who first becomes a Participant in the Plan during a Plan Year beginning on or after January 1, 1996.

(c) Cost-of-Living Adjustments for the Compensation Limitations: For all purposes of this Plan, the Compensation Limitation shall be increased automatically as permitted by Treasury Department regulations to reflect cost-of-living adjustments. As a result of such an adjustment, the Compensation Limitation in effect on January 1 of a calendar year shall be effective for the twelve (12) month period, used to determine a Participant's Average Monthly Compensation, beginning in the calendar year and shall apply only to a Participant's Compensation for that twelve (12) month period and Compensation for any prior year shall be subject to the applicable Compensation Limitation in effect for that prior year.

(d) Severance Payments: For all purposes of the Plan, effective July 1, 2007, Compensation shall not include any amounts paid to the Employee after 2 ½ months after the end of the calendar year in which the Employee has a severance from employment. Amounts paid within 2 ½ months after the end of the Plan Year in which the Employee has a severance from employment that represent leave cash-outs, nonqualified deferred compensation or payments for regular compensation for services during the Employee's period of employment that would have been paid to the Employee prior to severance from employment if the Employee had continued in employment with the Employer, shall be included. Compensation shall not include any amounts paid at any time after severance from employment if the amounts constitute severance pay or parachute payments, which are payments other than leave cash-outs, nonqualified deferred compensation, or for regular compensation

for services during the Employee's period of employment that would have been paid to the Employee prior to severance from employment.

2.09 **Credited Service**: The period of an Employee's employment considered in accordance with Section 3.03 in the determination of the amount of benefits payable to or on behalf of the Employee.

2.10 **Disability**: A physical or mental condition, which totally and presumably permanently prevents a Participant from engaging in any gainful employment. For the determination of an occupational disability, the Participant must submit evidence of eligibility for Worker's Compensation as a result of the Disability. For the determination of a non-occupational disability, the Participant must submit evidence of receipt of a Social Security Disability Insurance Benefit under the Social Security Act; provided, however, if a Participant is not covered by Social Security, either through the Employer or through any other employer, the Pension Board shall determine his Disability in accordance with the provisions of the following:

(a) Whenever such a Participant not covered by Social Security files an application for a Disability Retirement Pension with the Pension Board, the Participant shall submit therewith a signed certificate from a licensed practicing physician of Georgia certifying to the Disability of such Participant. Promptly thereafter, the Pension Board shall order the Participant to be examined by a second physician to be named by the Board who likewise shall certify the physical ability or disability of the Participant. The fees and expenses of such second physician shall be paid for by the Pension Board. In the event the certificates of the respective physicians generally agree upon Disability, such facts shall be conclusive as to the physical condition of the Participant and the Pension Board shall grant a Disability Retirement Pension in accordance with Section 4.05. In the event the certificates of the aforesaid physicians disagree as to whether the Participant is disabled, then under these circumstances that question shall be submitted to a third physician selected by the Pension Board. The medical opinion of the third physician, after examination of the Participant and consultation with the other two physicians, shall decide such question. The fees and expenses of the third physician shall be shared equally by the Participant and the Pension Board.

(b) Notwithstanding any other provision of this Section, no Participant shall qualify for a Disability Retirement Pension if the Pension Board determines that his Disability results from (i) self-addiction to alcohol or narcotics, (ii) an injury suffered while engaged in a felonious or criminal act or enterprise or (iii) service in the Armed Forces of the United States which entitles the Participant to a veteran's disability pension; but this provision shall not prevent the Participant from qualifying for a Pension under another provision of the Plan.

(c) The Pension Board may adopt such rules as it deems necessary to administer the provisions of this Section 2.10 and such rules shall be applied uniformly and consistently to all Participants in similar circumstances.

2.11 **Early Retirement Date:** The date upon which the Participant has both terminated employment and completed twenty (20) or more years of Eligibility Service, but less than that amount of Eligibility Service required to reach Normal Retirement Age.

2.12 **Effective Date:** Effective Date means July 1, 1994, the original effective date of the Plan Document. The Effective Date of the Plan as amended and restated herein, is January 1, 2022, unless otherwise specifically provided.

2.13 **Eligibility Service:** The period of an Employee's employment considered in accordance with Section 3.02 in the determination of his eligibility for benefits under the Plan pursuant to the provisions of Article IV and his vested percentage pursuant to the provisions of Section 5.04.

2.14 **Eligible Spouse:** The person to whom the Participant is legally married under the laws of the State of Georgia for at least one (1) year prior to death. Spouse shall not include domestic partners or other similar relationships that are not denominated as marriage.

2.15 **Employee:** Any person who, on or after the Effective Date, performs a service for the benefit of the Employer, who is not covered by Social Security through the Employer, and who is eligible to participate in the Plan pursuant to Article III. The City Manager of the City of Gainesville, Georgia, shall be eligible to participate in this Plan at his discretion.

For new Employees hired on and after July 1, 2008, Employees shall be classified according to the following positions:

General Employee - shall mean any person who is employed by the Employer as a full-time Employee in a job other than as a Public Safety Employee.

Public Safety Employee - shall mean any person who is employed by the Employer as a Peace Officer or Firefighter. Peace Officer shall mean a full-time employee whose job description meets the definition of the Official Code of Georgia for Peace Officer as identified in Chapter 35.8.2(8)(A) and whose job description requires that they obtain certification as a Peace Officer through the Georgia Peace Officers Standards and Training Council Act as identified in the Official Code of Georgia Chapter 35.8-8 et.seq. as a condition of continued employment. Firefighter shall mean a full-time employee whose job description meets the definition of State Certified Firefighter as identified by the Georgia Firefighter Standards & Training Council and whose job description requires that they obtain certification as a Firefighter through the Georgia Firefighter Standards & Training Council as a condition of continued employment.

The classification of “full-time employee” status shall mean employed in a position, which is utilized on a continuing, year round basis for 40 or more hours per week, or at a minimum, 32 hours per week.

2.16 **Employer:** City of Gainesville, Georgia.

2.17 **Ineligible Employee:** Any person who performs a service for the Employer, who is covered by Social Security through the Employer.

2.18 **Normal Retirement Age:**

(a) For Employees hired before July 1, 2008 - The earlier of a Participant's (i) attainment of age sixty (60) or (ii) completion of twenty-five (25) years of Eligibility Service; provided, however, for an Employee who becomes a Participant in the Plan on or after his fifty-fifth (55th) birthday, such Employee's Normal Retirement Age shall be his age on the fifth (5th) anniversary of his date of participation.

(b) For Employees hired on and after July 1, 2008 –

(i) General Employees – The Participant's attainment of age sixty (60) and ten (10) years of Eligibility Service.

(ii) Public Safety Employees – The earlier of a Participant's (A) attainment of age sixty (60) and completion of ten (10) years of Eligibility Service or (B) attainment of age fifty (50) and completion of twenty-five (25) years of Eligibility Service.

2.19 **Normal Retirement Date:** The date upon which a participant reaches his Normal Retirement Age.

2.20 **Participant**: An Employee participating in the Plan in accordance with the provisions of Section 3.01, including former Employees who are entitled to or are receiving a Pension under the Plan.

2.21 **Participant Contributions**: Mandatory contributions made by the Participant in accordance with Section 7.02.

2.22 **Pension:** A series of monthly amounts which are payable to a person who is entitled to receive benefits under the Plan.

2.23 **Plan:** City of Gainesville, Georgia, Retirement Plan A, the Plan set forth herein, as amended from time to time.

2.24 **Plan Year (or Year):** The twelve (12) month period commencing on July 1 and ending on June 30.

2.25 **Retirement**: Termination of employment for reasons other than death after a Participant has fulfilled all requirements for a Normal, Delayed, Disability or Early Retirement Pension. Retirement shall be considered as commencing on the day immediately following a Participant's last day of employment.

2.26 **Single Life Income**: The monthly benefit payable over the lifetime of the Participant. Upon the Participant's death, there shall be no survivor benefits paid, except as provided in Section 6.04.

2.27 **Spouse**: The person to whom the Participant is legally married under the laws of the applicable state or foreign domestic relations laws. Spouse shall not include domestic partners or other similar relationships that are not denominated as marriage.

2.28 **Trust (or Trust Fund):** The fund known as the City of Gainesville, Georgia, Employees' Retirement Trust (also known as "Fund A"), maintained in accordance with the terms of the trust agreement or custodial agreement, as applicable and as may be amended from time to time, which constitutes a part of the Plan.

2.29 **Trustee/Custodian:** The corporate trustee or custodian appointed by the Pension Board pursuant to Section 7.03 of the Plan to administer the Trust.

ARTICLE III

Participation and Service

3.01 **Participation:** An Employee who was included under the prior provisions of the Plan as of the Effective Date shall continue to participate in accordance with the provisions of this amended and restated Plan. Any other Employee shall become a Participant as of his employment date with the Employer, and shall make Participant Contributions to the Plan. After a termination of employment, a rehired Employee's subsequent participation in the Plan shall be subject to the provisions of Section 3.04. Notwithstanding the foregoing, the following individuals will not be eligible to participate in the Plan:

(a) Any individual who is an Employee solely by means of being a "leased employee" under Section 414(n)(2) of the Code.

(b) Temporary, casual, and part-time Employees.

(c) Independent Contractors.

For the purposes of the Plan, a leased employee under Section 414(n)(2) is any person (other than an employee of the recipient) who pursuant to an agreement between the recipient and any other person ("leasing organization") has performed services for the recipient (or for the recipient and related persons determined in accordance with Code Section 414(n)(6) on a substantially full-time basis for a period of at least one (1) year, and such services are performed under the primary direction or control by the recipient.

3.02 **Eligibility Service**: A Participant's eligibility for benefits under the Plan pursuant to the provisions of Article IV and his vested percentage pursuant to the provisions of Section 5.04 shall be based upon his Eligibility Service. Subject to the provisions of Sections 3.04 and 3.05, a Participant's Eligibility Service shall be equal to his length

of employment with the Employer, both as an Employee and as an Ineligible Employee including any period of absence for activated military service from his date of employment to his date of Retirement, death, or other termination of employment. Subject to the provisions of Section 3.04, a Participant's total Eligibility Service shall be determined by aggregating all individual periods of Eligibility Service, whether or not completed consecutively.

Notwithstanding the preceding, any Employee who was not eligible to join the Plan for periods prior to January 1, 1988, because his date of employment with the Employer was on or after his attainment of the age of fifty-five (55) and who completes an hour of service with the Employer on or after January 1, 1988, shall receive Eligibility Service for such period of employment.

Notwithstanding the preceding, any Employee who is a Participant in the Plan, and who voluntarily elected to convert accrued sick and reserve sick bank leave toward retirement credit effective January 1, 2012, shall at retirement first receive credit toward Eligibility Service to reduce years of service or age related penalty or to reach early retirement eligibility, with any remaining balance subsequently applied toward years of Credited Service which will add to and increase a Participant's total period of Credited Service. Any such credit for converted accrued sick and reserve sick bank leave use for Eligibility Service may not be used to increase a Participant's total period of Credited Service.

3.03 **Credited Service:** The amount of a Participant's Pension benefits under the Plan shall be based upon his Credited Service. Subject to the provisions of Sections 3.04 and 3.05 and 7.02, a Participant's Credited Service shall be equal to his length of employment with the Employer as an Employee from his date of employment to his date of Retirement, death, or other termination of employment. Credited Service shall not include a period of time in which an Employee failed to make Participant Contributions to the Plan except for periods of unpaid leave of less than twelve 12 continuous months. Subject to the provisions of Section 3.04, a Participant's total Credited Service shall be determined by aggregating all individual periods of Credited Service, whether or not completed consecutively.

Notwithstanding the preceding, for any Employee who was not eligible to join the Plan for periods prior to January 1, 1988, because his date of employment with the Employer was on or after his attainment of the age of fifty-five (55) and who completes an hour of service with the Employer on or after January 1, 1988, the following provisions shall apply:

(a) he shall not receive Credited Service for such period of employment;

(b) he shall not be required or permitted to make Participant Contributions to the Plan for such period of employment prior to January 1, 1988; and

(c) his Compensation prior to January 1, 1988 shall not be considered in computing any Pension which may be payable under the Plan to him or on his behalf.

Notwithstanding the preceding, any Employee who is a Participant in the Plan, and who voluntarily elected to convert accrued sick and reserve sick bank leave toward retirement credit effective January 1, 2012, shall at retirement first receive credit toward Eligibility Service to reduce years of service or age related penalty or to reach early retirement eligibility, with any remaining balance subsequently applied toward years of Credited Service which will add to and increase a Participant's total period of Credited Service. Any such credit for converted accrued sick and reserve sick bank leave use for Eligibility Service may not be used to increase a Participant's total period of Credited Service.

3.04 **Participation and Service Upon Reemployment**: Upon the reemployment of an Employee after termination of employment, the following rules shall apply:

(a) Participation: Upon the reemployment of an Employee, he shall become a Participant in the Plan as of his reemployment date, and shall make Participant Contributions to the Plan.

(b) Eligibility Service: Upon the reemployment of an Employee, any Eligibility Service attributable to his prior period of employment shall not be canceled and shall be reinstated as of the date of his reparticipation; provided, however, if a Participant has received a refund of his Participant Contributions, either prior to or on or after July 1, 1994, in accordance with the provisions of Section 4.04, 4.05 or 4.06 and returns to employment with the Employer as an Employee on or after July 1, 1994, any Eligibility Service attributable to such Participant Contributions shall be canceled, unless the Participant repays the amount of the refund plus "Interest", for the period of time such funds were not in the plan, in order to restore his Eligibility Service attributable to such Participant Contributions. Such repayment must be made within the one (1) year period following the Employee's date of reemployment. For purposes of this Section 3.04(b), Interest shall mean the rate as determined periodically by the Pension Board (which currently is the absolute return objective determined by the Pension Board at the time of the Employee's reemployment).

(c) Credited Service: Upon the reemployment of an Employee, any Credited Service attributable to his prior period of employment shall not be canceled and shall be reinstated as of the date of his reparticipation; provided, however, if a Participant has received a refund of his Participant Contributions in accordance with the provisions of Section 4.04, 4.05 or 4.06 and returns to employment with the Employer as an Employee, any Credited Service attributable to such Participant Contributions shall be canceled unless the Participant repays the amount of the refund plus "Interest", for the period of time such funds were not in the plan, in order to restore his Credited Service attributable to such Participant Contributions. Such repayment must be made within the one (1) year period following the Employee's date of reemployment. For purposes of this Section 3.04(c), Interest shall mean the rate as determined periodically by the Pension Board.

(d) Repayment of Fund. Any amounts the reemployed Participant repays to the Plan to restore Eligibility and Credited Service shall be treated as after-tax

contributions unless such amounts are directly transferred from another qualified plan, an IRA, a governmental 457(b) plan or a 403(b) plan.

(e) Reemployment on and after July 1, 2008:

If an Employee's reemployment occurs on or after July 1, 2008 and the Employee received a refund of his Participant Contributions at the time of his termination, if the Participant makes a repayment to the Plan, in accordance with subsections (a) through (c) of this Section, any Eligibility Service and Credited Service earned prior to July 1, 2008 that is reinstated in accordance with this Section shall be used to determine the Employee's Accrued Benefit based on the benefit formula in effect.

If an Employee's reemployment occurs on or after July 1, 2008 and the Employee did not elect a refund of his Participant Contributions at the time of his termination, his Accrued Benefit earned prior to his earlier termination of employment shall be frozen as of that termination date. The Participant's Accrued Benefit earned after reemployment with the Employer on or after July 1, 2008 shall be determined based on the benefit formula in effect as of his reemployment date. The Participant shall be entitled to the total of the combined benefit amounts attributable to the two periods of employment.

(f) If an Employee's termination of employment is due to the expiration of short-term disability benefits from the Employer and the Employee is rehired and returns to work for the Employer within 12 months of his initial termination of employment date, the Employee shall be allowed to participate in this Plan as though no separation of employment occurred, for the purpose of determining the criteria for his eligibility for benefits and the amount of benefits payable under the Plan. This paragraph shall apply only if the employee did not elect a refund of his Participant contributions and provided the employee had completed ten (10) or more years of Eligibility Service at the time of the disability.

3.05 **Change in Job or Salary Status:** In the case of an Employee's transfer to the status of Ineligible Employee, the following rules shall apply while he is an Ineligible Employee:

(a) If the Employee has not attained his Normal Retirement Age as of the date of transfer to the status of Ineligible Employee,

(i) he shall continue to receive Eligibility Service while an Ineligible Employee, but not Credited Service;

(ii) he shall cease to have any right to make Participant Contributions to the Plan;

(iii) he shall not be entitled to receive a refund of his mandatory Participant Contributions (whether after-tax or Employer Pick-Up Contributions);

(iv) he shall not be entitled to receive any Pension payments until actual Retirement or other termination of employment.

(b) If the Employee has attained his Normal Retirement Age as of the date of transfer to the status of Ineligible Employee,

(i) he shall cease to have any right to make Participant Contributions to the Plan;

(ii) he shall not be entitled to receive any Pension payments until actual Retirement; and

(iii) any Pension payable to him or on his behalf upon his subsequent Retirement or death shall be calculated based upon his Average Monthly Compensation and Credited Service up to the date of transfer, with the resulting Pension increased to its Actuarial Equivalent at his actual Retirement date or death.

(c) In the case of an Ineligible Employee's transfer to the status of an Employee, the following rules shall apply:

(i) he shall receive only Eligibility Service while an Ineligible Employee, but both Credited Service and Eligibility Service while an Employee;

(ii) he shall not be required or permitted to make Participant Contributions to the Plan during his period of employment as an Ineligible Employee;

(iii) his Compensation as an Ineligible Employee shall not be considered in computing any Pension which may be payable to him or on his behalf under the Plan; and

(iv) he shall not be entitled to receive any Pension payments until actual Retirement or other termination of employment.

(v) if the Employee had previously been an eligible Employee before becoming an Ineligible Employee and transfers back to the status of Eligible Employee on or after July 1, 2008, the Participant's Accrued Benefit prior to his transfer back to the status of Eligible Employee shall be frozen as of the date he transfers to the status as an Ineligible Employee. The Participant's Accrued Benefit earned after his transfer back to status as an eligible Employee, shall be determined based upon the benefit formula in effect as of his date of transfer back to the status of eligible Employee. The Participant shall be entitled to the total of the combined benefit amounts attributable to the two periods of time in which he had the status of eligible Employee.

(vi) if the Employee had previously been an Ineligible Employee before becoming an eligible Employee, then the following rules shall apply, subject to the reemployment and transfer rules set forth in Sections 3.04(e) and 3.05(c):

(A) such individual shall become a Participant in the Plan under Section 3.01 as of the date he becomes an eligible Employee;

(B) if the individual becomes an eligible Employee before July 1, 2008, the individual's Normal Retirement Age shall be determined in accordance with Section 2.18(a) and the individual's Accrued Benefit shall be determined based on the Normal Retirement Pension formula set forth in Section 5.01(a).

(C) if the individual becomes an eligible Employee on or after July 1, 2008, the individual's Normal Retirement Age shall be determined in accordance with Section 2.18(b) and the individual's Accrued Benefit shall be determined based upon the Normal Retirement Pension formula set forth in Section 5.01(b).

3.06 Transfers Between General Employee Status and Public Safety Status

In the event an Employee transfers job classifications for the Employer, all the Employee's years of Eligibility Service shall be combined for the purpose of determining the Employee's eligibility for pension benefits, as set forth in Article IV. For the purpose of determining the amount of the Employee's pension, as set forth in Article V, the benefit shall be determined in separate components and added together, as follows:

(a) the benefit amount based on the Credited Service earned as a General Employee, plus

(b) the benefit amount attributable to the Credited Service earned as a Public Safety Employee.

ARTICLE IV

Requirements for Retirement Benefits

4.01 Normal Retirement: A Participant shall be eligible for a Normal Retirement Pension if his employment is terminated on the date he attains his Normal Retirement Age. Payment of a Normal Retirement Pension shall commence as of the first day of the month coinciding with or next following the date of Retirement.

4.02 Delayed Retirement: Subject to the provisions of Section 6.05, if a Participant continues in the Employer's employ after his Normal Retirement Date, his participation in the Plan shall continue, but no Pension payments shall be made during the period of continued employment. Payment of a Delayed Retirement Pension shall commence on the first day of the month coinciding with or next following the Participant's actual Retirement.

4.03 Early Retirement: A Participant shall be eligible for an Early Retirement Pension if his employment is terminated on or after his Early Retirement Date and prior to his

Normal Retirement Date. Payment of an Early Retirement Pension shall commence on the first day of the month coinciding with or next following the Participant's Normal Retirement Date. However, if such a retired Participant requests the Board to authorize the commencement of his Early Retirement Pension as of his Early Retirement Date, his Pension shall commence on the first day of the month coinciding with or next following his Early Retirement Date, but the amount thereof shall be reduced as provided in Section 5.03.

4.04 **Deferred Vested Termination**: A Participant shall be eligible for a Deferred Vested Pension in accordance with the provisions of Section 5.04 if his employment is terminated before Retirement and after he has completed ten (10) or more years of Eligibility Service and he elects to leave his Participant Contributions in the Plan. Payment of a Deferred Vested Pension shall commence as of the first day of the calendar month coinciding with or immediately following the date the Participant attains Normal Retirement Age; provided however, subject to the provisions of Section 3.04, a Participant who elects to receive a refund of his Participant Contributions as of the date of his termination of employment or any subsequent date prior to the commencement of his Deferred Vested Pension, shall forfeit his rights to such Pension.

4.05 **Disability Retirement:**

(a) Eligibility for Disability Retirement.

(i) For Disability Occurring Before July 1, 2008: A Participant shall be eligible for a Disability Retirement Pension if his employment is terminated prior to his Normal Retirement Date by reason of Disability after he has completed at least one (1) year of Credited Service. Payment of a Disability Retirement Pension shall commence as of the first day of the month following the date the Participant terminates employment due to Disability.

(ii) For Participants Terminating on and after July 1, 2008 as a result of a Disability:

(A) Occupational Disability - A Participant shall be eligible for a Occupational Disability Retirement Pension if his employment is terminated prior to his Normal Retirement Date by reason of Disability sustained in the performance of his duties as an Employee, after he has completed at least one (1) year of Credited Service. Payment of an Occupational Disability Retirement Pension shall commence as of the first day of the month following the date the Participant terminates employment due to Disability.

(B) Non-Occupational Disability - A Participant shall be eligible for a Non-Occupational Disability Retirement Pension if his employment is terminated prior to his Normal Retirement Date by reason of a non-occupational Disability, after he has

completed at least ten (10) years of Credited Service. Payment of a Non-Occupational Disability Retirement Pension shall commence as of the first day of the month following the date the Participant terminates employment due to Disability.

(b) The Pension Board shall have the right at intervals of not less than one year, prior to a Participant's Normal Retirement Date, to require proof of continuing Disability, such as to require the Participant to submit proof of receipt of Social Security Disability Benefits or, in absence of that, to require an examination of any Participant receiving a Disability Retirement Pension; provided, however, for purposes of this Section 4.05, a Participant's Normal Retirement Date shall be no earlier than his sixty-fifth (65th) birthday for General Employees and fifty-fifth (55th) birthday for Public Safety Employees. In the event such Participant is found not to be suffering from a Disability, the Pension Board shall, after hearing evidence thereon and giving the Participant opportunity to be heard, discontinue such Participant's Disability Retirement Pension. In the event such Participant receiving a Disability Retirement Pension refuses to submit to a physical examination after thirty (30) days notice to report for such examination or to supply proof of continuing Disability, the Pension Board shall discontinue payments of the Disability Retirement Pension until he submits to such examination or supplies such proof, and the Participant shall be deemed to have forfeited his Pension during the time of refusal.

(c) Following certification that a Participant's Disability has ceased, in accordance with the foregoing provisions of the preceding paragraph, the following rules shall apply:

(i) Such Participant shall not be prevented from qualifying for a Pension under another provision of the Plan based only upon his Eligibility Service, Credited Service and Compensation prior to his Disability Retirement if he does not reemploy following cessation of his Disability;

(ii) Any such Participant shall not receive Eligibility Service or Credited Service for his period of Disability and any Pension payments received during his Disability period shall be disregarded; and

(iii) If such Participant had completed at least ten (10), but less than twenty (20) years of Eligibility Service as of his Disability Retirement, he shall be entitled to elect to receive a lump sum payment equal to the difference, if any, between the amount of his Participant Contributions as of his Disability Retirement and the amount of Disability Retirement Pension payments he received.

4.06 **Termination Prior to being Vested:** A Participant who terminates Employment prior to the completion of ten (10) years of Eligibility service and prior to Retirement shall be entitled to a refund of his Participant Contributions in accordance with the provisions of Section 5.06.

4.07 Commencement of Benefits:

(a) Notwithstanding any other provision of the Plan to the contrary, distributions from the Plan shall conform with a good faith interpretation of Code Section 401(a)(9) and the regulations thereunder as applicable to governmental plans within the meaning of Code Section 414(d) and shall be implemented in accordance with the grandfathering provisions of such regulations applicable to annuity option distributions in effect on April 17, 2002. These distribution requirements override any distribution options or provisions elsewhere in the Plan that are inconsistent with these requirements and are incorporated by reference herein.

(b) Benefits must begin by the later of April 1 of the calendar year following the calendar year in which the Participant reaches age 72 (or 70½ if the Participant attained age 70½ before January 1, 2020) or April 1 of the calendar year in which the Participant retires. If a Participant fails to apply for retirement benefits by the Required Beginning Date, the Plan shall begin distribution of the benefit as required by Code Section 401(a)(9).

(c) The Participant's entire interest must be distributed, over the Participant's life or the lives of the Participant and a designated Beneficiary, or over a period not extending beyond the life expectancy of the Participant or the life expectancy of the Participant and his designated Beneficiary. The life expectancy of a Participant, the Participant's spouse or the Participant's designated Beneficiary may not be recalculated after the initial determination for purposes of determining benefits.

(d) If a Participant dies after the required distribution of benefits has begun, the remaining portion of the Participant's interest must be distributed at least as rapidly as under the method of distribution before the Participant's death and no longer than the remaining period over which the distribution commenced. If a Participant dies before required distribution of the Participant 's benefits has begun the Participant's entire interest must be either distributed in accordance with federal regulations over the life or the life expectancy of the designated Beneficiary, with the distributions beginning no later than December 31 of the calendar year immediately following the calendar year of the Participant's death or distributed by December 31 of the calendar year containing the fifth anniversary of the Participant's death.

(e) The death and disability benefits provided by the Plan are limited by the incidental benefit rule set forth in Code Section 401(a)(9)(G) of the Internal Revenue Code and Treasury Regulations Section 1.401(b)(1)(i) or any successor regulation thereto.

ARTICLE V

Amount of Retirement Benefits

5.01 Normal Retirement Pension:

(a) For Employees hired before July 1, 2008: Subject to the provisions of Section 5.07, the monthly amount of the Normal Retirement Pension on a Single Life Income basis shall equal three percent (3.0%) of the Participant's Average Monthly Compensation multiplied by his Credited Service not to exceed thirty-three (33) years.

(b) For Employees hired on and after July 1, 2008 – Subject to the provisions of Section 5.07, the monthly amount of the Normal Retirement Pension on a Single Life Income basis shall equal two and one-half percent (2.5%) of the Participant's Average Monthly Compensation multiplied by his Credited Service not to exceed thirty-three (33) years.

5.02 Delayed Retirement Pension: A Participant who retires after his Normal Retirement Date shall be entitled to a monthly Delayed Retirement Pension on a Single Life Income basis, subject to the provisions of Section 5.07, equal to the monthly Pension computed in accordance with section 5.01 based upon the Participant's Credited Service, not to exceed thirty-three (33) years, and Average Monthly Compensation at his actual Retirement date.

5.03 Early Retirement Pension: Subject to the provisions of Section 5.07, the monthly amount of the Early Retirement Pension on a Single Life Income basis payable at the Participant's Early Retirement Date shall be equal to his Accrued Benefit reduced as follows:

(a) For Employees hired prior to July 1, 2008: If payment of an Early Retirement Pension commences prior to the Participant's Normal Retirement Date, the amount of the Pension shall be reduced by two percent (2%) for each year (adjusted proportionately for fractions of a year) that the Pension commencement date precedes the Participant's Normal Retirement Date; provided, however, notwithstanding Section 3.04, (1) if a Participant received a refund of his Participant Contributions, in accordance with the provisions of Section 4.04, 4.05, or 4.06, prior to July 1, 1994, and (2) has returned to employment with the Employer as an Employee prior to July 1, 1994, and (3) has failed to repay the amount of the refund plus interest in accordance with Section 3.04 (c), the amount of the Pension shall instead be reduced to its Actuarial Equivalent as of the Pension commencement date.

(b) For Employees hired on and after July 1, 2008: If payment of an Early Retirement Pension commences prior to the Participant's Normal Retirement Date, the amount of the Pension shall be reduced by one and sixty-five hundredths percent (1.65%) for each year (adjusted

proportionately for fractions of a year) that the Pension commencement date precedes the Participant's Normal Retirement Date.

Notwithstanding the foregoing, in the event a Participant has achieved the requirements for an Early Retirement Pension as defined in Section 2.11, the Participant's benefit cannot be reduced to less than forty percent (40%) of the Participant's Accrued Benefit.

5.04 **Deferred Vested Pension:** Subject to the provisions of Section 5.07, the monthly amount of the Deferred Vested Pension on a Single Life Income basis, commencing as of the first day of the month coinciding with or immediately following the date the Participant attains Normal Retirement Age, in accordance with Section 4.04, shall be equal to a percentage of the Participant's Accrued Benefit at termination of employment. Such percentage shall be based on the Participant's years of Credited Service, in accordance with the following schedule:

Years of Credited Service	Vested Percentage
Less than 10	0%
10 or more	100%

5.05 **Disability Retirement Pension**:

(a) For Disability Occurring before July 1, 2008: Subject to the provisions of Section 5.07, the monthly amount of the Disability Retirement Pension on a Single Life Income basis payable as of the first day of the month following the date the Participant terminates employment due to Disability, in accordance with Section 4.05, shall be equal to the greater of the amounts determined under Subparagraphs (i) or (ii) as follows:

(i) The Participant's Accrued Benefit at Disability Retirement, unreduced for early commencement; or

(ii) An amount equal to fifty percent (50%) of his Average Monthly Compensation as of his termination of employment due to Disability.

(b) For Occupational Disability Occurring on and after July 1, 2008: Subject to the provisions of Section 5.07, the monthly amount of the Disability Retirement Pension on a Single Life Income basis payable as of the first day of the month following the date the Participant terminates employment due to Disability, in accordance with Section 4.05, shall be equal to the greater of the amounts determined under Subparagraphs (i) or (ii) as follows:

(i) The Participant's Accrued Benefit at Disability Retirement, unreduced for early commencement; or

(ii) An amount equal to fifty percent (50%) of his Average Monthly Compensation as of his termination of employment due to Disability.

(c) For Non-occupational Disability Occurring on and after July 1, 2008: Subject to the provisions of Section 5.07, the monthly amount of the Disability Retirement Pension on a Single Life Income basis payable as of the first day of the month following the date the Participant terminates employment due to Disability, in accordance with Section 4.05, shall be equal to the Participant's Accrued Benefit at Disability Retirement, unreduced for early commencement.

5.06 Non-Vested Termination Benefit: The amount of a cash distribution payable in a single lump sum to a Participant who terminates employment prior to the completion of ten (10) years of Eligibility Service and prior to Retirement shall be equal to his Participant Contributions as of the date of his termination of employment. Such distribution shall be made to the Participant as soon as practical following his termination of employment.

5.07 Maximum Pensions:

(a) Anything contained in the Plan to the contrary notwithstanding, a Pension computed under Article V shall be limited to the Maximum Permissible Amount under Code Section 415(b) and the regulations thereunder, as applicable to a governmental plan (as defined in Code Section 414(d)), which are hereby incorporated by reference.

(b) As used in this Section, the terms have the following meaning:

(1) Compensation means, for purposes of applying the limitations of Code Section 415 and for no other purpose, a Participant's wages as defined in Code Section 3401(a) (wages subject to income tax withholding at the source) but without regard to exceptions contained in Code Section 3401(a) for wages based on the nature or location of the employment or the services performed. For Limitation Years beginning on or after December 31, 1997, for purposes of applying the limitations of Code Section 415, compensation shall include amounts that would otherwise be included in compensation but for an election under Code Sections 125(a), 402(e)(3), 402(h)(1)(B), 402(k) and 457(b). For Limitation Years beginning after December 31, 2000, compensation will also include any elective amounts that are not includible in the Participant's gross income by reason of Code Section 132(f) (related to qualified transportation plans).

(A) For Limitation Years beginning on and after January 1, 2007, compensation for the Limitation Year will also include compensation paid by the later of 2½ months after the Participant's severance from employment or the end of the Limitation Year that includes the date of the Participant's severance from employment if:

(i) the payment is regular compensation for services during the Participant's regular working hours or compensation for services outside the Participant's regular working hours (such as overtime or shift differential), commissions, bonuses or other similar payments and absent a severance from employment, the payment would have been paid to the Participant while he or she continued in employment with the Employer; or

(ii) the payment is for unused accrued bona fide sick, vacation, or other leave that the Participant would have been able to use if employment had continued.

(B) Compensation also includes back pay, within the meaning of Treasury Regulation Section 1.415 (c)-2(g)(8) for the Limitation Year to which the back pay relates, to the extent the back pay represents wages and compensation that would otherwise be included in the definition.

(c) In no event shall a Participant's Annual Benefit payable in any Limitation Year from the Plan be greater than the limit applicable at the annuity starting date, as increased in subsequent years pursuant to Code Section 415(d) and regulations thereunder. If the form of benefit without regard to the automatic benefit increases feature is not a straight life annuity, then the preceding sentence is applied by reducing the Code Section 415(b) limit applicable at the annuity starting date to an actuarially equivalent amount (determined using the assumption specified in Treasury Regulation Section 1.415(b)-1(c)(2)(ii)) that takes into account the death benefit under the form of benefit.

(d) Effective for distributions in Limitation Years beginning after December 31, 2003, the determination of actuarial equivalence for Non-Annuity Benefit Forms shall be made in accordance with the following:

(1) For Limitation Years beginning before July 1, 2007, the actuarially equivalent straight life annuity is equal to the annual amount of the straight life annuity commencing at the same annuity starting date that has the same actuarial present value as the Participant's form of benefit computed using whichever of the following produces the greater annual amount: (A) the interest rate and the mortality table (or other tabular factor) specified in this title for adjusting benefits in the same form; and (B) a 5 percent interest rate assumption and the Applicable Mortality Table defined herein for that annuity starting date.

(2) For Limitation Years beginning on or after July 1, 2007, the actuarially equivalent straight life annuity is equal to the greater of (A) the annual amount of the straight life annuity (if any) payable to the Participant under the Plan commencing at the same annuity starting

date as the Participant's form of benefit; and (B) the annual amount of the straight life annuity commencing at the same annuity starting date that has the same actuarial present value as the Participant's form of benefit, computed using a 5 percent interest rate assumption and the Applicable Mortality Table defined in Section 2.02 of the Plan for that annuity starting date.

5.08 **Lump Sum Distribution for Vested Participants:** Notwithstanding any provision in the Plan to the contrary, a Participant, who has otherwise qualified for a Normal Retirement Pension, Delayed Retirement Pension, Early Retirement Pension or a Deferred Vested Pension, may elect to take a single lump sum distribution equal to his Participant Contributions as of the date of his termination of employment in lieu of receiving the applicable monthly pension benefit. In such case, the Participant shall not be entitled to any other benefit under the Plan any funds contributed to the Plan by the City or investment gains shall remain in the Plan.

ARTICLE VI

Manner of Payment and Other Benefits

6.01 **Optional Form of Benefit Payments:** By filing a written election with the Pension Board prior to the date Pension payments commence, a Participant who has a Spouse and who is entitled to a Normal, Delayed or Early Retirement Pension or a Deferred Vested Pension may elect to receive a Pension payable in accordance with a "Joint and Survivor Option' in an Actuarially Equivalent amount, in lieu of the Pension to which he may otherwise become entitled.

Under the Joint and Survivor Option, such a Participant who has a Spouse may elect to receive a reduced Pension payable during the joint lives of the Participant and his Spouse so that, following the death of the Participant, payment of the Pension in an amount equal to one-hundred, seventy-five or fifty percent (100, 75 or 50 %) (as elected by the Participant) of the Participant's reduced Pension shall continue to be made to his Spouse, if surviving, with the last payment to be made as of the first day of the month in which the death of his Spouse occurs.

Effective January 1, 2012, at the time of his retirement, a Participant who chooses a Joint & Survivor Option will be covered by a "Pop Up" provision. This "Pop Up" provision, upon the death of a designated Spouse prior to the Participant's death, will cause the Participant's benefit to revert to the Normal, Delayed, or Early retirement benefit chosen at the time of retirement, with no reduction for the Joint & Survivor Option. The cost of this "Pop Up" provision is included in Joint & Survivor Option and will not result in any increase in the reduction of the Participant and Spouse's benefits. It shall be the responsibility of the Participant to notify the Plan in writing, through the City Administrative Services, of the death of a designated Spouse for the purposes of exercising the "Pop Up" provision. Notification shall include a death certificate. Effective as of the first day of the month following the death of the designated Spouse, the pension benefit will revert from the amount the Participant was receiving under the Joint & Survivor Option to the amount he would have been entitled to on a Single Life Income basis. However, if the Participant fails

to furnish the Plan with proper proof of the designated Spouse's death within a one (1) year period of such death, then said increase shall not become effective until the first day of the month following the date such proof is submitted. The pension payment will be recalculated and adjusted during the next regular payment cycle after notification requirements have been met. If the designated Spouse predeceases the Participant, all payments will cease upon the death of the Participant and no further benefits will accrue to his estate or beneficiaries.

Except as provided in Section 6.02(b), the election by a Participant of this Joint and Survivor Option shall be null and void if either the Participant or his Spouse should die prior to the receipt of the first Pension payment. After Pension payments have commenced, no future elections or revocations of this optional form shall be permitted. Notwithstanding the preceding sentence, in the limited circumstances of a same-sex married Participant who was legally married prior to the date of his or her retirement and commenced Pension payments prior to June 26, 2015, a one-time, thirty (30) day window will be offered for the same-sex married Participant to retroactively elect the Joint and Survivor Option, in a time and manner prescribed by the Pension Board. By filing a written election with the Pension Board, such same-sex married Participant may elect the Joint and Survivor Option, with such election to be retroactively effective to the Participant's retirement date. Any same-sex married Participant making the retroactive Joint and Survivor Option election must repay the Plan for any overpayments of benefits the Participant received as a result of the change in the form of the retired Participant's benefit payments, as determined by the Actuary. Any retroactive election of the Joint and Survivor Option will be determined with the Joint and Survivor Option that was in place at the time of the Participant's retirement, such that same-sex married Participants who retired prior to October 18, 2011 will not be covered by the "Pop Up" provision and will instead receive a benefit awarded using the pre-"Pop Up" mortality tables.

The Pension Board may, at its discretion, direct the Custodian to pay all Participants' Normal, Delayed or Early Retirement Pension or Delayed Vested Pension in a single lump-sum distribution, if the lump-sum Actuarial Equivalent of the Participant's interest in his vested Accrued Benefit is not greater that $5,000. Provided, however, effective July 1, 2006, no distribution shall be made from the Plan without consent of the Participant.

6.02 **Death Before Retirement or Termination:** Upon the death of a Participant before termination of employment, any benefits payable shall be determined in accordance with the following:

(a) In the event that the Participant dies before termination of employment and after he has completed at least ten (10), but less than twenty-five (25) years of Eligibility Service, or after he has attained his Normal Retirement Age and has less than twenty-five (25) years of Eligibility Service, his Eligible Spouse shall receive a Pension for life. Such Pension shall be equal to fifty percent (50%) of the Pension calculated pursuant to the provisions of Section 5.01, based upon the Participant's Average Monthly Compensation and Credited Service as of the date of his death; provided, however, if the Actuarial Equivalent lump sum value of such Pension payable to the Eligible Spouse is less than the aggregate amount of the Participant Contributions as of the

date of the Participant's death, then the monthly Pension payable to the Eligible Spouse shall be equal to the amount of such Participant Contributions converted to an Actuarially Equivalent monthly lifetime Pension for the Eligible Spouse. The Eligible Spouse's Pension shall commence as of the first day of the month coinciding with or next following the Participant's death and shall continue for the Eligible Spouse's lifetime.

(b) In the event that the Participant dies before termination of employment and after he has completed at least twenty-five (25) years of Eligibility Service, his Eligible Spouse shall receive a Pension for life. Such Pension shall be equal to the amount the Eligible Spouse would have been entitled to receive had the Participant retired on the date immediately preceding death and commenced to receive a Normal or Delayed Retirement Pension, whichever is applicable, under either Section 5.01 or 5.02 and the one hundred percent (100%) Joint and Survivor Option provisions of Section 6.01. Such Pension shall be based upon the Participant's Average Monthly Compensation and Credited Service, not to exceed thirty-three (33) years, as of the date of his death; provided, however, if the Actuarial Equivalent lump sum value of such Pension payable to the Eligible Spouse is less than the aggregate amount of the Participant Contributions as of the date of the Participant's death, then the monthly Pension payable to the Eligible Spouse shall be equal to the amount of such Participant Contributions converted to an Actuarially Equivalent monthly lifetime Pension for the Eligible Spouse. The Eligible Spouse's Pension shall commence as of the first day of the month coinciding with or next following the Participant's death and shall continue for the Eligible Spouse's lifetime.

(c) Should an Eligible Spouse entitled to a Pension under Section 6.02(a) or 6.02(b) die without having received Pension payments totaling a sum at least equal to the amount of the Participant Contributions as of the date of the Participant's death, then the difference between the amount of such Participant Contributions and the amount of Pension payments received by the Eligible Spouse shall be paid to the Eligible Spouse's Beneficiary. Such amount shall be paid to the Beneficiary as soon as practical following the Eligible Spouse's death. The Beneficiary shall elect to receive such an amount either in regular monthly installments in the same amount the Eligible Spouse was receiving (with an adjustment to the last payment to equal the balance to be paid) or in a single lump sum; provided, however, if the Beneficiary is not a natural person, such amount shall be paid in a single lump sum.

(d) If a Participant who has no Eligible Spouse or who has not completed at least ten (10) years of Eligibility Service or attained his Normal Retirement Age should die before termination of employment, his Beneficiary shall be entitled to a refund of his Participant Contributions as of the date of his death payable in a single lump sum. Payment to the Beneficiary shall be made as soon as practical following the Participant's death.

6.03 **Death After Termination of Employment and Before Pension Payments Commence:** If a Participant who has terminated employment with entitlement to a Deferred Vested Pension and who has not forfeited his rights to such Pension, pursuant to the provisions of Section 4.04, dies before Pension payments commence, his Beneficiary shall receive a refund of the Participant Contributions as of the date of his death. Such refund, payable in a single lump sum, shall be made as soon as practical following the Participant's death.

6.04 **Death After Pension Payments Commence:** Should a retired Participant die after Pension payments commence on a Single Life Income basis without having received Pension payments totaling a sum at least equal to the amount of his Participant Contributions as of the date of his death, then the difference between the amount of such Participant Contributions and the amount of Pension payments received by the Participant shall be paid to his Beneficiary as soon as practical following the Participant's death. The Beneficiary shall elect to receive such amount either in regular monthly installments in the same amount as the Participant was receiving (with an adjustment to the last payment to equal the balance to be paid) or in a single lump sum; provided, however, if the Beneficiary is not a natural person, such amount shall be paid in a lump sum.

Should a retired Participant and his Spouse die after Pension payments commence in the form of a Joint and Survivor Option under Section 6.01 without having received Pension payments totaling the amount of Participant Contributions as of the date of the Participant's death, then the difference between the amount of such Participant Contributions and the amount of Pension payments received shall be paid to the Beneficiary of the last to die of the Participant and his Spouse. Such amount shall be paid to such Beneficiary as soon as practical following the death of the survivor. The Beneficiary shall elect to receive such amount either in regular monthly installments in the same amount the survivor was receiving (with an adjustment to the last payment to equal the balance to be paid) or in a single lump sum; provided, however, if such Beneficiary is not a natural person, such amount shall be paid in a lump sum.

6.05 **Reemployment After Pension Payments Commence:** If, prior to Normal Retirement Date and after Pension payments have commenced, a Participant returns to employment with the Employer as an Employee or as an Ineligible Employee, Pension payments shall cease and the Pension payable upon the Participant's subsequent Retirement or death shall be reduced by the Actuarial Equivalent of any Pension payments he received prior to his Normal Retirement Date. If a former Participant who is receiving a Pension hereunder is reemployed as an Employee or as an Ineligible Employee on or after his Normal Retirement Date, Pension payments shall cease; provided, however, subject to the provisions of Section 5.07, upon the Participant's subsequent Retirement or death any Pension payable to him or on his behalf shall be equal to the Pension he was receiving upon his reemployment, plus the greater of (a) the Pension he was receiving upon his reemployment increased from the date of the last Pension payment to its Actuarial Equivalent as of the subsequent Pension commencement date, or (b) any additional Pension accrued under the provisions of Section 5.02 during his reemployment.

Notwithstanding the above, if a Participant who is receiving a Pension under the Plan returns to work for the Employer at least six months after Pension payments commence, in a part-time status in a Non Plan A position, such Participant shall not be required to cease payment of his Pension. Such part-time employment shall not be counted as Eligibility Service under the Plan and such Participant shall accrue no further benefits under the Plan during such part-time employment.

6.06 **Nonalienation of Benefits:** Except with respect to federal and/or state income tax, benefits payable under this Plan shall not be subject in any manner to anticipation, alienation, sale, transfer, assignment, pledge, encumbrance, charge, execution, or levy of any kind, either voluntary or involuntary, including any such liability which is for alimony or other payments or for property settlement for the support of a spouse or former spouse or for any other relative of the Employee, prior to actually being received by the person entitled to the benefit under the terms of the Plan; and any attempt to anticipate, alienate, sell, transfer, assign, pledge, encumber, charge or otherwise dispose of any right to benefits payable hereunder, shall be void. The Pension Fund shall not in any manner be liable for, or subject to, the debts, contracts, liabilities, engagements or torts of any person entitled to benefits hereunder. The Plan does not honor domestic relations orders.

6.07 **Designation of Beneficiary:** Designation of a Beneficiary or Beneficiaries under the Plan shall be governed by the following rules:

(a) Designation Procedure: Each Participant or Eligible Spouse or Spouse entitled to benefits pursuant to Section 6.02, 6.03, or 6.04 as applicable, from time to time may designate any person or persons (who may be designated primarily, contingently or successively and who may be an entity other than a natural person) as his Beneficiary or Beneficiaries to whom his Plan benefits are paid if he dies before receipt of all such benefits. Each Beneficiary designation shall be in the form prescribed by the Board. Each Beneficiary designation filed with the Board will cancel all Beneficiary designations previously filed with the Board. The revocation of a Beneficiary designation, no matter how effected, shall not require the consent of any designated Beneficiary. If a Participant becomes divorced from his spouse, any prior designation of such spouse as a Beneficiary shall be void as of the date of the divorce unless the Participant redesignates his former spouse as a Beneficiary after the date of his divorce.

(b) Lack of Designation: In the event that any Participant or former Participant or Eligible Spouse or Spouse entitled to benefits pursuant to Section 6.02, 6.03, or 6.04, as applicable, fails to designate a Beneficiary in the manner provided above, or if the Beneficiary designated by such deceased person dies before him or before complete distribution of the benefits such benefits shall be paid in accordance with the following order of priority:

(i) To the Participant's spouse, or if there be none surviving,

(ii) To the estate of the Participant, Beneficiary, Eligible Spouse or Spouse, as applicable.

(c) Nothing in this Section 6.07 shall be interpreted so as to require a benefit for such Beneficiary, except as set forth elsewhere in the Plan.

6.08 **State Law Forfeiture Provisions**: Notwithstanding any provision of the Plan to the contrary, the Plan shall be subject to the reduction and forfeiture provisions contained on O.C.G.A. Title 47, Chapter 1, Article 2 and benefits hereunder shall be reduced or forfeited in accordance with such provisions if and when applicable.

6.09 **Medical Insurance Coverage for Retirees**: Upon retirement, a Participant may elect, at the Participant's expense, to participate in the medical insurance program of the Employer by choosing such coverage as may be available to retirees at the time of his retirement, which may include Individual or Family coverage. The option for available coverage in the medical insurance plan and the type of such coverage must be made at the time of retirement. No coverage may be added after retirement, and any coverage which is dropped may not be reinstated. Notwithstanding the preceding sentence, in the limited circumstances of a same-sex married Participant who was legally married prior to the date of his or her retirement and prior to June 26, 2015, a one-time, thirty (30) day window will be offered for the same-sex married Participant to elect to change from Individual coverage to Family coverage, in a time and manner prescribed by the Employer.

Notwithstanding the provisions of Section 6.06, a retired Participant who is receiving a Pension as of July 1, 1994, or who is entitled to begin receiving a Pension under the provisions of Article IV and elects to participate in the medical insurance program of the Employer shall have his premiums for medical insurance deducted on a post–tax basis from his Pension.

Authorization for deduction of such premiums shall be made in accordance with Section 8.06. Any amounts deducted from the retired Participant's Pension pursuant to this Section 6.09 shall be transmitted by the Custodian to the Employer on behalf of such retiree for payment of his medical insurance premiums.

6.10 **Rollovers**:

(a) General Rule. Notwithstanding any provision of the Plan to the contrary that would otherwise limit a Participant's election under this Article, a Participant may elect, at the time and in the manner prescribed by the Employer, to have any portion of an Eligible Rollover Distribution paid directly to an Eligible Retirement Plan specified by the Participant, in a direct rollover.

(b) Definitions.

(i) Eligible Rollover Distribution: An Eligible Rollover Distribution is any distribution of all or any portion of the balance to the credit of the Distributee, except that an Eligible Rollover Distribution does not include (A) any distribution that is one of a series of substantially equal periodic payments (not less frequently than annually) made for the life (or life expectancy) of the Participant or the joint lives (or joint

life expectancies) of the Participant and the Participant's designated Beneficiary, or for a specified period of ten (10) years or more; (B) any distribution to the extent such distribution is required under Code Section 401(a)(9); and (C) the portion of any distribution that is a hardship distribution under Code Section 401(k). A Participant may not elect a direct rollover with respect to an Eligible Rollover Distribution during the Plan Year that is less than $200. If the Distributee elects to have only a portion of an Eligible Rollover Distribution paid to an Eligible Retirement Plan, that portion must be equal to at least $500. Notwithstanding anything contained herein to the contrary, the portion of a distribution that is not includible in the gross income because it represents after-tax amounts shall constitute an Eligible Rollover Distribution, but before January 1, 2007, such portion may be transferred only to an individual retirement account or annuity in Code Section 408(a) or (b) or to a qualified defined contribution plan described in Code Section 401(a) or 403(a) that agrees to separately account for amounts so transferred, including separately accounting for the portion of the distribution that is includible in gross income and the portion that is not so includible. Effective for distributions on and after January 1, 2007, after-tax amounts also may be rolled over to a defined benefit plan described in Code Section 401(a) or an annuity described in Code Section 403(b), provided in either case that the recipient agrees to separately account for amounts so transferred, including separately accounting for the portion of the distribution that is includible in gross income and the portion that is not so includible.

(ii) Eligible Retirement Plan: An Eligible Retirement Plan is, in the case of an Eligible Rollover Distribution to the Participant or Participant's surviving spouse, an individual retirement account described in Code Section 408(a), an individual retirement annuity described in Code Section 408(b), an annuity plan described in Code Section 403(a), a qualified trust described in Code Section 401(a), an annuity contract described in Code Section 403(b) that accepts the Participant's Eligible Rollover Distribution and an eligible plan under Code Section 457(b) which is maintained by a state, political subdivision or agency or instrumentality of a state and which agrees to separately account for amounts transferred to such plan from this Plan, provided that such account, annuity, contract, plan or trust accepts the Distributee's Eligible Rollover Distribution. Effective as of January 1, 2008, "Eligible Retirement Plan" shall include a Roth IRA established under Section 408A of the Code.

Effective as of January 1, 2010, in the case of an Eligible Rollover distribution to a Beneficiary other than the Participant's surviving spouse, "Eligible Retirement Plan" shall mean (i) an individual retirement account described in Code Section 408(a), (ii) an individual retirement annuity described in Code Section 408(b), or (iii) as of January 1, 2008, a Roth IRA established under Code Section 408A, which shall be treated as an inherited IRA.

(iii) Distributee: A Distributee includes the Participant, former Participant, surviving spouse or effective January 1, 2010, a non-spouse Beneficiary of the Participant.

(iv) Direct Rollover: A Direct Rollover is a payment by the Plan to the Eligible Retirement Plan specified by the Distributee.

(c) Effective January 1, 2008, notwithstanding any other provisions of the Plan to the contrary, a nonspouse designated Beneficiary may rollover the distribution only to an individual retirement account or individual retirement annuity established for the purpose of receiving the distribution, and the account or annuity will be treated as an "inherited" individual retirement account or annuity.

6.11 Qualified Military Service:

(a) Definitions. For purposes of this Section, the following definitions shall apply:

(1) Differential Wage Payments mean any payments that are made by the Employer to a Participant for any period during which the Participant is performing Military Service for more than 30 days and represents all or part of the Compensation that the Participant would have received from the Employer if he or she were performing services for the Employer.

(2) Military Service means the period of a Participant's active duty for training and service in the Army, Navy, Air Force or Marines of the United States of America, the Army National Guard and the Air national Guard when engaged in active duty for training, inactive duty training, or full-time National Guard duty, the commissioned corps of the Public Health Service, and any other category of persons designated by the President in time of war or national emergency.

(3) Qualified Military Service means Military Service during which the Participant is entitled to reemployment rights under Chapter 43 Title 38 of the United States Code.

(4) USERRA means the Uniform Service Employment and Reemployment Rights Act of 1994.

(d) USERRA. Notwithstanding any provision of the Plan to the contrary, contributions, benefits and service credit with respect to Qualified Military Service will be provided in accordance with Code Section 414(u) and USERRA. Plan Participants who are reemployed in accordance with the requirements of USERRA shall be treated as not having a Break in Service during such Qualified Military Service and such periods of Qualified Military Service shall be counted for purposes of vesting and for benefit accrual, to the extent provided in Section 7.02(c) of the Plan.

(e) Death During Military Service. Effective January 1, 2007, if a Participant dies during a period of Qualified Military Service, the Participant shall be treated as having returned to employment with the Employer on the day before his death and died the next day for purposes of any survivor benefits including pre-retirement survivor benefits and any accelerated vesting. Such Participant shall receive service for vesting purposes for the period of Qualified Military Service but shall not receive Credited Service for benefit accrual during such period.

(f) Compensation. For purposes of this Section, a Participant's Compensation during the period of Qualified Military Service shall be treated as equivalent to the Compensation he or she would have received during such period but for the period of Qualified Military Service. Such determination shall be based on the rate of pay the Employee would have received during that time; provided however if the Compensation the Employee would have received is not reasonably certain, Compensation for this purpose shall equal the Employee's average compensation during the 12 month period immediately preceding the Qualified Military Service (or, if shorter, the period of employment immediately preceding the Qualified Military Service).

(g) Differential Wage Payments. If the Employer pays Differential Wage Payments to the Participant while on Qualified Military Leave, such payments shall be treated as Compensation under the Plan for purposes of benefit accrual and for purposes of Code Section 415 and Section 4.7 of the Plan.

ARTICLE VII

Plan Financing

7.01 **Method of Funding:** The City of Gainesville shall, through the City Council, appropriate from its funds and pay into the Trust Fund each pay period a sum of money equal to thirteen and two tenths percent (13.2%) of the total payroll cost for all Employees for such pay period.

It shall be the duty of the City Council of the City of Gainesville each year to cause a study by the Actuary and investigation of the Trust Fund to be made and a written report with respect thereto made to the Pension Board with specific recommendations for such changes as may be necessary. The Pension Board shall make such report a public record and available for inspection. If such report reveals that the appropriations herein provided are insufficient to maintain the Plan on a sound basis, it shall be the duty of the City Council to appropriate such additional sums as would be necessary to maintain the Trust Fund and the Plan on a sound financial basis. Should the Actuary find that a lesser appropriation by the aforesaid would maintain the Trust Fund on a sound financial basis, then the City of Gainesville is authorized, upon approval of the Pension Board, to decrease its

contribution to the percentage of such total payroll found by the Actuary to be sufficient to maintain the Plan and Trust Fund on such financial basis.
Whenever additional benefits are recommended, the Pension Board will first determine the requirement for additional funding, if any, and shall recommend the method of obtaining the funding as part of the overall additional benefits recommendation. No additional benefits shall be provided for which funding, if applicable, is not designated by the City Council at the time benefits are approved.

Forfeitures arising under this Plan because of severance of employment before a Participant becomes eligible for a Pension, or for any other reason, shall be applied to reduce the cost of the Plan and not to increase the benefits otherwise payable to Participants.

7.02 Participant Contributions:

(a) After-tax Contributions. Effective prior to July 1, 2006, the Employer, each pay period, levied upon the Compensation of each and every Employee on an after-tax basis, an assessment of the percentage of Compensation as provided in prior Plan documents, which assessment was deducted from the Compensation of each Employee by the Chief Financial Services Officer or other officer in charge of the payment of such Compensation.

(b) Employer pick-up contributions. Effective on and after July 1, 2006, the Employer shall contribute to the Plan, as of each pay period on behalf of and to the credit of each Plan Participant, a mandatory pre-tax Participant Contribution of thirteen and two tenths of one percent (13.2%) of Compensation. These Employer Pick-Up Contributions are mandatory and no Participant shall be entitled under any circumstances to receive such contributions in cash in lieu of having them contributed to the Trust by the Employer in accordance with the preceding sentence. Such contributions shall be made pursuant to Section 414(h) of the Code and shall be treated as Employer contributions in determining their federal income tax treatment under the Code. Employer Pick-Up Contributions made on behalf of Plan Participants shall be included in the Compensation of such individuals when determining their Accrued Benefit and except as otherwise provided above, such contributions shall be considered Participant Contributions and 100% vested for all purposes under the Plan.

(c) Military Leave. Employer contributions required under Section 7.01 and Participant Contributions required under this Section 7.02 on behalf of activated military personnel who return to work with the City after qualified military service under the Uniform Services Employment and Reemployment Rights Act ("USERRA") shall be postponed until the affected Employee returns to active, full time City employment. The Employee shall be provided with the opportunity to deposit the applicable percentage(s) of Compensation that would have been afforded him during any period of absence due to active military duty. Any such make-up Participant Contributions shall be made by the Employee during a period which does not exceed the lesser of three (3) times the Employee's period of absence for military service or five (5) years, and which begins on the later of (a) the

Employee's date of reemployment and (b) the date that the Employer notifies the Employee of the right to make make-up contributions under this Section 7.02. Upon deposit of these funds, the City will provide an in-kind contribution equal to that of the Employee. Provided, however, that the first twelve (12) consecutive months, or any portion thereof, of activated military leave periods shall be considered Credited Service for the Employee with no requirement for make up contributions for that period of time. If the Employee elects not to make up Participant contributions the employee shall receive credit only for Eligibility Service for the period of time out on active military duty until the time the employee returns to active, full time City employment.

7.03 **Assets of Trust Fund:** All contributions made by the Employer and all Participant Contributions under this Plan shall be deposited in the Trust Fund. The Chief Financial Services Officer of the City of Gainesville shall be the custodian of the funds and shall keep such funds separate and apart from other funds of the City of Gainesville until deposited with the Custodian into the Trust Fund A. Except as otherwise provided in Section 7.01, all assets of the Trust Fund, including investment income, shall be retained for the exclusive benefit of Participants and their Beneficiaries, and shall be used to pay benefits to such persons and shall not revert to or inure to the benefit of the Employer. All administrative expenses, actuarial fees and costs incurred by the Trust Fund shall be paid out of the Trust Fund.

7.04 **Investments:** The Pension Board shall select and enter into a contract with one or more investment managers for the investment and general financial management of the Trust Fund. The Pension Board shall have the power and authority to establish the investment powers and limitations of the investment manager(s). Such powers and limitations shall be included in the contract with the investment manager(s) or in an amendment thereto, and such contract and all amendments thereto shall first be approved by the City Council of the City of Gainesville, by proper resolution before becoming effective as a contract.

ARTICLE VIII

Administration

8.01 **Appointment of Pension Board:** The general administration and responsibility for the proper operation of the Plan, and for making effective the provisions of the Plan is hereby vested in a Pension Board consisting of seven (7) members. Said seven (7) members shall pass upon all applications and all business pertaining to the Plan and all rights and privileges of the Participants and Beneficiaries hereunder.

(a) Composition of Board: The composition of the said Board shall be as follows:

(i) One member from the Employees of the Police Department of the Employer.

(ii) One member from the Employees of the Fire Department of the Employer.

(iii) One member from the Employees of the Public Utilities Department of the Employer.

(iv) One member from all other Employees of the Employer which excludes Fire, Police and Public Utilities Department employees.

(v) One member to be at large from all Employees of the Employer.

(vi) One member to be at large from all retired Employees receiving a Pension from the Plan.

(vii) One member shall be the City Clerk by virtue of office.

(b) Election of Members: Each and every Participant who is qualified shall be entitled to vote in an election for a Pension Board member to represent them in the membership as enumerated in Subparagraph (a) of this Section 8.01. All persons who are qualified to vote at said election shall be notified in person or by writing five (5) days in advance by the Retirement Manager. The Pension Board shall establish procedures for the conduct of elections with provisions for, but not limited to, absentee voting and establishment of voting hours. The Retirement Manager shall preside at the election of said member and a majority of those voting shall elect.

The term of office of each of said Board members, except the City Clerk, shall commence on the first Monday after his election and continue for a period of four (4) years, and until his successor shall be elected and qualified. An election shall be held, in the manner hereinbefore described, at the expiration of the term of office of each Board member, except the City Clerk, for the purpose of electing his successor; and election for each member, except the City Clerk, shall be compulsory every two (2) years.

(c) The following individuals, or their designees, shall serve as ex-officio members and shall have voice but not vote at Board meetings.

(i) City Manager (or his designee)

(ii) Chief Financial Services Officer

(iii) Administrative Services Director

(iv) Any member of City staff that the Board shall designate, due to the nature of their responsibilities as they relate to the administration of the Plan, with the term of such designation to be at the discretion of the Board.

(d) Compensation: All members of the Pension Board shall serve without compensation.

8.02 **Claims Procedure:** The Pension Board shall make all determinations as to the right of any person to a benefit. If any application for payment of a benefit under the Plan shall be denied, the Pension Board shall notify the claimant within ninety (90) days (forty-five (45) days in the case of a disability claim) after receipt of the claim except as provided herein, setting forth the specific reason therefor and afford such claimant a reasonable opportunity for a full and fair review of the decision denying his claim. The Pension Board under special circumstances is permitted an additional 90 days (sixty (60) days in the case of a disability claim) in which to notify the Participant of its decision provided that the Pension Board gives written notification to the Participant within the original determination period indicating the reason for the extension and the date when it expects to render a decision. For a disability claim, the Pension Board shall also provide an explanation of any additional information needed from the Participant and allowance of an additional forty-five (45) days for the Participant to provide this additional information. Notice of such denial shall set forth, in addition to the specific reasons for the denial, reference to pertinent provisions of the Plan, such additional information as may be relevant to denial of the claim, an explanation of the claims review procedure and advice that such claimant may request the opportunity to review pertinent Plan documents and submit a statement of issues and comments. For a Disability claim, the notice will include the guideline(s) used in reviewing the claim (or a statement that guidelines were relied upon in reviewing the claim and that the Participant can obtain a copy of these guidelines free of charge), and an explanation of the clinical judgment used in reviewing the claim (or a statement that the Participant can obtain this explanation free of charge). A request for review must be filed by the Participant within sixty (60) days (one hundred eighty (180) days in the case of a disability claim) following notice of denial of his claim. Upon request for a review of such denial, the Pension Board shall take appropriate steps to review its decision in light of any further information or comments submitted by such claimant. The Pension Board may, in its discretion, hold a hearing at which such claimant shall be entitled to present the basis of his claim for review and at which he may be represented by counsel. The Pension Board shall render a decision within sixty (60) days (forty-five (45) days in the case of a disability claim) after the claimant's request for review (which may be extended to 120 days {ninety (90) days in the case of a disability claim} if circumstances so require) and shall advise the claimant in writing of its decision on such review, specifying its reasons therefor and identifying appropriate provisions of the Plan.

Any Participant dissatisfied with the action of the Board shall have the right of appeal to the Superior Court of Hall County, Georgia, within thirty (30) days from the date of such action by said Board, but said Participant shall defray all expenses of appeal from an action by said Board.

8.03 **Other Pension Board Powers and Duties:** The Board shall have such powers as may be necessary to discharge its duties hereunder, including, but not limited to the following:

(a) The exclusive right to construe and interpret the Plan, decide all questions of eligibility and determine the amount, manner, and time of payment of any benefits hereunder, such determinations to be final, binding and conclusive;

(b) To establish and maintain Credited Service records of all Participants in the Plan;

(c) To prescribe procedures to be followed by Participants or Beneficiaries filing applications for benefits;

(d) To prepare and distribute, in such manner as the Board determines to be appropriate, information explaining the Plan;

(e) To receive from the Employer and from Participants such information as shall be necessary for the proper administration of the Plan;

(f) To furnish the Employer, upon request, such annual reports with respect to the administration of the Plan as are reasonable and appropriate;

(g) To receive and review the periodic evaluation of the Plan made by the Actuary;

(h) To appoint or employ individuals to assist in the administration of the Plan and the Trust Fund and any other agents it deems advisable, including actuarial, investment, and legal counsel;

(i) To periodically review and adopt job classification listings of Plan A positions based upon submissions made by the Human Resources Department; and

(j) To work with City Management, the Actuary, and the Board's investment consultant to consider cost-of-living adjustments, if any, for retirees as part of the annual budget process.

The Board shall have no power to add to or subtract from, or modify any of the terms of the Plan nor to change or add to any benefits provided by the Plan, nor to waive or fail to apply any requirement of eligibility for a Pension under the Plan.

8.04 **Rules and Decisions:** The Board may adopt such rules as it deems necessary, desirable or appropriate. All rules and decisions of the Board shall be uniformly and consistently applied to all Participants in similar circumstances. When making a determination or calculation, the Board shall be entitled to rely upon the information furnished by a Participant or Beneficiary, the Employer, the legal counsel of the Employer or the Actuary.

8.05 **Board Procedures:** Subject to any rules adopted by the Pension Board, if the Pension Board shall operate in accordance with the following procedures:

(a) Vacancy: If a vacancy occurs in the office of Board member, an election shall be held for such unexpired term within thirty (30) days and in the same

manner as the office was previously filled; provided, however, that during such vacancy the action of the five (5) remaining members of the Board shall be binding in all business which they may transact.

(b) Attendance: Attendance of Board members at all Board meetings shall be compulsory. Any member who neglects the duties of his office may be removed by the Board.

(c) Oath: Each board member other than the City Clerk, shall before assuming the duties of his office, take an oath of office before the City Clerk, that so far as it devolves upon him he will diligently and honestly administer the affairs of the said Board, and that he will not knowingly or willfully violate or permit to be violated any of the provisions of the law applicable to the Plan. Such oath shall be subscribed to by the Board member making it, and certified by the said Clerk, and filed in the Clerk's office. A similar oath shall be made by the City Clerk before the mayor or other executive head of the City of Gainesville, which oath shall be subscribed to by the City Clerk before the mayor and other executive head of the city, and filed in the office of said mayor or other executive head of said City.

(d) Quorum: When the Board is composed of an even number of voting members, one-half of the number of Board Members plus one shall constitute a quorum. When the Board is composed of an odd number of voting members, one-half of the number of Board Members, rounded up, shall constitute a quorum. A quorum of said Pension Board shall be necessary for the transaction of any business or the conduct of any hearings before said Board.

(e) Majority Vote: A majority vote of the members of the Pension Board present shall be required for a motion to carry.

8.06 **Authorization of Benefits Payments**: Money shall be withdrawn from the Trust Fund only upon warrants executed by the person or persons selected by a majority of the Pension Board and in amounts authorized by a majority of the Pension Board members.

8.07 **Application and Forms for Pension**: The Board may require a Participant or Beneficiary to complete and file with the Board an application for a Pension, and all other forms approved by the Board, and to furnish all pertinent information requested by the Board. The Board may rely upon all such information so furnished it, including the Participant's or Beneficiary's current mailing address.

8.08 **Facility of Payment:** Whenever, in the opinion of the Board, a person entitled to receive any payment of a benefit or installment thereof hereunder is under a legal disability or is incapacitated in any way so as to be unable to manage his financial affairs, the Board may direct that any benefit due him, unless claim shall have been made for the benefit by a duly appointed legal representative, be paid to his spouse, a child, a parent or other blood relative or to a person with whom he resides. Any payment of a benefit or installment thereof made in accordance with

the provisions of this Section shall be a complete discharge of any liability for the making of such payment under the provisions of the Plan.

ARTICLE IX

Miscellaneous

9.01 **Nonguarantee of Employment:** Nothing contained in this Plan shall be construed as a contract of employment between the Employer and any Employee, or as a right of any Employee to be continued in the employment of the Employer, or as a limitation of the right of the Employer to discharge any of its Employees, with or without cause.

9.02 **Rights to Fund Assets:** No Employee shall have any right to, or interest in, any assets of the Trust Fund upon termination of his employment or otherwise, except as provided from time to time under the Plan, and then only to the extent of the benefits payable under the Plan to such Employee out of the assets of the Trust Fund. All payments of benefits as provided for in the Plan shall be made solely out of the assets of the Trust Fund.

9.03 **Governing Law:** The Plan shall be governed by Federal law to the extent applicable, and to the extent not applicable, by the laws of the State of Georgia, including the conformity to Federal law provisions in Article 6 of Title 47 of the Official Code of Georgia, O.C.G.A. Section 47-1-80 et seq. (which are hereby incorporated herein by reference), and the Public Retirement Systems Standards Law, O.C.G.A. Section 47-20-1 et seq. It is the intent of the City that this Plan be maintained as a qualified governmental pension plan under the applicable provisions of the Internal Revenue Code, and any ambiguities in the construction hereof shall be interpreted in order to effectuate such intent.

9.04 **Construction:** The masculine gender, where appearing in the Plan, shall be deemed to include the feminine gender, and the singular may include the plural, unless the context clearly indicates to the contrary. The words "hereof, "herein', "hereunder" and other similar compounds of the word "here" shall mean and refer to the entire Plan, not to any particular provision or Section. Article and Section headings are included for convenience of reference and are not intended to add to, or subtract from the terms of the Plan.

9.05 **Vesting upon Normal Retirement:** Notwithstanding anything to the contrary in the Plan, a Participant's Accrued Benefit shall be 100% vested upon attainment of Normal Retirement Age.

9.06 **Corrections; Contributions Made in Error; Recovery of Mistaken Payments:** The Pension Board may correct errors and, so far as practicable, may adjust any benefit or credit or payment accordingly or take any other remedial action required or permitted to comply with any remedial or correction program promulgated by the Internal Revenue Service (IRS), including without limitation the Employee Plans Compliance Resolution System or any successor guidance, or otherwise provided

pursuant to applicable law. In the event Employer contributions or Participant Contributions are made in error, the Pension Board shall refund such contributions to the Employer or Employee; provided however, the Pension Board and Employer may agree to treat Employer contributions made in error as a credit to be applied against the Employer's next contribution obligation. If the benefit paid to a Participant or Beneficiary under the Plan is determined by the Pension Board to be in excess of the amount of the benefit to which the Participant or Beneficiary may receive under the Code and/or the terms of the Plan (the "Overpayment"), the Pension Board shall take reasonable actions as it may consider necessary in order to recoup the Overpayment from the Participant or Beneficiary to whom the Overpayment was erroneously paid, including (i) requiring the Overpayment to be repaid to the Plan, (ii) reducing future benefits that are (or may be) payable to the Participant or Beneficiary under the Plan, (iii) using any combination of the methods described in (i) or (ii) above, and/or (iv) taking any other steps that the Pension Board considers necessary and appropriate to recoup the Overpayment to the extent permitted by applicable law and IRS guidance.

ARTICLE X

Termination

10.01 **Right to Terminate:** The Employer, through the City Council, may terminate the Plan at any time and may direct and require the Pension Board to liquidate the Trust Fund; provided the assets of the Trust Fund are sufficient to cover all benefit liabilities under the Plan. If the Plan is terminated at any time, the rights of each Participant to the benefits accrued to the date of termination shall be fully vested regardless of the Participant's age and years of Eligibility Service as of the date of termination of the Plan.

10.02 **Manner of Distribution:** Any distribution after termination of the Plan shall be made in the form of nontransferable annuity contracts or under any other method as recommended by the Pension Board to the City Council.

10.03 **Residual Amounts:** Upon termination of the Plan and notwithstanding any other provision of the Plan, if any, surplus assets remain after the satisfaction of all liabilities of the Plan and arising out of erroneous actuarial computation, then such surplus shall be allocated among the Participants actively employed on the Plan termination date in proportion to the Actuarial Equivalent value of their Accrued Benefits. For the purpose of this Section 10.03, the terms "liabilities" and "erroneous actuarial computation" shall be as defined in Treasury Regulations Section 1.401-2 or in any successor guidance.

10.04 **Full Vesting:** Upon termination of the Plan or upon complete discontinuance of contributions under the Plan, the rights of all Employees to benefits accrued to the date of such termination or discontinuance, to the extent then funded or the amounts credited to the employee's accounts are nonforfeitable.

ARTICLE XI

Amendments

The City Council reserves the right at any time and from time to time to amend the Plan. Any amendment to the Plan may be initiated by independent action of the City Council of the City of Gainesville or by recommendation from the Pension Board, but shall not be effective until approved by the City Council.

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 5/31/2020

Presenter: Bryan Lackey

Item of Business: BR-2022-27 Ratification and Approval of the Housing Authority Multi-Family Housing Revenue Bonds (Sidney Lanier Apartments, LLC to be Named Waterside Oaks Apartment Project) Series 2022

Meeting Date: 6/7/2022

Purpose of Request:

To present the referenced resolution seeking the Mayor's approval in accordance with Treasury Regulations.

History/Background:

The Gainesville Housing Authority is planning to issue bonds to facilitate financing in connection with an affordable housing development.

Facts & Issues for Consideration:

A TEFRA hearing was held.

Neither the City nor the Gainesville Housing Authority will have any liability or financial obligations related to the bond issuance.

Department Recommendation:

Adopt the resolution as presented.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
BR-2022-27 Ratification and Approval of the Housing Authority Multi-Family Housing Revenue Bonds (Sidney Lanier Apartments, LLC to be Named Waterside Oaks Apartment Project) Series 2022	Resolution
TEFRA Hearing - Sidney Lanier Apartments	Attachments/Exhibits

RESOLUTION BR-2022-27

RATIFICATION AND APPROVAL OF THE HOUSING AUTHORITY MULTIFAMILY HOUSING REVENUE BONDS (SIDNEY LANIER APARTMENTS, LLC TO BE NAMED WATERSIDE OAKS APARTMENT PROJECT) SERIES 2022

WHEREAS, the Housing Authority of the City of Gainesville (the "Authority") is planning to issue its not to exceed $40,000,000 aggregate principal amount revenue bonds to be designated "Housing Authority of the City of Gainesville Multifamily Housing Revenue Bonds (Sidney Lanier Apartments, LLC to be named Waterside Oaks Apartment Project) Series 2022" (the "Bonds"), to finance of the cost of the acquisition, new construction and equipping of a multifamily rental housing project known as Sidney Lanier Apartments and to be named Waterside Oaks Apartment project, consisting of approximately 196 residential rental units near the intersection of Corporate Drive and Browns Bridge Road, and the dead-end of Corporate Drive in the cul-de-sac, Gainesville, Georgia (collectively, the "Project"); and

WHEREAS, the attached Minutes show that a TEFRA hearing was held related to the Project by the Authority on April 6, 2022; and

WHEREAS, following the TEFRA hearing, the Authority asked that the Mayor of the City of Gainesville execute the attached Approval, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended, and pursuant to Treasury Regulation Section 5f.103-2(e).

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the execution by the Mayor of the attached Approval. THE BONDS SHALL NOT EVER REPRESENT OR CONSTITUTE A DEBT OR PLEDGE OF THE FAITH AND CREDIT OR THE TAXING POWER OF THE CITY OF GAINESVILLE, GEORGIA.

Adopted this _____ day of _____, 2022.

_____
W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

_____
Denise O. Jordan, City Clerk

CERTIFICATE OF HEARING OFFICER ON BEHALF OF THE HOUSING AUTHORITY OF THE CITY OF GAINESVILLE, GEORGIA REGARDING PUBLIC HEARING

The undersigned Hearing Officer on behalf of the Housing Authority of the City of Gainesville, Georgia (the "Authority") HEREBY CERTIFIES as follows:

(1) A Public Hearing was duly held on April 6, 2022 at 10:00 a.m., by telephone through the use of a toll-free teleconference, at phone number (800) 726-5670, with Access Code: 36421245, pursuant to proper notice given in accordance with law as to the time and place of this hearing prior to such hearing. The hearing was open to the public. The time of the hearing and use of the toll free telephone call provided a reasonable opportunity for persons of differing views to be heard.

(2) The Hearing Officer announced the commencement of the public hearing on the application of Sidney Lanier Apts., LLC, a Georgia limited liability company (the "Borrower"), and that the Authority had caused the publication of a notice at least seven (7) days prior to the hearing in the *Gainesville Times,* a newspaper being the county organ and having general circulation in Gainesville, Georgia (the "Notice"). A copy of the Notice has been filed and appears of record in the Minute Book of the Authority and is attached hereto together with an affidavit of publication as Exhibit "A".

(3) During the hearing, no persons asked to be heard with respect to the granting by the Authority of the financial assistance requested by the Borrower and the financing of the Project referred to in the Notice. Therefore, no comments or objections were voiced by anyone. following person(s) addressed the hearing on behalf of the Borrower:

No one else having appeared to speak on the matter, the Hearing Officer declared the public meeting closed at 10:30 a.m.

(4) Based on the results of the hearing, it is the recommendation of the undersigned on the behalf of the Authority that the Mayor and the Council of the City of Gainesville approve the issuance of the Bonds to the extent required by Section 147(f) of the Internal Revenue Code of 1986, as amended.

Signed and submitted on behalf of the Authority this 6th day of April, 2022.

I. Stewart Duggan
Georgia Bar No.: 232207
Hearing Officer

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on behalf of the Housing Authority of the City of Gainesville (the "Issuer") on April 6, 2022 at 10:00 a.m., pursuant to Revenue Procedure 2022-22, the public hearing may be accessed by dialing 1-800-726-5670, Access Code 36421245. This hearing is for the purpose of considering the approval of the issuance in one or more series of multifamily housing revenue bonds (the "Bonds"), in an aggregate principal amount not to exceed $40,000,000, by the Issuer, pursuant to O.C.G.A. Section 8-3-1 et. seq., as amended. If the Bonds are approved, the proceeds will be loaned Sidney Lanier Apts., LLC, a Georgia limited liability company, or its successors and assigns (the "Borrower") for the purposes of (i) financing the acquisition, new construction and equipping of a multifamily rental housing project known as Sidney Lanier Apartments and located near the intersection of Corporate Drive and Browns Bridge Road, and the dead-end of Corporate Drive in the cul-de-sac, Gainesville, Georgia, consisting of up to 196 residential rental units (the "Project") and (ii) financing the costs of issuance incurred in connection with the Bonds.

The initial owner, operator or manager of each Project is expected to be the Borrower. THE BONDS SHALL NOT REPRESENT OR CONSTITUTE A DEBT OR PLEDGE OF FAITH AND CREDIT OR ANY TAXING POWER OF THE ISSUER, THE STATE OF GEORGIA OR ANY POLITICAL SUBDIVISION OF THE STATE OF GEORGIA.

Interested persons are invited to attend this public hearing by dialing the number provided above and will be given an opportunity to express their views concerning the proposed issuance of the Bonds and the financing of the Project. Anyone desiring to make written comments can deliver them to Housing Authority of the City of Gainesville, 750 Pearl Nix Pkwy, Gainesville, GA 30501 with such comments clearly marked Re: "Sidney Lanier Apartments" to Attention: Executive Director. Written submissions should be mailed in sufficient time to be received on or before 10:00 a.m. on the hearing date. This notice is given pursuant to Section 147(f) of the Internal Revenue Code, as amended.

AFFIDAVIT OF PUBLICATION

State of Georgia
County of Hall

Personally appeared before the undersigned, Megan Lewis, who having been duly sworn, on oath, says that she is the Inside Sales Representative of THE TIMES, and that the Advertisement was Published in THE TIMES:

Ad# 106400
Public Hearings
Housing Authority of the City of Gainesville
Published:
The Times: 3/30/2022

_____
Megan Lewis, Affiant

Verified____X_____

CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF GORDON AVENUE (40' R/W) WITH THE EXISTING NORTHWESTERN RIGHT-OF-WAY OF BANKS STREET (35' R/W); THENCE LEAVING SAID INTERSECTION AND INTO THE PROPERTY NOW OR FORMERLY OF DAVID PIERCE FAMILY, LP, THE PROPERTY NOW OR FORMERLY OFCHARLES DUANE PIERCE, THE PROPERTY NOW OR FORMERLY OF HUBERT DANIEL GIBSON AND THE PROPERTY NOW OR FORMERLY OF ORBSON CROSSING, LLC THE FOLLOWING COURSES AND DISTANCES: NORTH 77°59'43" WEST, A DISTANCE OF 15.53 FEET TO A POINT; THENCE 168.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5809.79 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 27°12'05" WEST, 168.25 FEET TO A POINT; THENCE NORTH 27°54'09" WEST, A DISTANCE OF 12.23 FEET TO A POINT; THENCE 45.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 73.87 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 45°06'46" WEST, 44.67 FEET TO A POINT; THENCE NORTH 64°53'25" WEST, A DISTANCE OF 15.50 FEET TO A POINT; THENCE NORTH 66°19'51" WEST, A DISTANCE OF 142.58 FEET TO A POINT; THENCE NORTH 22°40'28" EAST, A DISTANCE OF 10.38 FEET TO A POINT ON THE SOUTHWESTER RIGHT-OF-WAY OF SAID GORDON AVENUE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 66°31'35" EAST, A DISTANCE OF 153.32 FEET TO A POINT; THENCE 57.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 47°01'11" EAST, 56.77 FEET TO A POINT; THENCE SOUTH 27°30'48" EAST, A DISTANCE OF 190.37 FEET TO THE TRUE POINT OF BEGINNING.
SAID TRACT CONTAINS 0.099 ACRE OR 4,301 SQUARE FEET.
TRACT 4 LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION FOR GORDON AVENUE-2
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9th DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF GORDON AVENUE (40' R/W) WITH THE EXISTING NORTHWESTERN RIGHT-OF-WAY OF PARKER STREET (ASSUMED 40' R/W); THENCE ALONG THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF SAID GORDON AVENUE, NORTH 66°31'35" WEST, A DISTANCE OF 10.29 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHWESTER RIGHT-OF-WAY OF SAID GORDON AVENUE, NORTH 66°31'35" WEST A DISTANCE OF 201.06 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND INTO THE PROPERTY NOW OR FORMERLY OF ROBSON CROSSING, LLC, NORTH 23°28'25" EAST, A DISTANCE OF 3.00 FEET TO A POINT; THENCE SOUTH 66°31'35" EAST, A DISTANCE OF 201.56 FEET TO A POINT; THENCE SOUTH 32°55'47" WEST, A DISTANCE OF 3.04 FEET TO THE TRUE POINT OF BEGINNING.
SAID TRACT CONTAINS 0.014 ACRE OR 604 SQUARE FEET.
TRACT 5 LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION FOR EAST AVENUE
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9th DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHWESTERN MITERED RIGHT-OF-WAY OF EAST AVENUE (ASSUMED 40' R/W) WITH THE EXISTING NORTHWESTERN RIGHT-OF-WAY OF PARKER STREET (ASSUMED 40' R/W); THENCE ALONG THE EXISTING NORTHWESTERN RIGHT-OF-WAY OF SAID PARKER STREET, SOUTH 59°49'34" WEST, A DISTANCE OF 6.57 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND INTO THE PROPERTY NOW OR FORMERLY OF ROBSON CROSSING, LLC. THE FOLLOWING COURSES AND DISTANCES: NORTH 54°37'51" WEST, A DISTANCE OF 87.95 FEET TO A POINT; THENCE NORTH 07°00'29" WEST, A DISTANCE OF 14.02 FEET TO A POINT ON THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF SAID EAST AVENUE; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 54°37'56" EAST, A DISTANCE OF 99.66 FEET TO A POINT ON SAID MITERED RIGHT-OF-WAY; THENCE ALONG SAID MITER, SOUTH 29°21'15" WEST, A DISTANCE OF 4.40 FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINS 0.022 ACRE OR 979 SQUARE FEET.
TRACT 6 LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION FOR PARKER STREET
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9th DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHWESTERN MITERED RIGHT-OF-WAY OF EAST AVENUE (ASSUMED 40' R/W) WITH THE EXISTING NORTHWESTERN RIGHT-OF-WAY OF PARKER STREET (ASSUMED 40' R/W); THENCE ALONG THE EXISTING NORTHWESTERN RIGHT-OF-WAY OF SAID PARKER STREET THE FOLLOWING COURSES AND DISTANCES: SOUTH 59°49'34" WEST, A DISTANCE OF 91.18 FEET TO A POINT; THENCE 81.40 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 171.88 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 46°15'31" WEST, 80.64 FEET TO A POINT; THENCE SOUTH 32°41'29" WEST, A DISTANCE OF 127.27 FEET TO A POINT AT THE RIGHT-OF-WAY INTERSECTION OF THE NORTHWESTERN RIGHT-OF-WAY OF SAID PARKER STREET WITH THE NORTHEASTERN RIGHT-OF-WAY OF GORDON AVENUE (40' R/W); THENCE ALONG THE NORTHEASTERN RIGHT-OF-WAY OF SAID GORDON AVENUE NORTH 66°31'35" WEST, A DISTANCE OF 10.29 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND INTO THE PROPERTY NOW OR FORMERLY OF ROBSON CROSSING, LLC, THE FOLLOWING COURSES AND DISTANCES: NORTH 32°55'47" EAST, A DISTANCE OF 131.26 FEET TO A POINT; THENCE 83.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 189.20 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 46°22'36" EAST, 82.96 FEET TO A POINT; THENCE NORTH 58°56'13" EAST, A DISTANCE OF 86.04 FEET TO A POINT; THENCE SOUTH 54°37'51" EAST, A DISTANCE OF 12.45 FEET TO THE TRUE POINT OF BEGINNING.
SAID TRACT CONTAINS 0.069 ACRE OR 3,023 SQUARE FEET.
The real property to be acquired by Midland Gainesville MF, LLC from the City of Gainesville is described as: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9TH DISTRICT, HALL COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN FOUND (1/2" REBAR) AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF GORDON AVENUE (40' R/W) WITH THE EASTERN RIGHT-OF-WAY OF LONGSTREET AVENUE (20' R/W); THENCE ALONG SAID EASTERN RIGHT-OF-WAY AND THE WESTERN PROPERTY LINE OF THE PROPERTIES NOW OR FORMERLY OF CHARLES DUANE PIERCE AND PIERCE FAMILY, L.P., SOUTH 24°29'19" WEST, A DISTANCE OF 199.95 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF LONGSTREET AVENUE (37.26' R/W); THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY AND THE NORTHERN PROPERTY LINE OF THE PROPERTIES NOW OR FORMERLY OF PIERCE FAMILY, L.P. AND DAVID PIERCE FAMILY, L.P., NORTH 66°47'55" WEST, A DISTANCE OF 210.99 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY OF SAINT THOMAS DRIVE (37.26' R/W); THENCE ALONG SAID EASTERN RIGHT-OF-WAY, NORTH 20°25'18" WEST, A DISTANCE OF 37.57 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF SAID LONGSTREET AVENUE (37.26' R/W); THENCE ALONG SAID NORTHERN RIGHT-OF-WAY AND THE SOUTHERN PROPERTY LINES OF THE PROPERTIES NOW OR FORMERLY OF ROBSON CROSSING, LLC., SOUTH 66°47'55" EAST, A DISTANCE OF 191.03 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF SAID LONGSTREET AVENUE (20' R/W); THENCE ALONG SAID WESTERN RIGHT-OF-WAY AND THE EASTERN PROPERTY LINES OF THE PROPERTIES NOW OR FORMERLY OF ROBSON CROSSING, LLC. AND HUBERT DANIEL GIBSON, NORTH 24°29'19" EAST, A DISTANCE OF 162.51 FEET TO AN IRON PIN FOUND ON THE SOUTHERN RIGHT-OF-WAY OF SAID GORDON AVENUE; THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY, SOUTH 66°31'35" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 0.255 ACRE OR 11,117 SQUARE FEET.
105837 3/16,23,30,4/6

The Gainesville Housing Authority is opening its waiting list for affordable housing units funded through HUD's Project Based Rental Assistance program at Walton Harbor. The waiting list will open on April 4th. Rents are based on income. Please go to www.waltonharbor.com to apply for the waiting list. The link to apply will not be available until April 4th. The waiting list is only open for Walton Harbor.
105622 3/9,16,23,30,4/6

Name Changes

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
In re
GLORIA DENISE RUCKER
CIVIL ACTION
FILE NO.: 2022CV25B
NOTICE OF PETITION FOR NAME CHANGE
Gloria Denise Rucker filed a petition in the Hall County, Superior Court on the 5th day of January 2022 to change the name from Gloria Denise Rucker to
Gloria Denise Shields.
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
This 19th day of January 2022.
/s/Andre M Robertson
Georgia Bar No.: 521899
264 College Avenue SE
Gainesville, Georgia 30501
770-532-7485
Andrerobertson97@gmail.com
105551 3/9,16,23,30

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
IN re the Name Change of:
Rosa Elena Reyes Rincon Petitioner.
Civil Action Case Number:2022CV464J
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Rosa Elena Reyes Rincon filed a petition in the Hall County Superior Court on 21st of March of 2022 to change the name from Rosa Elena Reyes Rincon to Alejandro Celestino Reyes Ricon objections within 30 days after the Petition was filed.
Dated: 3/21/2022
106262 3/30. 4/6, 13, 20

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Alba Miesell
Petitioner
Civil Action Case Number 22-CV-412W
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Alba Miesell filed a petition in the Hall County Superior Court on March 9 2022 to change the name from Alba Miesell to Alba G Reyes
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated 3/9/2022
/s/ Alba Miesell
105865 3/16,23,30,4/6

NOTICE OF NAME CHANGE
PLEASE TAKE NOTICE that on the 24th day of February, 2022, Jenna Noelle Matz filed a Petition in the Superior Court of Hall County, Georgia, Civil Action File number 2022CV343J, seeking a name change for herself to be changed from Jenna Noelle Matz to Jenna Noelle Calomeris. Any interested or affected party has the right to appear and file objections. At the expiration of thirty (30) days from the filing of the Petition, upon proof of publication, and if no objection is filed, the Court shall proceed to hear and determine all matters raised by said Petition. Submitted by Petitioner's Counsel Jerry C. Carter, Jr. 621 Spring Street SE, Gainesville, Georgia 30501.
105382 3/9,16,23,3/2

SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
In re the Name Change of:
Carlos Soto
Petitioner.
Civil Action
case Number 22-CV-353C
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Carlos Soto filed a petition in the Superior Court of Hall County on February 2022to change the name from Carlos Soto to Carlos Guzman
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated 2/28/22
/s/ Carlos Soto
Petitioner, Prose
105432 3/9,16,23,30

SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
In re the Name Change of:
Romel Danilo Regalado Apolo, Petitioner
Civil Action File No: 2022CV160B
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Romel Danilo Regalado Apolo filed a petition in the Superior Court of Hall County on 02/01/2022, to change the name from: Romel Danilo Regalado Apolo to Romel Danilo Apolo. Any interested party has the right to appear in this said case and file objections within 30 days after the Petition was filed.
Dated: 02/01/2022
105572 3/9,16,23,30

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of
Quatrina Lee Jones
Petitioner
CiviLAction Case Number 22CV367C
Notice of Petition to Change Name of Adult
Quatrina Lee Jones filed a petition in the Superior Court of Hall County on MArch 02,2022 to change the name from Quatrina Lee Jones to Quatrina Lee Powell
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated 03/02/2022
/s/Quatrina Lee Jones
Petitioner Pro se
105764 3/16,23,30,4/6

Public Hearings

NOTICE is hereby given that the Hall County Planning Commission shall conduct a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 5:15 p.m. on Monday, April 18, 2022 to consider the following:
1. Previously tabled application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 27.29± acre tract located on the west side of Coker Road approximately 171 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131. Proposed Use: 18 lot subdivision. ** Commission District 3.
2. Previously tabled application of James E. and Greg S. Simpson to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 37.30± acre tract located on the north side of Dale Road at its intersection with Candler Road; a.k.a. 3024 Dale Road; Zoned AR-IV; Tax Parcel 15025 000006. Proposed Use: light industrial uses. ** Commission District 3.
3. Application of Juana Gomez-Garcia and Andres Gomez-Gomez for a front yard setback variance from 40 feet to 30 feet and rear yard setback variance from 25 feet to 10 feet on a .34± acre tract located on the east side of Outer Circle approximately 208 feet from its intersection with Oak Hill Circle; a.k.a. 2825 Outer Circle; Zoned AR-III; Tax Parcel 15023B000075. Proposed use: to place a mobile home onto property.* Commission District 3.
4. Application of Bark Camp Farm for a Use Subject to County Commission on a 30.62± acre tract located on the south side of Hunter Road approximately 1,252 feet from its intersection with Cleveland Highway; a.k.a. 4294 Hunter Road; Zoned AR-IV; Tax Parcel 12023 000010. Proposed use: Farm-style dog daycare, boarding facility and family/community events. ** Commission District 3.
5. Application of Roger Perkins for a Use Subject to County Commission on a .29± acre tract on the south side of Lakeshore Drive approximately 149 feet from its intersection with Oakwood Trail; a.k.a. 6527 Lakeshore Drive; Zoned PRD; Tax Parcel 10011D000105. Proposed use: Personal Single family residence. ** Commission District 2.
6. Application of Highlands Residential, LLC to amend conditions of a Planned Commercial Development (PCD) on a 5.77± acre tract located on the north side of Thompsons Mill Road approximately 1,049 feet from its intersection with Napa Ridge Road; a.k.a. 5596, 5608, 5614, and 0 Thompsons Mill Road; Zoned PCD; Tax Parcel 15041 000020, 000013, 000056, and 000191. Proposed use: 152 unit senior living facility. ** Commission District 1.
7. Application of D. Barrett Investment Properties, LLC to rezone from Agricultural-Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.7± acre tract located on the east side of Thompson Bridge Road approximately 1,306 feet from its intersection with Mount Vernon Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III and R-II; Tax Parcel 10104 000002. Purposed Use: climate controlled storage and medical office facility. ** Commission District 2.
8. Application of Tyrus Brown to rezone from Residential-I (R-I) to Residential-II (R-II) on a 9.65± acre tract located on Meadow Lane at its terminus; a.k.a. 3596 Meadow Lane; Zoned R-I; Tax parcel 10105 004089. Proposed use: 44 unit townhome development. ** Commission District 2.
9. Amend the Official Code of Hall County, Georgia by amending Section 17.20.020. Definitions to change the definition of "Adult Establishments"; by amending Section 17.420.050(A) to amend the list of Prohibited uses in the Gateway Corridors Overlay District (GCOD). The intent of the proposed changes is to update the regulation of Adult establishments in Title 17 to protect the health, safety, and welfare by preventing negative secondary effects, while satisfying constitutional standards for adult establishment regulations.
NOTE: In accordance with Georgia law, anyone who
(a) wishes to express opposition to the proposed rezoning and
(b) has made, within two years immediately preceding the filing of the proposed rezoning, campaign contributions aggregating $250 or more to a member of the County Commission shall file a disclosure of contributions with the Planning Department at least five (5) days prior to the first hearing of the proposed rezoning by the County Commission. (OCGA § 36-67A-3[C]).
*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within five working days of the Planning Commission's decision.
The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, May 26, 2022 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.
**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, May 26, 2022. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.
106449 3/30

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE GAINESVILLE ZONING MAP
Notice is hereby given that the Gainesville City Council will conduct a public hearing on Tuesday, April 19, 2022 at 5:30 p.m. in the Gainesville Justice Center (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in midtown Gainesville on the following requests:
1) Request from Interface Properties, LLC to rezone a 6.6± acres tract located on the southwest side of the intersection of Dawsonville Highway and Beechwood Boulevard (a/k/a 989 Dawsonville Highway, NW) from Residential-I (R-I), Residential-II (R-II) and General Business (G-B) to General Business (G-B).
Ward Number: One
Tax Parcel Number(s): 01-115-002-002E
Request: Retail, drive-through restaurant and auto service
2) Request from McKinley Homes US, LLC for a special use on a 7.74± acres tract located on the west side of Florence Drive, across from its intersection with Bentley Park Circle (a/k/a 2920 Florence Drive, SW), having a zoning of Office and Institutional (O-I).
Ward Number: Four
Tax Parcel Number(s): 08-015-005-029
Request: Residential townhomes
Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570.
NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and has made, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating $250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with the Planning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA § 36-67A-3 3 {c})
106479 3/30

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE GAINESVILLE ZONING MAP
Notice is hereby given that the Gainesville City Council will conduct a public hearing on Tuesday, April 19, 2022 at 5:30 p.m. in the Gainesville Justice Center (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in midtown Gainesville on the following requests:
1) Request from Interface Properties, LLC to rezone a 6.6± acres tract located on the southwest side of the intersection of Dawsonville Highway and Beechwood Boulevard (a/k/a 989 Dawsonville Highway, NW) from Residential-I (R-I), Residential-II (R-II) and General Business (G-B) to General Business (G-B).
Ward Number: One
Tax Parcel Number(s): 01-115-002-002E
Request: Retail, drive-through restaurant and auto service
Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570.
NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and has made, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating $250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with the Planning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA § 36-67A-3 3 {c})
106368 3/30

NOTICE OF PUBLIC HEARING
Notice is hereby given that a public hearing will be held on behalf of the Housing Authority of the City of Gainesville (the "Issuer") on April 6, 2022 at 10:00 a.m., pursuant to Revenue Procedure 2022-22, the public hearing may be accessed by dialing 1-800-726-5670, Access Code 36421245. This hearing is for the purpose of considering the approval of the

issuance in one or more series of multifamily housing revenue bonds (the "Bonds"), in an aggregate principal amount not to exceed $40,000,000, by the Issuer, pursuant to O.C.G.A. Section 8-3-1 et. seq., as amended. If the Bonds are approved, the proceeds will be loaned Sidney Lanier Apts., LLC, a Georgia limited liability company, or its successors and assigns (the "Borrower") for the purposes of (i) financing the acquisition, new construction and equipping of a multifamily rental housing project known as Sidney Lanier Apartments and located near the intersection of Corporate Drive and Browns Bridge Road, and the dead-end of Corporate Drive in the cul-de-sac, Gainesville, Georgia, consisting of up to 196 residential rental units (the "Project") and (ii) financing the costs of issuance incurred in connection with the Bonds.

The initial owner, operator or manager of each Project is expected to be the Borrower. THE BONDS SHALL NOT REPRESENT OR CONSTITUTE A DEBT OR PLEDGE OF FAITH AND CREDIT OR ANY TAXING POWER OF THE ISSUER, THE STATE OF GEORGIA OR ANY POLITICAL SUBDIVISION OF THE STATE OF GEORGIA.

Interested persons are invited to attend this public hearing by dialing the number provided above and will be given an opportunity to express their views concerning the proposed issuance of the Bonds and the financing of the Project. Anyone desiring to make written comments can deliver them to Housing Authority of the City of Gainesville, 750 Pearl Nix Pkwy, Gainesville, GA 30501 with such comments clearly marked Re: "Sidney Lanier Apartments" to Attention: Executive Director. Written submissions should be mailed in sufficient time to be received on or before 10:00 a.m. on the hearing date. This notice is given pursuant to Section 147(f) of the Internal Revenue Code, as amended.

106400 3/30

NOTICE OF PUBLIC HEARING

The Council of the City of Lula shall proceed with public hearings regarding an ordinance limiting urban camping and prohibiting improper use of public places; providing the penalty for violation; repealing conflicting resolutions and ordinances; providing for severability; and for other purposes during the Council meeting on April 11, 2022 that begins at 6:00 PM and the Council meeting on April 18, 2022 that begins at 7:00 PM at the Lula Depot located at 5911 Wall Street, Lula.

The public is invited to attend and be heard.

106035 3/23,30

NOTICE OF PUBLIC HEARING

UPON APPLICATION FOR ANNEXATION AND REZONING

Pursuant to O.C.G.A. § 36-36-1 et seq. and O.C.G.A. § 36-36-20 et seq., notice is hereby given that the City of Buford, a Georgia Municipal Corporation, will hold a public hearing to evaluate the applications of certain landowners, more fully set forth on Exhibit "A", to annex and zone property to the corporate limits of the City of Buford as provided in O.C.G.A. § 36-36-20 which is contiguous to the existing limits. The property proposed for annexation and rezoning is contiguous to the present corporate limits of the City of Buford and is more particularly described in Exhibit "A" attached hereto.

The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and rezoning on Tuesday, April 12, 2022, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.

The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, May 2, 2022 at 7:00 p.m., Buford City Arena, 2795 Sawnee Avenue, Buford, Gwinnett County, Georgia 30518. Please note that this is a change in location from the regular monthly City Commission meeting.

This 14th day of March, 2021.

CHANDLER, BRITT & JAY, LLC
City Attorneys

EXHIBIT "A"
OWNER: ROBERT & LOUELLA CHAMBERS
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6655 MCEVER RD

All that tract or parcel of land lying in and being in Land lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:

Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), said point being the TRUE POINT OF BEGINNING.

Thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 37 degrees 27 minutes 21 seconds East a distance of 850.46 feet to a 5/8-inch rebar found on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way along a curve to the right with an arc distance of 99.77 feet, with a radius of 14660.13 feet, with a chord bearing of South 37 degrees 37 minutes 20 seconds West and a chord length of 99.77 feet, to a 5/8-inch rebar found; Thence leaving said Norfolk Southern right of way North 74 degrees 04 minutes 23 seconds West a distance of 714.68 feet to an angle iron found; Thence North 31 degrees 06 minutes 06 seconds West a distance of 29.84 feet to a 1-inch open top pipe found on the eastern right of way of McEver Road; Thence continuing along said right of way of McEver Road along a curve to the left with an arc distance of 222.34 feet, with a radius of 1055.26 feet, with a chord bearing of North 33 degrees 30 minutes 39 seconds East and a chord length of 221.93 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 5.734 acres (249,760 square feet).

OWNER: GREGORY BOSTWICK
CURRENTLY ZONED: AR-III
PROPOSED ZONING: M-1
ADDRESS: 6633 MCEVER RD

All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:

Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of Mc Ever Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found; Thence leaving said Norfolk Southern right of way North 74 degrees 04 minutes 23 seconds West a distance of 714.68 feet to an angle iron found; Thence North 31 degrees 06 minutes 06 seconds West a distance of 29.84 feet to a 1-inch open top pipe found on the eastern right of way of McEver Road; Thence continuing along said right of way of McEver Road South 30 degrees 27 minutes 11 seconds East a distance of 1040.28 feet to a 5/8-inch rebar found on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way along a curve to the right with an arc distance of 212.33 feet, with a radius of 14660.13 feet, with a chord bearing of South 37 degrees 13 minutes 48 seconds West and a chord length of 213.78 feet to a 5/8-inch rebar found; Thence leaving said Norfolk Southern right of way North 37 degrees 27 minutes 21 seconds West a distance of 850.46 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 5.578 acres (242,981 square feet).

OWNER: GREGORY BOSTWICK
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6611 MCEVER RD

All that tract or parcel of land lying In and being In Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:

Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-Inch rebar found; North 16 degrees 45 minutes 18 seconds East a distance of 408.54 feet to a 5/8-Inch rebar found, said rebar being the TRUE POINT OF BEGINNING.

Thence continuing along said right of way of McEver Road North 16 degrees 23 minutes 46 seconds East a distance of 412.03 feet to a 5/8-Inch rebar found; Thence leaving said right of way of McEver Road South 30 degrees 45 minutes 27 seconds East a distance of 1190.99 feet to a 5/8-Inch capped rebar set on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way the following courses and distances: South 36 degrees 42 minutes 57 seconds West a distance of 136.19 feet to a 5/8-inch capped rebar set; along a curve to the right, with an arc distance of 197.57 feet, with a radius of 14660.13 feet, with a chord bearing of South 36 degrees 12 minutes 41 seconds West and a chord length of 197.57 feet to a point; Thence North 30 degrees 27 minutes 11 seconds West a distance of 1040.28 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 7.793 acres (339,466 square feet).

106007 3/23,30, 4/6,13,20,27

NOTICE OF PUBLIC HEARING

UPON APPLICATION FOR ANNEXATION AND REZONING

Pursuant to O.C.G.A. § 36-36-1 et seq. and O.C.G.A. § 36-36-20 et seq., notice is hereby given that the City of Buford, a Georgia Municipal Corporation, will hold a public hearing to evaluate the applications of certain landowners, more fully set forth on Exhibit "A", to annex and zone property to the corporate limits of the City of Buford as provided in O.C.G.A. § 36-36-20 which is contiguous to the existing limits. The property proposed for annexation and rezoning is contiguous to the present corporate limits of the City of Buford and is more particularly described in Exhibit "A" attached hereto.

The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and rezoning on Tuesday, April 12, 2022, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.

The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, May 2, 2022 at 7:00 p.m., Buford City Arena, 2795 Sawnee Avenue, Buford, Gwinnett County, Georgia 30518. Please note that this is a change in location from the regular monthly City Commission meeting.

This 15th day of March, 2021.

CHANDLER, BRITT & JAY, LLC
City Attorneys

EXHIBIT "A"
OWNER: 713 HOLDINGS, LLC
CURRENTLY ZONED: AR-IV
PROPOSED ZONING: R-100
ADDRESS: 6200 New Bethany Road

All that tract or parcel of land lying and being in Land Lot 328 of the 7th Land District, Hall County, Georgia and being more particularly described as follows;

To find the true point of beginning, commence at the intersection of Land Lots 328, 329, 330 and 331; THENCE traveling on the Land Lot Line common to Land Lots 328 and 331 in a southwesterly direction for a distance of 618.72' to a point on the easterly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch crimp top pipe found; THENCE continuing on said Land Lot Line South 60 Degrees 03 Minutes 26 Seconds West for a distance of 60.66 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch open top pipe found, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, traveling on said westerly right of way of New Bethany Road the following three (3) courses and distances:

South 21 Degrees 15 Minutes 12 Seconds East for a distance of 168.04 feet to a point; THENCE South 22 Degrees 26 Minutes 09 Seconds East for a distance of 147.49 feet to a point; THENCE South 24 Degrees 39 Minutes 50 Seconds East for a distance of 67.77 feet to a point, said point marked by a ½ inch rebar pin set; THENCE North 30 Degrees 24 Minutes 09 Seconds West for a distance of 381.61 feet to a point, said point marked by a 1 inch square bar found; THENCE North 60 Degrees 03 Minutes 09 Seconds East for a distance of 640.45 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch open top pipe found, said point being THE TRUE POINT OF BEGINNING.

Said property contains 5.343 Acres.

EXHIBIT "A"
OWNER: 713 HOLDINGS, LLC
CURRENTLY ZONED: AR-IV
PROPOSED ZONING: R-100
ADDRESS: 6180 New Bethany Road

All that tract or parcel of land lying and being in Land Lot 328 of the 7th Land District, Hall County, Georgia and being more particularly described as follows;

To find the true point of beginning, commence at the intersection of Land Lots 328, 329, 330 and 331; THENCE traveling on the Land Lot Line common to Land Lots 328 and 331 in a southwesterly direction for a distance of 618.72' to a point on the easterly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch crimp top pipe found; THENCE continuing on said Land Lot Line South 60 Degrees 03 Minutes 26 Seconds West for a distance of 60.66 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch open top pipe found; THENCE traveling on said westerly right of way of New Bethany Road the following three

(3) courses and distances:

South 21 Degrees 15 Minutes 12 Seconds East for a distance of 168.04 feet to a point; THENCE South 22 Degrees 26 Minutes 09 Seconds East for a distance of 147.49 feet to a point; THENCE South 24 Degrees 39 Minutes 50 Seconds East for a distance of 67.77 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, continuing on said westerly right of way of New Bethany Road South 24 Degrees 39 Minutes 50 Seconds East for a distance of 73.66 feet to a point; THENCE South 26 Degrees 01 Minutes 50 Seconds East for a distance of 186.36 feet to a point; THENCE South 25 Degrees 25 Minutes 00 Seconds East for a distance of 219.13 feet to a point, said point marked by a 5/8 inch rebar pin found; THENCE leaving said right of way and traveling South 59 Degrees 56 Minutes 51 Seconds West for a distance of 545.89 feet to a point, said point marked by a 1 inch square bar found; THENCE North 30 Degrees 24 Minutes 09 Seconds West for a distance of 476.95 feet to a point, said point marked by a½ inch rebar pin set; THENCE North 59 Degrees 52 Minutes 43 Seconds East for a distance of 586.50 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

Said property contains 6.202 Acres

106022 3/23,30, 4/6,13,20,27

Please take notice that the City of Buford's regularly scheduled Commission meeting for the month of April will take place on Monday, April 11, 2022, at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518.

106008 3/23,30,4/6

The City Council of the City of Rest Haven will conduct a public hearing on Tuesday, April 5, 2022, at 7:30 p.m. at 922 Gainesville Highway, Suite 103 to consider adoption of an Ordinance to adopt the Official Map of the City of Rest Haven to reflect changes by virtue of deannexations and other changes since adoption of its prior official map.

105787 3/16,23,30

The City of Buford Planning and Zoning Board will meet on Tuesday, April 12, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on Monday, May 2, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 4996 Lanier Islands Parkway, 08-157-000001, for Theo Stone, Atwell, LLC. The special use permit requested is to allow an automotive repair minor, with a parking count of 30 spaces with retail tire sales.

106031 3/23,30, 4/6,13,20,27

The City of Buford Planning and Zoning Board will meet on Tuesday, March 8, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on Monday, April 11, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 5014 B. U. Bowman Drive, Suite 200 for Trace Henderson. The special use permit requested is to allow automotive window tinting.

104452 2/16, 23, 3/2, 9, 16, 23, 30

Public Sales/Auctions

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Orange Co. Inc. will sell at public lien sale on April 14, 2022, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. Lien sale to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 26961, 7366 Friendship Springs Blvd, Flowery Branch, GA 30542, (678) 693-2587
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.

1024 - Sarver, James; 1127 - Jr, Douglas Wright; 1136 - Miller, Susan; 1175 - Alvarez, Miguel; 2027 - Simms, Lyvelle; 2042 - Rutland, Melissa; 2149 - Harper, Jeffrey; 2177 - Okanovic, Sanjin; 3008 - Claek, Julissa; 3015 - Alvarez, Miguel; 3240 - Jones, Thomas

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Orangeco, Inc., 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

106226 3/30,4/6

Notice of Self Storage Sale

Please take notice FreeUp Storage - Murrayville located at 5162 Thompson Bridge Rd., Murrayville, GA 30564 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.selfstorageauction.com on 4/19/2022 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Catherine Moss unit #138; Rosemary Wellborn unit #1423; Emily Jack Thompson unit #1622; Chad Rogers unit #1720; Matt Suggs unit #1912; Whitney Anderson unit #2103B; Andrew Phagan unit #2206; Kasie Heafner unit #2221; Daffney Sapp unit #317; Howard Oglesby unit #319; Sandy Green unit #511; Christy Wheeler unit #517; Sherrie Bryant unit #524; Joey Dunagan unit #702; John McDougald unit #723. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

106342 3/30,4/6

Notice of Self Storage Sale

Please take notice StoreEase - Gainesville Hilton at 2445 Hilton Dr., Gainesville, GA 30501 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.lockerfox.com on 4/20/2022 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Edgar Medina unit #202; Yesica Galvan units #252 & #307; Jerry R Ober unit #305; Chelsea Estrada unit #313. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

106452 3/30,4/6

Pursuant to the Georgia Self-Service Storage Facility Act, notice is hereby given that SS Flowery Branch, LLC d/b/a Simply Self Storage at 6121 Spout Springs Road, Flowery Branch GA 30542 will sell at public auction the personal property in the below-listed occupants' leased unit(s) to satisfy the owner's lien. The personal property stored therein by the following occupants may include but is not limited to general household, office and personal items, furniture, boxes, clothes, and appliances. The unit(s) will be sold at public auction through online auction services of www.storagetreasures.com with bids opening at 12:00 PM on 4/14/22 and closing at 12:00 PM on 4/21/22. Unit 330 London Madison – Toys, Mattress, furniture, electronics, boxes,Unit 138 Jennifer Segraves-Furniture, boxes, totes, Fan, electronics, toys

105968 3/30,4/6

Probate Notices

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA
IN RE: ESTATE OF CHRISTOPHER SCOTT KUDIKA, DECEASED
ESTATE NO. E-21-806
PETITION FOR LETTERS OF ADMINISTRATION NOTICE

[Strike the sentence in parenthesis below ifnot applicable.]

TO: Whom it may concern:

Lisa Ann Kudika has petitioned to be appointed administrator ofthe estate of Christopher Scott Kudika, deceased, of said-county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. $ 53-12-261.)

All interested persons are hereby notified to show cause why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before April 11 ,2022.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any-objections are filed, a hearing will be scheduled at a later

APPROVAL BY THE MAYOR OF
THE CITY OF GAINESVILLE
OF HOUSING AUTHORITY OF THE CITY OF GAINESVILLE
MULTIFAMILY HOUSING REVENUE BONDS
(SIDNEY LANIER APARTMENTS, LLC TO BE NAMED WATERSIDE OAKS APARTMENT PROJECT)
SERIES 2022

WHEREAS, under Section 147(f) of the Internal Revenue Code of 1986, as amended, and under Treasury Regulation Section 5f.103-2(e), the City of Gainesville (the "**City**") must approve the revenue bonds to be designated "Housing Authority of the City of Gainesville Multifamily Housing Revenue Bonds (Sidney Lanier Apartments, LLC to be named Waterside Oaks Apartment Project) Series 2022" (the "**Bonds**") because it is the governmental unit on behalf of which the Bonds are to be issued by Housing Authority of the City of Gainesville (the "**Authority**") and because it is the governmental unit having jurisdiction over the area in which the facilities are located with respect to which financing is to be provided from the proceeds of the Bonds; and

WHEREAS, under Treasury Regulation Section 5f.103-2(d), the City will approve the Bonds only if its applicable elected representative approves the Bonds following a public hearing held in a location which, under the facts and circumstances, is convenient for residents of the City and for which there was reasonable public notice; and

WHEREAS, the Mayor of the City of Gainesville is the applicable elected representative of the City, within the meaning of Treasury Regulation Section 5f.103-2(e), because he is the City's chief elected executive officer popularly elected at-large by the voters of the City; and

WHEREAS, on April 6, 2022, at 10:00 a. m., through the use of a toll-free teleconference at phone number (800) 726-5670, with Access Code 36421245, the Authority, through its designated public hearing officer, conducted a public hearing on the Bonds and the location and nature of the facilities to be financed with the proceeds of the Bonds, notice of which was published in the *Gainesville Times* on March 30, 2022;

NOW, THEREFORE, THE MAYOR OF THE CITY OF GAINESVILLE ACTS AS FOLLOWS:

1. The Mayor of the City of Gainesville hereby approves the Bonds:

   (a) the proceeds of which will finance a portion of the cost of the acquisition, new construction and equipping of a multifamily rental housing project known as Sidney Lanier Apartments and to be named Waterside Oaks Apartment project consisting of approximately 196 residential rental units,

   (b) the maximum aggregate principal amount of which will be $40,000,000,

   (c) the initial owner of the facilities to be financed from the proceeds of which will be Sidney Lanier Apartments, LLC, a Georgia limited liability company, or its successors and assigns, and

(d) the location of the facilities to be financed from the proceeds of which will be near the intersection of Corporate Drive and Browns Bridge Road, and the dead-end of Corporate Drive in the cul-de-sac, Gainesville, Georgia.

2. This approval is solely for the purpose of complying with, and is to be construed in accordance with, the provisions of Section 147(f) of the Internal Revenue Code of 1986, as amended, and shall not result in or impose any pecuniary liability upon or constitute a lien upon the property of or a claim against the City, the State of Georgia or any political subdivision thereof. No owner of any of the Bonds shall ever have the right to compel any exercise of the taxing power of said State or of any city, county, or political subdivision thereof, nor to enforce the payment thereof against any property of said State or of any such city, county, or political subdivision. THE BONDS SHALL NOT EVER REPRESENT OR CONSTITUTE A DEBT OR PLEDGE OF THE FAITH AND CREDIT OR TAXING POWER OF THE CITY.

APPROVED this _____ day of _____, 2022.

_____
W. Samuel Couvillon
Mayor
City of Gainesville

APPROVED AS TO FORM

By: _____
Abbott S. Hayes, Jr.
Hulsey, Oliver & Mahar, LLP
City Attorney

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 5/31/2022

Presenter: Bryan Lackey

Item of Business: GR-2022-07 Accept the FY23 Legacy Link Grant Contract

Meeting Date: 6/7/2022

Purpose of Request:

The Community Service Center staff applied for and received state and federal funds through a grant administered by Legacy Link, Inc.

History/Background:

The Community Service Center has applied for and received this grant to fund the operations of Meals on Wheels and the Senior Life Center for three decades.

Facts & Issues for Consideration:

The grant funds administered under Legacy Link, Inc consists of state and federal dollars provided under the Older Americans Act.

Department Recommendation:

Approve the FY23 Legacy Link Grant Contract.

Department Director:

Phillippa Lewis Moss

If funding is involved, are funds approved within the current budget?

Amount Requested:

$68,172 (included in FY23 budget request)

Source of Funds:

General Funds Approved During the FY23 City/County budget processes

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
GR-2022-07 Accept the FY23 Legacy Link Grant Contract	Resolution
FY23 Legacy Link Contract	Contract/Agreement/MOU

RESOLUTION GR-2022-07

Accept the FY23 Legacy Link Grant Contract

WHEREAS, the Gainesville-Hall County Community Service Center (CSC) is charged with providing a variety of services for aging persons in Hall County; and

WHEREAS, the CSC has for three decades applied for and been awarded a grant through Legacy Link for aging services to include senior transportation, home delivered meals, and congregate meals.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves of the FY23 Legacy Link grant contract and addendums and authorizes the City Manager and/or Mayor to sign all associated documents**.**

Adopted this _____ day of _____, 2022.

_____

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

_____

Denise O. Jordan, City Clerk

LEGACY LINK
Area Agency on Aging

April 21, 2022

Ms. Phillippa Moss, Director
City of Gainesville, Community Service Center
PO Box 2496
430 Prior Street SE
Gainesville, GA 30501

Dear Ms. Moss:

Enclosed are two (2) original copies of the Nutrition Program Services Contract for FY-2023 between The Legacy link, Inc. and the City of Gainesville. This Contract is for the period of July 1, 2022 – June 30, 2023.

After the contracts have been reviewed and approved, **please sign, and notarize both copies and return both copies to The Legacy Link, Inc.**, Ms. Melissa Armstrong, Chief Executive Officer/AAA Director of The Legacy Link, Inc., will also sign them. A fully executed copy will then be returned to your office.

Please let me know if you have any questions about the enclosed. My phone number is (678) 677-8511 or email me at lgearls@legacylink.org. We are pleased to continue working with the City of Gainesville to provide quality services to the elderly citizens of the Georgia Mountains region.

Sincerely,

Linda Earls Clark

Linda Earls Clark
Financial Specialist

Enclosure

4080 Mundy Mill Road • P.O. Box 1480 • Oakwood, Georgia 30566
770-538-2650 • Fax 770-538-2660

Parties: The Legacy Link, Inc.
P.O. Box 1480
4080 Mundy Mill Road
Oakwood, Georgia 30566
Phone No: 770-538-2650

City of Gainesville
300 Henry Ward Way, Suite 303
P.O. Box 2496
Gainesville, Georgia 30501
Phone No: 770-535-6865

Subject: Nutrition Program

Term: July 1, 2022 to June 30, 2023

AGREEMENT

THIS AGREEMENT entered into this First day of July, 2022 between THE LEGACY LINK, INC., hereinafter referred to as the "Legacy", and the CITY OF GAINESVILLE, GEORGIA, hereinafter referred to as the "Contractor".

W I T N E S S E T H:

WHEREAS, the Legacy has entered into an Agreement with the Department of Human Services of the State of Georgia for the purpose of carrying out a component of the Legacy Link, Inc., Area Agency on Aging Plan; and

WHEREAS, this component of said Area Plan on Aging is the provision of Nutrition and Nutrition Screening services to the elderly; and

WHEREAS, the Legacy and the Contractor desire to enter into an Agreement to provide the aforementioned Nutrition, and Nutrition Screening services in Hall County;

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties hereto do hereby agree as follows;

1. Term. The term of this Agreement shall be from July 1, 2022 to 12:00 Midnight, Eastern Daylight Time, June 30, 2023.

2. Description of Services. The Contractor shall, in a satisfactory and proper manner as determined by the Legacy, perform the services described below with preference given to low income minority and rural elderly.

(a) Operation of one (1) nutrition program site to be located in Hall County;

(b) Operation of the nutrition site includes serving one meal a day, five days a week (250 days per year) as specified in the Grant Application incorporated herein, for a total of 10,100 units of congregate nutrition services to 146 elderly persons, 139,317 units of home-delivered nutrition services to 901 elderly persons, providing client assessment for services, nutrition education and any other activities which seem necessary to educate and inform the elderly of services in the community and/or to bring independence and dignity into their lives.

3. Supervision and Administration. The intent of the parties being that all funds provided hereunder to the Contractor be utilized for the provision of services, the Contractor shall be responsible for all administrative support incurred in the provision of the above-mentioned services and shall provide supervision and administration necessary for the provision of said services, and shall provide all costs of administrative support, supervision and administration in not less than the dollar amount specified in The Legacy Link Area Agency on Aging plan and continuation proposal for July 1, 2022 to June 30, 2023.

4. Reports.

(a) A financial report containing a statement of all expenditures for the preceding month, a statement of cumulative expenditures under the Agreement to date, and a statement of all unexpended funds on hand shall be submitted by the Contractor to the Legacy by the fifth business day of the following month commencing with a report for the month of July, 2022.

(b) A program report describing services rendered pursuant to this Agreement during the preceding month shall be submitted by the Contractor to the Legacy on or before the fifth business day of the following month commencing with a report for the month of July, 2022.

(c) All reports shall be prepared on such forms and in such a

manner as shall be prescribed by the Legacy.

(d) The Legacy reserves the right to refuse to accept or honor any report not timely filed.

5. Compensation.

(a) Subject to the timely filing of the reports described in paragraph four (4), and subject to payment by the Department of Human Services to the Legacy of the appropriate funds, the Legacy shall, on or before the twenty fifth day of each month commencing with the month of August, 2022, reimburse the Contractor for actual expenditures made pursuant to the Agreement for each preceding month based on the aforementioned financial report.

(b) The total compensation paid by the Legacy to the Contractor for nutrition site operation pursuant to this Agreement shall not exceed Three Hundred Seventy Four Thousand Nine Hundred Eighty Three Dollars ($374,983.00).

(c) The Legacy agrees to provide federal and state funds for congregate meals in the amount of Thirty Four Thousand Eight Hundred Forty Six Dollars ($34,846.00) and federal and state funds for home-delivered meals in the amount of Two Hundred Ninety Seven Thousand Three Hundred Eighty Six Dollars ($297,386.00).

6. Non-Federal Funds.

(a) As a condition of this Agreement, the Contractor agrees to insure non-federal funds in the amount of Thirty Five Thousand One Hundred Thirty Two Dollars ($35,132.00) will be available for nutrition site operations services.

(b) The Contractor further agrees to insure local cash based on actual cost per meal and available federal and state funds for 10,100 congregate and 139,317 home-delivered meals.

The minimum cash requirement for the term of the Agreement being Seven Thousand Nine Hundred Fifty Four Dollars ($7,954.00) for congregate meals and Two Hundred Sixty Six Thousand Three Hundred Sixty Three Dollars ($266,363.00) for home-delivered meals.

The Contractor shall provide the necessary non-match local

resources required for the provision of the services listed in Paragraph two (2) of this contract, this amount being Five Hundred Sixty Six Thousand Six Hundred Ninety Dollars ($566,696.00).

(c) Any donations collected during the term of this Agreement which are in excess of the local cash requirement must be used by the Contractor to expand services under this Agreement.

7. Unexpended Funds. Upon expiration or termination of this Agreement for any reason, all unexpended funds held by the Contractor shall revert immediately to the Legacy.

8. Right to Withhold Payment. The Legacy reserves the right to withhold contract payments under this Agreement if it appears to the Legacy that the Contractor is failing to substantially comply with the quality of service or the specified completion schedule of its duties required under this agreement, and/or to require further proof of reimbursable expenses prior to payment thereof, and/or require improvement at the discretion of the Legacy in the programmatic performance of service delivery.

9. Collection of Audit Exceptions. The Contractor agrees that the Legacy may withhold net payments equal to the amount which has been identified by an audit notwithstanding the fact that such audit exception is made against a prior or current contract or subcontract. The Contractor may also repay the Legacy for the total exception by check.

10. Compliance with Laws and Regulations; Incorporation of Documents and Laws. The contracts and other documents, and the federal and state laws, regulations, guidelines, opinions, and standards listed below, as now or hereafter amended, are hereby incorporated into and made a part of this Agreement by reference. The Contractor shall comply with all of the foregoing in undertaking all of the obligations and duties assumed by it under this Agreement. The Contractor further assumes responsibility for full compliance

with such laws, regulations, guidelines, opinions, and standards and agrees to fully reimburse the Legacy for any loss of funds or other resources resulting from noncompliance on the part of the Contractor, its agents, servants, or employees. The following documents are incorporated into, and made a part of, this Agreement by reference thereto:

(a) The Legacy Link, Inc., Area Agency on Aging Plan for July 1, 2022 to June 30, 2023.

(b) Agreement between the Legacy and the Georgia Department of Human Services to implement applicable provisions of the Older Americans Act of 1965, as amended.

(c) Georgia Office of Aging Title III Manual of Policies and Procedures

(d) 45 CFR - Part 74 Administration of Grants;

(e) Official Code of Georgia Annotated Sections 45-10-20 through 45-10-28 (Conflict of Interest);

(f) 45 CFR - Part 80 Civil Rights;

(g) 45 CFR - Part 92;

(h) Office of Management and Budget, Circular A-102;

(i) The "Single Audit Act of 1984" (PL 98-502);

(j) Reimbursement of travel expenses under this Agreement must not exceed rates in Statewide Travel Regulations.

(k) Section 1352 of PL 101-12 Prohibitions and Requirements Related to lobbying);

(l) Opinions of the Attorney General of Georgia;

(m) All other applicable federal, state and local laws, ordinances, resolutions and regulations.

11. Purchasing. All of the Contractor's purchases of supplies, equipment or services under this Agreement must be accomplished in accordance with 45 CFR - Part 74 Administration of Grants.

12. Maintenance of Records. The Contractor shall maintain such records and accounts, including property, personnel, and financial reports as deemed necessary by the Legacy to assure a proper

accounting of all program funds, including both federal and nonfederal matching funds expended to enable the Legacy to comply with all federal and state financial accountability requirements. Contractor record retention requirements are five years from submission of final expenditure report. If any litigation, claims or audit is started before the expiration of five years, the records shall be retained until all litigations, claims or audit findings involving the records have been resolved. These records shall be retained in a manner and for the period specified in 45 CFR - Part 74 Administration of Grants.

(a) At any time during normal business hours and as often as the Legacy may deem necessary, there shall be made available to the Legacy all of the Contractor's records with respect to all matters covered by this Agreement, and the Contractor will permit the Legacy or its designated representative to audit, examine and make excerpts from invoices, materials, payrolls, records of personnel, conditions of employment and other data relating to matters covered by this Agreement.

13. Property. A property inventory record, including source of funds for acquisition, date of acquisition, cost of acquisition, description, model and serial numbers, shall be maintained accurately by the Contractor in such form and manner as shall be specified by the Legacy on all non-expendable items of personal property acquired in whole or in part with funds disbursed pursuant to this Agreement. The Contractor shall report the acquisition of any property to the Legacy on Department of Human Services Form #5111. This report shall be made within 30 days of acquisition. Upon termination of this Agreement, an inventory report will be submitted to the Legacy for determination by the Legacy as to disposition of the personal property. The Contractor shall be responsible for reporting to the Legacy the loss, damage, theft or destruction of any property and for replacing and repairing such items.

14. Intangible Property, Inventions, Patents and Copyrights. The

Contractor agrees that if patentable items, patent rights, processes, or inventions are produced in the course of work funded by this contract, to report such facts in writing promptly and fully to the Legacy. The Federal agency and the Georgia Department of Human Services shall determine whether protection on the invention or discovery shall be sought. The Federal agency and the Georgia Department of Human Services will also determine how the rights under any patent issued thereon, shall be allocated and administered in order to protect the public interest consistent with Public Law 96-517, OMB Circular A-124 as printed in 47 FR 7556.

15. Non-discrimination in Employment or Services.

(a) The Contractor agrees that it shall not discriminate against any persons in the provision of any services or in any terms or conditions of employment on the basis of political affiliation, race, color, religion, national origin, sex, age or handicap and will comply with all applicable Federal and State laws, rules, regulations and guidelines prohibiting discrimination.

(b) The Contractor shall adopt and implement an acceptable Affirmative Action Plan and shall furnish to the Legacy a copy of such plan.

(c) The Contractor further agrees that where the Legacy is bound to compliance in any matter related to this Contract the Contractor will comply and will take such measures as the Legacy or the above laws, rules, guidelines and regulations indicate as being required to assure compliance.

(d) It is expressly understood that upon receipt of evidence of any such discrimination, the Legacy shall have the right to immediately terminate this Agreement.

(e) The Contractor agrees to comply with all applicable provisions of the Americans with Disabilities Act (ADA) and any relevant federal and state laws, rules and regulations regarding employment practices toward individuals with disabilities and the availability/accessibility of programs, activities or services for clients with disabilities. The Contractor agrees to require any

subcontractor performing services funded through this contract to comply with all provisions of the federal and state laws, rules, regulations and policies described in this paragraph.

16. Workers' Compensation Insurance. The Contractor warrants to the Legacy that adequate workers' compensation insurance in the amount and form required by Georgia law is maintained on all employees of the Contractor. Upon the request of the Legacy, the Contractor shall furnish to the Legacy a certificate of insurance verifying the existence of the aforementioned insurance.

17. Criminal Records Investigations: The Contractor agrees that, for the filling of positions or classes of positions having direct care responsibilities for services rendered under this contract, applicants selected for such positions shall undergo a criminal record history investigation which shall include a fingerprint record check pursuant to the provisions of Code Section 49-2-14 of the Official Code of Georgia Annotated. The Contractor will provide the forms which will include the required date from the applicant. The Contractor agrees to obtain the required information (which will include two proper sets of fingerprints on each applicant) and transmit said fingerprints directly to the Georgia Crime Information Center together with the fee as required by said center for a determination made pursuant to Code Section 49-2-14 of the Official Code of Georgia Annotated or any other relevant statutes or regulations. After receiving the information from the Georgia Crime Information Center or any other appropriate source, the Legacy will review any derogatory information and, if the crime is one which is prohibited by duly published criteria within the Georgia Department of Human Services, the Contractor will be informed and the individual so identified will not be employed for the purpose of providing services under this contract.

18. Confidentiality of Individual Information. The Contractor agrees to abide by all state and federal laws, rules and regulations

and policies of the Georgia Department of Human Services respecting confidentiality of individuals' records. The Contractor further agrees not to divulge any information concerning any individual to any unauthorized person without the written consent of the individual client or responsible parent or guardian.

19. AIDS Policy. The contractor agrees not to discriminate against any client who may have AIDS or be infected with Human Immunodeficiency Virus (HIV). The Contractor is encouraged to provide or cause to be provided appropriate AIDS training to it's' employees and to seek AIDS technical advice and assistance from appropriate health department office. The Contractor further agrees to refer clients requesting additional AIDS related services or information to the appropriate county health department.

20. Publicity. Any publicity given to the program or services provided herein including, but not limited to, notices, information, pamphlets, press releases, research, reports, signs and similar public notices prepared by or for the Contractor shall identify the Legacy Link, Inc. as a sponsoring agency. The Contractor shall not identify the Georgia Department of Human Services as a sponsoring agency without prior approval. The Contractor shall not display the Georgia Department of Human Services name or logo in any manner without prior written authorization of the Commissioner.

21. Evaluation. The Legacy shall be allowed to carry out such monitoring and evaluation activities of the programs of the Contractor as is determined necessary by the Legacy.

22. Consultant/Study Contract. The Contractor agrees not to release any information, findings, recommendations or other material developed or utilized during or as a result of this contract until the information has been provided to the Legacy and ultimately to the Georgia Department of Human services. Any research, study, review or analysis of clients served must be reviewed and approved by the Legacy

and the Georgia Department of Human Services.

23. Subcontracts. The Contractor shall not subcontract any portion of this Agreement without the express written consent of the Legacy. In the event of any subcontract, the Contractor shall incorporate into and require its subcontractor to comply with all of the provisions of this Agreement, and the Contractor shall remain primarily liable to the Legacy for all duties, obligations and responsibilities assumed by the Contractor under this Agreement and shall not be relieved of any such duties, obligations or responsibilities.

24. Status of Parties as Independent Contractors. Nothing contained in this Agreement shall be construed to constitute the Contractor or any of its employees, servants, agents or subcontractors as a partner, employee, servant or agent of the Legacy, nor shall either party to this Agreement have any authority to bind the other in any respect, it being intended that each shall remain an independent contractor. The Legacy is interested only in the results to be achieved and shall have no control over the actual conduct of the work to be performed.

25. Indemnification. The Contractor shall assume all liability and risks for all damages and injuries to persons or property which shall or may arise or accrue out of the conduct of any activity relating to the performance of this Agreement by the Contractors, its officials, employees, agents, or servants and shall indemnify and save harmless the Legacy from any and all liability, actions, causes of action, suits, damages, attorneys' fees and costs which may arise or accrue out of the conduct of any activity relating to the performance of this Agreement by the Contractor, its official, employees, agents, or servants.

26. Waiver of Immunity. For the purpose of any cause of action that may arise or accrue out of the performance of this Agreement and

which may be vested in the Legacy, the Contractor waives any governmental or other immunity which it may possess.

27. Conflict of Interest. The Contractor shall comply with the provisions of the Official Code of Georgia Annotated, Section 45-10-20 through 45-10-28, as amended, which prohibit and regulate certain transactions between certain State officials, employees and the State of Georgia, have not been violated and will not be violated in any respect.

28. Debarment. In accordance with Executive Order 12549, Debarment and Suspension, and implemented at 45CFR Part 76, 100-510, Contractor certifies by signing Annex I that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this contract by any federal department or agency. Contractor further agrees that it will include the clause titled, "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction", without modification in all lower tier transactions and in all solicitations for lower tier covered transactions.

29. Termination. This Agreement may be terminated by either party upon thirty (30) days prior written notice to the other party. The Contractor shall be compensated for all services satisfactorily rendered prior to and including the date of termination.

30. Termination Due to Non-Availability of Funds. Notwithstanding any other provision of this Agreement, in the event that any of the funds to be made available to the Legacy by the appropriate federal, state and local sources for carrying out the functions to which this Agreement relates do not become available or in the event the sum of all obligations of the Legacy incurred under this Agreement entered into as of the date of this Agreement become unavailable for disbursement then this Agreement shall immediately

terminate without further obligation to the Legacy as of that moment.

31. Entire Agreement; Modification.

(a) This writing contains the entire Agreement of the parties, and no representations are made or relied upon by either party other than those expressly set forth.

(b) No modification, amendment, waiver, termination or discharge hereof shall be binding upon either party unless executed in writing by the parties.

32. Execution in Duplicates. This Agreement is executed in duplicate, and each of the duplicates shall be deemed to be an original and shall have the same force and effect as if it alone had been executed by the parties.

******** space left blank intentionally********

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and affixed their seals the day and year first above written.

THE LEGACY LINK, INC.

By:_____
Chief Executive Officer/AAA Director

Subscribed and sworn to
in our presence:

_____
Notary Public

Approved as to Form:

By:_____
City Attorney

Subscribed and sworn to
in our presence:

_____
Notary Public

CONTRACTOR:
CITY OF GAINESVILLE

By:_____
Official

By:_____
City Clerk

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 5/3/2022

Presenter: Bryan Lackey

Item of Business: GR-2022-08 Bureau of Justice Assistance Bulletproof Vest Partnership Grant Program FY22-23

Meeting Date: 6/7/2022

Purpose of Request:

To request authorization to accept the Bureau of Justice Assistance Bulletproof Vest Partnership Grant for FY22-23.

History/Background:

Facts & Issues for Consideration:

The Bureau of Justice Assistance Bulletproof Vest Partnership Grant Program FY22-23 will award a maximum of 50% of the cost of a bulletproof vest to replace expired vests or purchase new vests for new employees.

Department Recommendation:

To approve the resolution.

Department Director:

Jay Parrish

If funding is involved, are funds approved within the current budget?

Amount Requested: 10000

Source of Funds: Grant

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
GR-2022-08 Bureau of Justice Assistance Bulletproof Vest Partnership Grant Program FY22-23	Resolution

RESOLUTION GR-2022-08

BUREAU OF JUSTICE ASSISTANCE
BULLETPROOF VEST PARTNERSHIP GRANT PROGRAM FY22-23

WHEREAS, the Bureau of Justice Assistance (BJA) has announced the Bulletproof Vest Partnership Grant Program for the FY22-23; and

WHEREAS, the BJA has grant money for police agencies to buy bulletproof vests and the City of Gainesville is eligible to receive these funds in the amount of $10,000; and

WHEREAS, the BJA will award a maximum of 50% of the cost of a bulletproof vest to replace expired vests or purchase new vests for new employees.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorize acceptance of the grant funding and authorizes the Mayor or City Manager to execute all documents related to this grant award.

Adopted this _____ day of _____, 2022.

_____
W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

_____
Denise O. Jordan, City Clerk

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 5/23/2022

Presenter: Abb Hayes

Item of Business: Request from **Ricky and Janice Hames** to rezone a 0.24± acre tract located on the south side of Oak Street, east of the intersection of Ridgewood Terrace, Woods Mill Road, Rainey Street and Oak Street (a/k/a **721 Oak Street, NW**), from General Business (G-B) to Residential-I (R-I). **Ward Number: Four**. Tax Parcel Number: 01-026-001-012. **Request: Single-family residence**.

- Proposed Rezoning Ordinance 2022-17

Meeting Date: 6/7/2022

Purpose of Request:

To conduct a public hearing regarding the following zoning request as presented at the May 10, 2022 Planning and Appeals Board Meeting:

The applicant is proposing to rezone the property from General Business (G-B) to Residential-I (R-I) for a single-family residence. The property is vacant but previously contained an older single-family home that was demolished seven years ago. The proposed two-story home is approximately 2,500 square feet in size with a two car garage. One access driveway is proposed from Oak Street. Adjacent uses include a vacant lot, Towne Creek Apartments, and professional offices.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Staff and PAB recommended approval with one condition. See the PAB Recommendation report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS

Approval of Ordinance 2022-17:
I move to approve the ordinance to rezone the subject property from General Business (G-B) to Residential-I (R-I) with one condition as presented.

Denial of the Request:
I move to deny the request.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
Legal Ad CC Newspaper Article	Legal Ad
PAB Recommendation Report	Report
Proposed Zoning Ordinance 2022-17	Ordinance
Location Maps	Backup Material
Narrative	Backup Material
Survey	Backup Material
Home Elevation and Footprint	Backup Material

site changes on a 0.29± acre tract located on the northeast corner of the intersection of Ridgewood Avenue and Bradford Street (a/k/a 440 Ridgewood Avenue, NW).
Ward Number: Two
Local Historic District: Ridgewood Neighborhood
Tax Parcel Number(s): 01-041-001-010
Proposed Work Project: Building and site changes, involving demolition and new construction
108109 5/18

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE GAINESVILLE ZONING MAP
Notice is hereby given that the Gainesville City Council will conduct a public hearing on Tuesday, June 7, 2022 at 5:30 p.m. in the Gainesville Justice Center (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in midtown Gainesville on the following requests:
1) Request from Ricky and Janice Hames to rezone a 0.24± acre tract located on the south side of Oak Street, east of the intersection of Ridgewood Terrace, Woods Mill Road, Rainey Street and Oak Street (a/k/a 721 Oak Street, NW), from General Business (G-B) to Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 01-026-001-012
Request: Single-family residence
2) Request from Jeff Arkema for a special use on a 1.77± acres tract located on the north side of Browns Bridge Road, east of McEver Road (a/k/a 2888 Browns Bridge Road, SW, Suite E), having a zoning of Regional Business (R-B).
Ward Number: Four
Tax Parcel Number(s): 08-015-006-025
Request: Automotive styling center
Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570.
NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and has made, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating $250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with the Planning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA§ 36-67A-3 3 {c})
108004 5/18

NOTICE OF PUBLIC HEARING

intersection of the east line of Land Lot 156, (said line also being the common line with Land Lot 153) and the northeasterly right-of-way line of Friendship Road (Limited Access, variable width public r/w, G.D.O.T. project #STP-2984(1));
THENCE proceeding along said east line of Land Lot 156 North 29 degrees 31 minutes 15 seconds West for a distance of 196.83 feet to a 3/4" open top pipe found, said 3/4" open top pipe found being the POINT OF BEGINNING;
THENCE departing said east line of Land Lot 156 South 45 degrees 05 minutes 03 seconds West for a distance of 20.57 feet to a 1" angle iron found;
THENCE North 56 degrees 09 minutes 46 seconds West for a distance of 135.76 feet to a 1-1 /2" steel rod found;
THENCE South 23 degrees 46 minutes 24 seconds West for a distance of 103.02 feet to a computed point on the aforesaid northeasterly right-of-way line of Friendship Road, said computed point being witnessed by a 1 /2" rebar found 2.97 feet northeast thereof;
THENCE proceeding along said northeasterly right-of-way line of Friendship Road the following courses and distances: along a curve to the right having a radius of 855.02 feet for an arc distance of 233.58 feet (said arc being subtended by a chord of North 45 degrees 08 minutes 38 seconds West for a distance of 232.86 feet) to a concrete r/w monument found;
THENCE North 26 degrees 35 minutes 58 seconds West for a distance of 108.84 feet to a concrete r/w monument found;
THENCE North 37 degrees 25 minutes 59 seconds West for a distance of 210.27 feet to a computed point;
THENCE North 46 degrees 05 minutes 31 seconds East for a distance of 20.00 feet to a disturbed concrete r/w monument found;
THENCE North 36 degrees 58 minutes 09 seconds West for a distance of 23.91 feet to a concrete r/w monument found;
THENCE departing said northeasterly right-of-way line of Friendship Road North 66 degrees 38 minutes 09 seconds East for a distance of 230.69 feet to a 1/2" iron pin set on the aforesaid east line of Land Lot 156;
THENCE proceeding along said east line of Land Lot 156 South 29 degrees 52 minutes 54 seconds East for a distance of 599.48 feet to a 3/4" open top pipe found, said 3/4" open top pipe found being the POINT OF BEGINNING;
Said tract or parcel of land

THENCE South 26 degrees 02 minutes 56 seconds East for a distance of 38.58 feet to a computed point;
THENCE South 38 degrees 35 minutes 40 seconds East for a distance of 20.27 feet to a computed point;
THENCE South 51 degrees 07 minutes 43 seconds East for a distance of 13.34 feet to a computed point;
THENCE South 16 degrees 33 minutes 24 seconds East for a distance of 26.78 feet to a computed point;
THENCE South 31 degrees 34 minutes 49 seconds East for a distance of 72.64 feet to a computed point;
THENCE South 64 degrees 03 minutes 11 seconds East for a distance of 32.69 feet to a computed point;
THENCE South 39 degrees 56 minutes 01 seconds East for a distance of 33.51 feet to a computed point;
THENCE South 68 degrees 58 minutes 22 seconds East for a distance of 62.64 feet to a computed point;
THENCE South 45 degrees 57 minutes 11 seconds East for a distance of 16.13 feet to a computed point;
THENCE North 76 degrees 34 minutes 34 seconds East for a distance of 12.05 feet to a computed point;
THENCE North 65 degrees 22 minutes 12 seconds East for a distance of 26.08 feet to a computed point;
THENCE South 50 degrees 43 minutes 50 seconds East for a distance of 43.76 feet to a computed point;
THENCE South 67 degrees 13 minutes 00 seconds East for a distance of 74.90 feet to a computed point;
THENCE South 62 degrees 16 minutes 29 seconds East for a distance of 146.70 feet to a computed point;
THENCE South 50 degrees 58 minutes 44 seconds East for a distance of 24.83 feet to a computed point;
THENCE South 39 degrees 58 minutes 18 seconds East for a distance of 40.95 feet to a computed point;
THENCE South 67 degrees 24 minutes 30 seconds East for a distance of 28.56 feet to a computed point;
THENCE South 81 degrees 24 minutes 52 seconds East for a distance of 61.24 feet to a computed point;
THENCE South 61 degrees 42 minutes 57 seconds East for a distance of 53.19 feet to a computed point;
THENCE North 83 degrees 52 minutes 44 seconds East for a distance of 12.52 feet to a computed point, said computed point being witnessed by an axel found located South 57 degrees 50 minutes 06 seconds West for a distance of 10.02 feet thereof;
THENCE departing said centerline of a creek South 29 degrees 50 minutes 56 seconds East for a distance of 621.21 feet to a 1/2" rebar found;
THENCE South 29 degrees 54 minutes 03 seconds East

in stone found at the aforesaid northwesterly corner of Land Lot 153, said tack in stone found being the POINT OF BEGINNING;
Said tract or parcel of land contains 76.344 acres or 3,325,527 square feet and is a portion of the same tract or parcel of land as described in Deed Book 8175, Page 794, Hall County, Georgia records.
EXHIBIT "A"
OWNER: CIV Friendship Business Park I, LLC
CURRENTLY ZONED: AR-III
PROPOSED ZONING: M-1
ADDRESS: 0 Bennett Rd
All that tract or parcel of land lying and being in Land Lot 153 of the 8th Land District, Hall County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #21-003; Drawing/File #21-003), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:
To find the POINT OF BEGINNING, COMMENCE at a tack in stone found at the northwest corner of Land Lot 153, said tack in stone found also being the common corner of Land Lots 152, 156 and 157;
THENCE South 71 degrees 16 minutes 50 seconds East for a distance of 2183.90 feet to a 1/2" rebar found, said 1/2" rebar found being the POINT OF BEGINNING;
THENCE North 55 degrees 35 minutes 49 seconds East for a distance of 26.34 feet to a 1/2" iron pin set;
THENCE South 35 degrees 14 minutes 56 seconds East for a distance of 15.79 feet to a computed point at or near the centerline of a small stream;
THENCE proceeding generally along the centerline of said small stream the following courses and distances: South 75 degrees 25 minutes 17 seconds East for a distance of 71.36 feet to a computed point;
THENCE South 36 degrees 18 minutes 59 seconds East for a distance of 19.35 feet to a computed point;
THENCE South 12 degrees 26 minutes 02 seconds East for a distance of 16.18 feet to a computed point;
THENCE South 86 degrees 28 minutes 23 seconds East for a distance of 27.51 feet to a computed point;
THENCE South 73 degrees 34 minutes 11 seconds East for a distance of 18.81 feet to a computed point;
THENCE South 69 degrees 10 minutes 31 seconds East for a distance of 46.70 feet to a computed point;
THENCE North 68 degrees 09 minutes 32 seconds East for a distance of 34.67 feet to a computed point;

#21-003), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:
To find the POINT OF BEGINNING, COMMENCE at a tack in stone found at the northwest corner of Land Lot 153, said tack in stone found also being the common corner of Land Lots 152, 156 and 157;
THENCE South 71 degrees 16 minutes 50 seconds East for a distance of 2183.90 feet to a 1/2" rebar found;
THENCE South 29 degrees 54 minutes 03 seconds East for a distance of 635.87 feet to a 1/2" iron pin set, said 1/2" iron pin set being the POINT OF BEGINNING;
THENCE North 27 degrees 28 minutes 54 seconds East for a distance of 331.77 feet to a computed point at or near the centerline of a small stream;
THENCE proceeding generally along the centerline of said small stream the following courses and distances: South 08 degrees 59 minutes 46 seconds East for a distance of 8.35 feet to a computed point;
THENCE South 64 degrees 05 minutes 27 seconds East for a distance of 19.19 feet to a computed point;
THENCE South 81 degrees 02 minutes 57 seconds East for a distance of 12.27 feet to a computed point;
THENCE South 89 degrees 37 minutes 53 seconds East for a distance of 18.81 feet to a computed point;
THENCE South 54 degrees 38 minutes 50 seconds East for a distance of 84.16 feet to a computed point;
THENCE North 75 degrees 45 minutes 56 seconds East for a distance of 34.96 feet to a computed point;
THENCE South 21 degrees 54 minutes 26 seconds East for a distance of 44.84 feet to a computed point;
THENCE South 83 degrees 27 minutes 53 seconds East for a distance of 14.54 feet to a computed point;
THENCE departing said centerline of a small stream South 47 degrees 55 minutes 39 seconds East for a distance of 50.95 feet to a 1/2" iron pin set;
THENCE South 46 degrees 48 minutes 10 seconds West for a distance of 414.28 feet to a 1" rebar found;
THENCE North 29 degrees 54 minutes 03 seconds West for a distance of 144.67 feet to a 1/2" iron pin set, said 1/2" iron pin set being the POINT OF BEGINNING;
Said tract or parcel of land contains 1.699 acres or 73,993 square feet and is a portion of the same tract or parcel of land as described in Deed Book 8206, Pages 589 and 592, Hall County,

courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found, said rebar being the TRUE POINT OF BEGINNING.
Thence continuing along said right of way of McEver Road North 16 degrees 45 minutes 18 seconds East a distance of 408.54 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 30 degrees 27 minutes 11 seconds East a distance of 1040.28 feet to a 5/8-inch rebar found on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way along a curve to the right with an arc distance of 212.33 feet, with a radius of 14660.13 feet, with a chord bearing of South 37 degrees 13 minutes 48 seconds West and a chord length of 213.78 feet to a 5/8-inch rebar found; Thence leaving said Norfolk Southern right of way North 37 degrees 27 minutes 21 seconds West a distance of 850.46 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING.
Said tract of land contains 5.578 acres (242,981 square feet).
OWNER: GREGORY BOSTWICK
CURRENTLY ZONED: VC
PROPOSED ZONING: RA-200
ADDRESS: 6611 MCEVER RD
All that tract or parcel of land lying In and being In Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found;

application to annex and rezone a total of +/- 0.35 acres with the zoning from Hall County H-B "Highway Business" to Oakwood PCD "Planned Commercial Development" on Tax Parcel No. 15036C000032 and further identified as Winder Hwy according to the current street numbering system of Hall County, Georgia.
• Eden Rock Real Estate Partners, LLC has made application to annex and rezone a total of +/- 0.22 acres with the zoning from Hall County H-B "Highway Business" to Oakwood PCD "Planned Commercial Development" on Tax Parcel No. 15036C000033 and further identified as Winder Hwy according to the current street numbering system of Hall County, Georgia.
• Eden Rock Real Estate Partners, LLC has made application to annex and rezone a total of +/- 2.32 acres with the zoning from Hall County AR-III "Agricultural Residential" and H-B "Highway Business" to Oakwood PCD "Planned Commercial Development" on Tax Parcel No. 15036C000034 and further identified as Winder Hwy according to the current street numbering system of Hall County, Georgia.
• Eden Rock Real Estate Partners, LLC has made application to annex and rezone a total of +/- 0.48 acres with the zoning from Hall County H-B "Highway Business" to Oakwood PCD "Planned Commercial Development" on Tax Parcel No. 15036C000052 and further identified as Winder Hwy according to the current street numbering system of Hall County, Georgia.
• Eden Rock Real Estate Partners, LLC has made application to annex and rezone a total of +/- 0.33 acres with the zoning from Hall County H-B "Highway Business" to Oakwood PCD "Planned Commercial Development" on Tax Parcel No. 15036C000160 and further identified as Winder Hwy according to the current street numbering system of Hall County, Georgia.
At said public hearing all persons or residents owning property in the City of Oakwood or in the area proposed for rezoning may be heard on the question of zoning of such area by the City of Oakwood. City of Oakwood, 4035 Walnut Circle, Oakwood, Georgia.
Peggy Funderburk
Permit Clerk
5/18

PUBLIC NOTICE
The Planning Commission of the City of Lula will hear the following requests during the Planning

GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION

Applicant and Property Owner..... Ricky and Janice Hames
Location..... 721 Oak Street, NW
Request..... Rezone from G-B to R-I
Size ..... 0.24± acre
Ward..... Four
Proposed Use..... Single-family residence
Planning Division Staff Recommendation ..... **Approval, with condition**
Planning & Appeals Board Recommendation..... **Approval, with condition**
Date..... May 10, 2022

- ***Applicant's Proposal and Background Information***

The applicant is proposing to rezone the property for a single-family home. The occupant of the home will be the new buyer upon rezoning the property. The proposed home will be two-stories with a two car garage and anticipated to be over 2,500 square feet in size. The attached picture provided with the application is only intended to represent the general scale and quality of construction. The architectural style of the home has not been finalized at this time.

The property is vacant of structures but previously consisted of an abandoned single-family home that was demolished seven years ago.

- ***Adjacent Land Use and Zoning***

Location	Use	Zoning
North	Oak Street Plaza -Office and Retail	General Business (G-B)
South	Towne Creek Apartments	Planned Unit Development (P-U-D)
East	Vacant lot	General Business (G-B)
West	Towne Creek Apartments	Planned Unit Development (P-U-D)

- ***Other Departmental Comments***

There were no other departmental comments for this request.

- ***Zoning History***

The following zoning actions have taken place in the immediate area during the last ten years:

2022 - A request by Fred and Olivia Skey to rezone a 0.65± acre tract located at 352 Northside Drive, NW from General Business (G-B) and Office and Institutional (O-I) to Office and Institutional (O-I) with a special use was conditionally approved for a single-family residence.

2021 - A request by Dave Odom to rezone a 0.50± acre tract located at 341 and 361 Oak Street, NW, from General Business (G-B) to Planned Unit Development (P-U-D) was conditionally approved for mixed-use residential and commercial.

2020 – A request by Juan Luna for a special use within Neighborhood Business (N-B) zoning on a 1.66± acres tract located at 0, 903, 915, 919, 921, 925 and 927 Washington Street, NW was conditionally approved for twenty apartments.

2018 – A request by KRM 2016, LLC for a special use within Neighborhood Business (N-B) zoning on a 0.82± acre tract located at 520 Washington Street, NW was conditionally approved for five duplex apartments.

- ***Staff Analysis***

(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

The adjacent properties consist of a mixture of residential and nonresidential uses and are zoned Planned Unit Development (P-U-D) and General Business (G-B). The subject property has historically been occupied for single-family residential purposes which is consistent with the proposal.

(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

The proposed single-family home will restore the subject property to its original use. Given the small scale of the proposal, there should be no adverse effects to the adjacent or nearby properties. However, the proposed rendering of the home submitted with the application is considered more of a traditional suburban style home which would be out of character with the area. *Staff believes a Modern farmhouse or Craftsman style home would be more suitable for the area.*

(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The Gainesville Future Development Map for the City of Gainesville places the property within the *Mixed-Use General* land use category. Land uses allowed in the *Mixed-Use General* category include office, neighborhood retail and residential.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Central Core* Character Area. The vision for this area is to continue to evolve as the symbolic heart of the city and should strive for a more sustainable mixture of uses. Recent and ongoing public improvements Downtown have begun a long-term transition to more diverse land uses and redevelopment opportunities. Land uses supported in this Character Area include mixed-use, medium-density residential, multi-family residential, commercial, parks / recreation / conservation.

(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?

The property is zoned General Business (G-B) and is only 10,500± square feet in size. A zoning of G-B requires a minimum lot size of 15,000 square feet. Therefore, the property is considered legal nonconforming based on its size. The property might be able to be developed for commercial purposes, but would be limited based on the setback, parking and stormwater requirements. A zoning of R-I would allow the proposed home to be converted back to its original use of single-family residential and would bring it into conformance with R-I lot size standards.

(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

City water, sewer and public safety services are currently provided to the property. Gainesville Fire Station #1 off of Queen City Parkway is located approximately 1.2± miles from the subject property.

Any future impact to the school system would be minimal given that only one home is proposed. Centennial Elementary and Gainesville High School Campus are located about 0.5± mile from the property to the west.

The proposal will slightly increase ingress and egress turning movements on Oak Street but will be insignificant.

(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

The Comprehensive Plan identifies the need for quality housing within and near the downtown area. New housing may be in the form of attached and detached housing. It is anticipated that nearby residential properties close to downtown will continue to be desirable based on the walkability to nearby shopping, restaurant, entertainment and service uses. Public uses are also located close by which include the library, parks, trails and schools.

(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Based on the Comprehensive Plan and the adjacent mixture of uses, the proposal with the recommended zoning condition, appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

- ***Staff Recommendation***

The Planning Division staff is recommending **conditional approval** of this request based on the Comprehensive Plan and the adjacent mixture of uses.

Condition

The style of the proposed single-family home shall consist of Craftsman or Modern Farmhouse architecture and shall require review and approval by the Community and Economic Development Department Director.

Excerpts from the May 10, 2022 PAB Meeting Minutes

Applicant Presentation: **Vanity Hall**, 301 Jesse Jewell Parkway, stated she is with the Buffington Real Estate Group and the property has been listed for 7 months with the only interest in the property was for residential. She said those interested in it thought it was too small for a business and the only opportunity for a contract was for residential.

FAVOR: Camille Viera, 175 John W. Morrow, Jr. Parkway, stated she is the selling agent representing the buyer which have lived in the area for 20 years. She said the buyer's intent is to build a historical home and with the surrounding area of mixed use of commercial and residential would request approval.

OPPOSE: Lynn Godfrey, 700 & 706 Oak Street, stated his company is Accusite Surgical Services which is across the street from the site. Mr. Godfrey stated he is not against the request but had questions as to the exact plans such as a single dwelling, square footage, if it would be rented or if the applicant would live in the home. He commented he was concerned with the traffic affects across the street.

REBUTTAL: Ms. Viera stated the plan will be similar to the submitted photograph, two story and approximately 2,500 square feet which will be owner occupied.

PLANNING AND APPEALS BOARD COMMENTS: Chairman Carter asked Mr. Tate to explain the condition in the staff report.

Deputy Director Tate stated the request will go to the June 7th City Council meeting and if approved, the plans will require approval of staff per the condition of zoning.

There was a motion to recommend conditional approval to rezone the subject property for a single-family residence from General Business (G-B) to Residential-I (R-I) with the following condition:

Condition

The style of the proposed single-family home shall consist of Craftsman or Modern Farmhouse architecture and shall require review and approval by the Community and Economic Development Department Director.

Motion made by Board Member Martin
Motion seconded by Board Member White
Vote – 6 favor, 1 recusal (Delgado)

NOTE: Board Member Delgado returned to the meeting.

Passed: _____

AN ORDINANCE

No. 2022-17

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 0.24± ACRE TRACT LOCATED ON THE SOUTH SIDE OF OAK STREET, EAST OF THE INTERSECTION OF RIDGEWOOD TERRACE, WOODS MILL ROAD, RAINEY STREET AND OAK STREET (A/K/A 721 OAK STREET, NW), FROM GENERAL BUSINESS (G-B) TO RESIDENTIAL-I (R-I), WITH CONDITIONS (R-I-c); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION I

That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as **Residential-I, with conditions (R-I-c)**.

Condition

The style of the proposed single-family home shall consist of Craftsman or Modern Farmhouse architecture and shall require review and approval by the Community and Economic Development Department Director.

Legal Description

All that tract or parcel of land lying and being in the City of Gainesville, Hall County, Georgia, being more particularly described as follows:

BEGINNING a an iron pin set back of the curb of the Southerly side of Oak Street, said iron pin being located 547 feet Northeast of the centerline of West Avenue; and running thence along the back of the curb of said Oak Street the following two courses and distances; North 71 degrees 23 minutes East 37.5 feet to a point; and North 67 degrees 03 minutes East 37.5 feet to a pin set; thence South 09 degrees 37 minutes East 161.52 feet to an iron pin set; thence South 85 degrees 45 minutes West 75.0 feet to an iron pin set; thence North 9 degrees 09 minutes West 140 feet to the beginning iron pin corner.

Said property contains 0.24 acres more or less.

SECTION II

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION III

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION IV

This Ordinance is enacted as an amendment to the Code of the City of Gainesville, Georgia, and is to be codified as a part of Section 9-1-1-5.

SECTION V

The effective date of this Ordinance shall be upon approval by the governing body of the City of Gainesville, Georgia.

_____

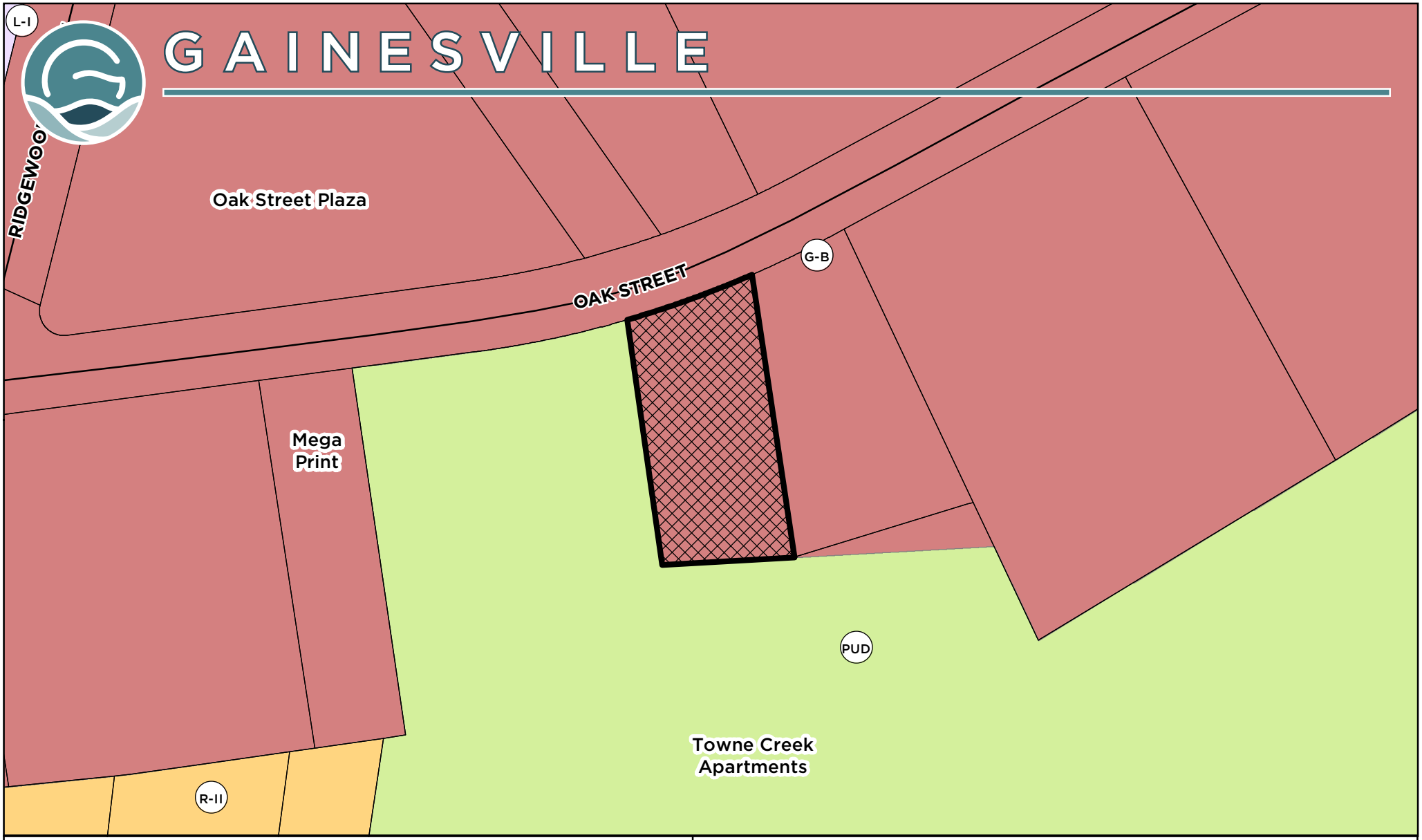
W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

_____

Denise O. Jordan, City Clerk



Applicant: RICKY & JANICE HAMES

REZONING REQUEST

Request:
Rezone a 0.24+/- acre tract from General Business (G-B) to Residential-I (R-I) for a single-family residence

Subject Property Address:
721 Oak Street, NW

Tax Parcel:
01-026-001-012

Subject Property

Meeting Date: 05/10/2022

Map Prepared: 04/13/2022

0 40 80 120 Feet

SCALE: 1 " = 75 '

N W E S

Applicant: RICKY & JANICE HAMES

REZONING REQUEST

Request:
Rezone a 0.24+/- acre tract from General Business (G-B) to Residential-I (R-I) for a single-family residence

Subject Property Address:
721 Oak Street, NW

Tax Parcel:
01-026-001-012

Subject Property

Aerial from 2021

Meeting Date: 05/10/2022

Map Prepared: 04/13/2022

0 40 80 160 Feet

SCALE: 1 " = 75 '

N W E S

04/25/22

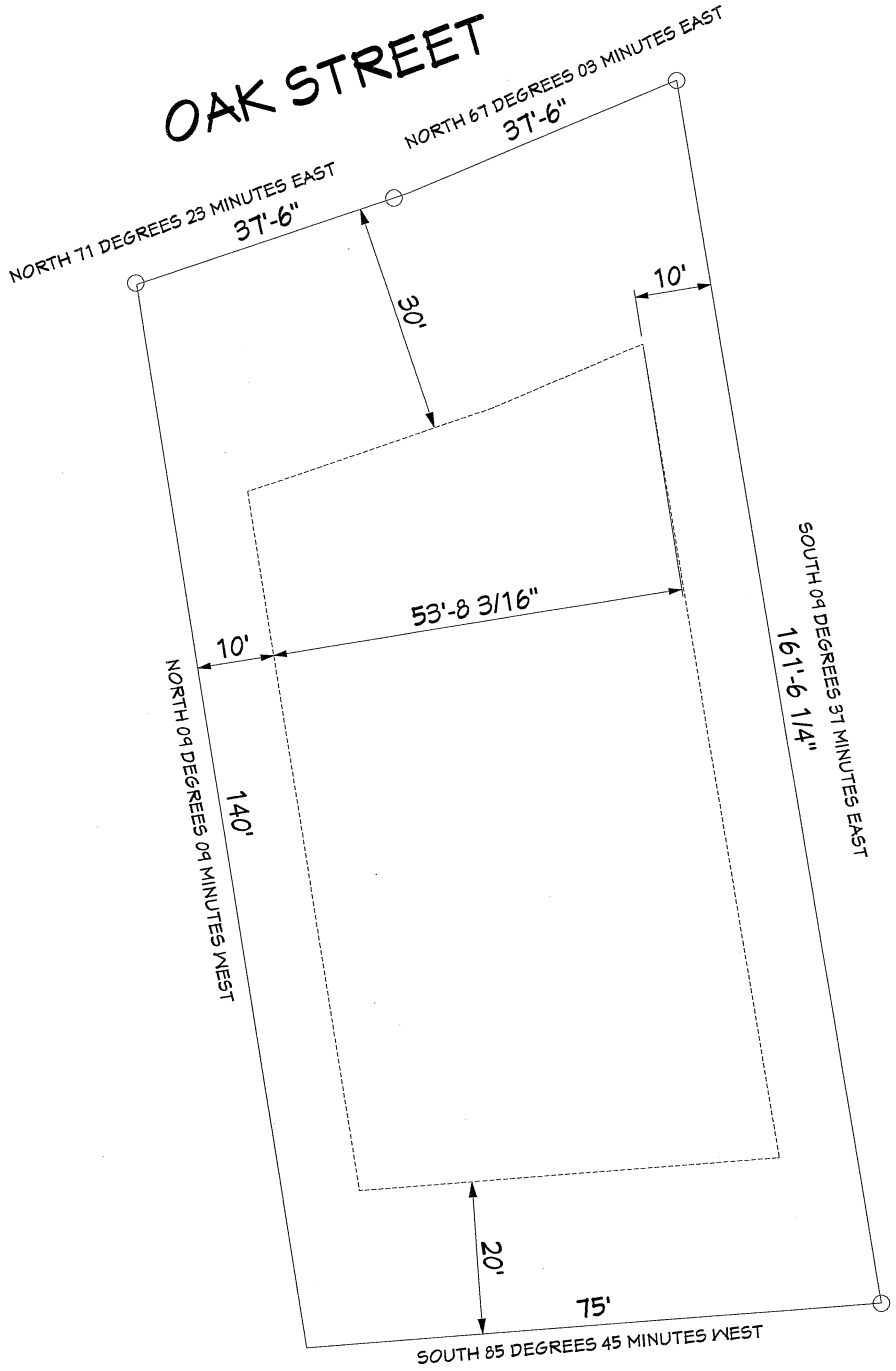
RE 721 Oak Street, Gainesville GA 30501

To whom it may concern.

As the buyer of the subject property, our plan is to build a home that will fit in with the historical homes that were originally constructed along Oak Street. The intent is to construct a two-story home with a two car garage. The home is anticipated to be over 2,500 square feet in size. The attached picture provided with the application is only intended to represent the general scale and quality of construction. The architectural style of the has not been finalized at this time.

Thank you in advance,

Erasto Arroyo-Rodriquez



PROJECT:

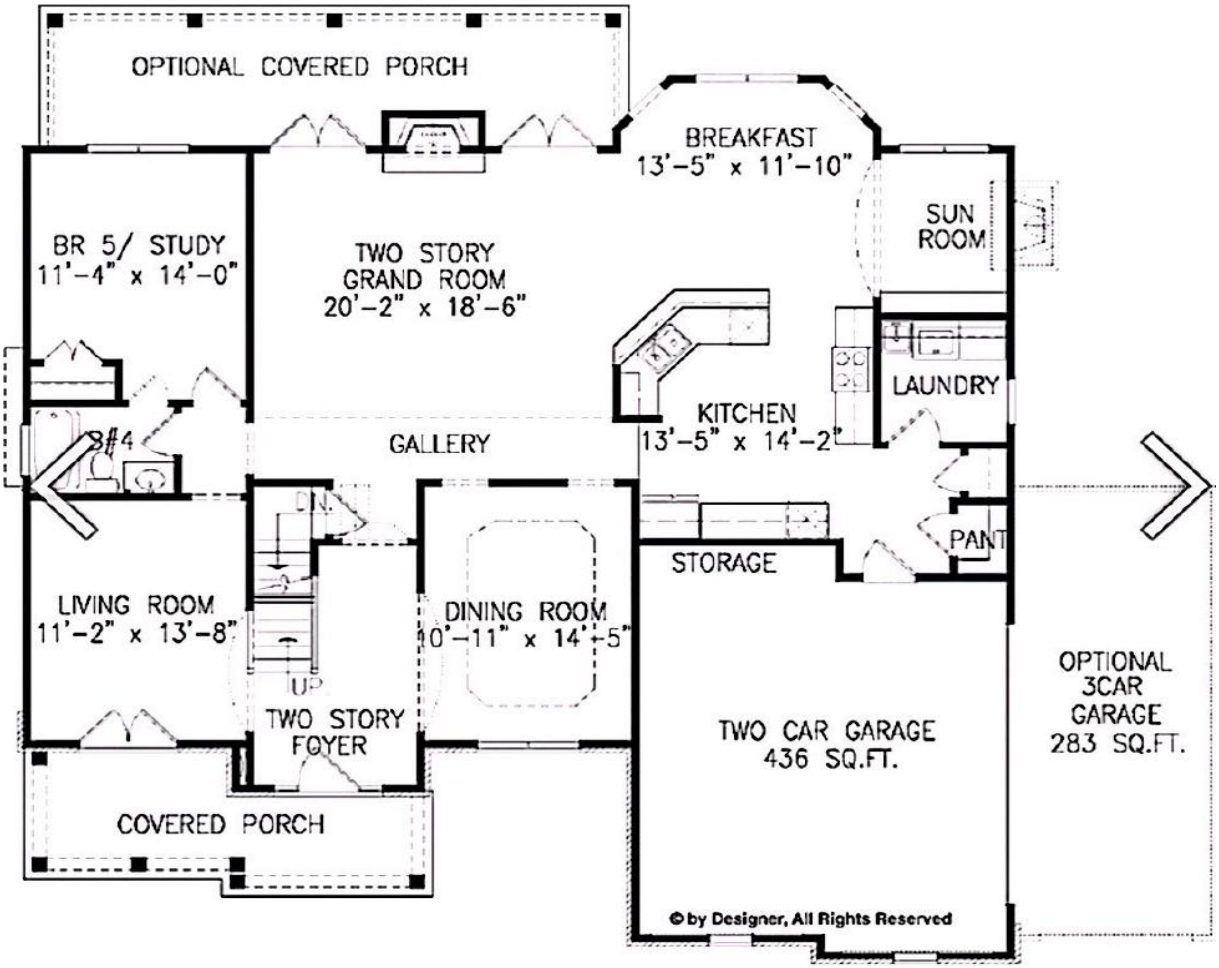
BACHMAN & ASSOCIATES
ARCHITECTS - LANDSCAPE ARCHITECTS - BUILDERS
915 GLENWOOD DRIVE, GAINESVILLE, GA. 30501 (770) 534-6052

REV.

DATE

SHEET

Elevation



Footprint

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 5/23/2022

Presenter: Abb Hayes

Item of Business: Request from **Jeff Arkema** for a special use on a 1.77± acres tract located on the north side of Browns Bridge Road, east of McEver Road (a/k/a **2888 Browns Bridge Road, SW, Suite E**), having a zoning of Regional Business (R-B). **Ward Number: Four**. Tax Parcel Number: 08-015-006-025. **Request: Automotive styling center**.

- Proposed Zoning Resolution 2022-04

Meeting Date: 6/7/2022

Purpose of Request:

To conduct a public hearing regarding the following zoning request as presented at the May 10, 2022 Planning and Appeals Board Meeting:
The applicant is proposing a special use to allow for "Tint World" which is an auto styling center that provides services such as window tinting, vehicle wraps, protective films and coatings, detailing, lighting and window graphics, security system and alarms, remote starters, audio and electronics, auto and marine parts and accessories. The business location includes 8,640 square feet of space within the existing shopping center which was the previous site of the Family Dollar retail store. The anticipated business hours are Monday thru Saturday from 8:00 A.M. to 6:00 P.M. with a total of 6 employees. Renovations to the building will be required to the interior as well as a drive-up ramp and rollup door at the rear of the building for vehicles being serviced. Adjacent uses include Walmart Neighborhood Market, Mexican restaurant, dental office, Little Caesars Pizza, mini-warehouses, and Waffle House restaurant.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Staff and PAB recommended approval with two conditions. See the PAB Recommendation report for details excerpts from the meeting minutes.

SAMPLE MOTIONS

Approval of Resolution ZR-2022-04:
I move to approve the resolution to allow an automotive styling center within Regional Business (R-B) zoning district with two conditions as presented.

Denial of the Request:
I move to deny the request.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
Legal Ad CC Newspaper Article	Legal Ad
PAB Recommendation Report	Report
Proposed Zoning Resolution ZR-2022-04	Resolution
Location Maps	Backup Material
Narrative	Backup Material
Survey	Backup Material
Interior Pictures	Backup Material
Exterior Pictures	Backup Material

site changes on a 0.29± acre tract located on the northeast corner of the intersection of Ridgewood Avenue and Bradford Street (a/k/a 440 Ridgewood Avenue, NW).
Ward Number: Two
Local Historic District: Ridgewood Neighborhood
Tax Parcel Number(s): 01-041-001-010
Proposed Work Project: Building and site changes, involving demolition and new construction
108109 5/18

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE GAINESVILLE ZONING MAP
Notice is hereby given that the Gainesville City Council will conduct a public hearing on Tuesday, June 7, 2022 at 5:30 p.m. in the Gainesville Justice Center (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in midtown Gainesville on the following requests:
1) Request from Ricky and Janice Hames to rezone a 0.24± acre tract located on the south side of Oak Street, east of the intersection of Ridgewood Terrace, Woods Mill Road, Rainey Street and Oak Street (a/k/a 721 Oak Street, NW), from General Business (G-B) to Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 01-026-001-012
Request: Single-family residence
2) Request from Jeff Arkema for a special use on a 1.77± acres tract located on the north side of Browns Bridge Road, east of McEver Road (a/k/a 2888 Browns Bridge Road, SW, Suite E), having a zoning of Regional Business (R-B).
Ward Number: Four
Tax Parcel Number(s): 08-015-006-025
Request: Automotive styling center
Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570.
NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and has made, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating $250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with the Planning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA§ 36-67A-3 3 {c})
108004 5/18

NOTICE OF PUBLIC HEARING

intersection of the east line of Land Lot 156, (said line also being the common line with Land Lot 153) and the northeasterly right-of-way line of Friendship Road (Limited Access, variable width public r/w, G.D.O.T. project #STP-2984(1));
THENCE proceeding along said east line of Land Lot 156 North 29 degrees 31 minutes 15 seconds West for a distance of 196.83 feet to a 3/4" open top pipe found, said 3/4" open top pipe found being the POINT OF BEGINNING;
THENCE departing said east line of Land Lot 156 South 45 degrees 05 minutes 03 seconds West for a distance of 20.57 feet to a 1" angle iron found;
THENCE North 56 degrees 09 minutes 46 seconds West for a distance of 135.76 feet to a 1-1 /2" steel rod found;
THENCE South 23 degrees 46 minutes 24 seconds West for a distance of 103.02 feet to a computed point on the aforesaid northeasterly right-of-way line of Friendship Road, said computed point being witnessed by a 1 /2" rebar found 2.97 feet northeast thereof;
THENCE proceeding along said northeasterly right-of-way line of Friendship Road the following courses and distances: along a curve to the right having a radius of 855.02 feet for an arc distance of 233.58 feet (said arc being subtended by a chord of North 45 degrees 08 minutes 38 seconds West for a distance of 232.86 feet) to a concrete r/w monument found;
THENCE North 26 degrees 35 minutes 58 seconds West for a distance of 108.84 feet to a concrete r/w monument found;
THENCE North 37 degrees 25 minutes 59 seconds West for a distance of 210.27 feet to a computed point;
THENCE North 46 degrees 05 minutes 31 seconds East for a distance of 20.00 feet to a disturbed concrete r/w monument found;
THENCE North 36 degrees 58 minutes 09 seconds West for a distance of 23.91 feet to a concrete r/w monument found;
THENCE departing said northeasterly right-of-way line of Friendship Road North 66 degrees 38 minutes 09 seconds East for a distance of 230.69 feet to a 1/2" iron pin set on the aforesaid east line of Land Lot 156;
THENCE proceeding along said east line of Land Lot 156 South 29 degrees 52 minutes 54 seconds East for a distance of 599.48 feet to a 3/4" open top pipe found, said 3/4" open top pipe found being the POINT OF BEGINNING;
Said tract or parcel of land

THENCE South 26 degrees 02 minutes 56 seconds East for a distance of 38.58 feet to a computed point;
THENCE South 38 degrees 35 minutes 40 seconds East for a distance of 20.27 feet to a computed point;
THENCE South 51 degrees 07 minutes 43 seconds East for a distance of 13.34 feet to a computed point;
THENCE South 16 degrees 33 minutes 24 seconds East for a distance of 26.78 feet to a computed point;
THENCE South 31 degrees 34 minutes 49 seconds East for a distance of 72.64 feet to a computed point;
THENCE South 64 degrees 03 minutes 11 seconds East for a distance of 32.69 feet to a computed point;
THENCE South 39 degrees 56 minutes 01 seconds East for a distance of 33.51 feet to a computed point;
THENCE South 68 degrees 58 minutes 22 seconds East for a distance of 62.64 feet to a computed point;
THENCE South 45 degrees 57 minutes 11 seconds East for a distance of 16.13 feet to a computed point;
THENCE North 76 degrees 34 minutes 34 seconds East for a distance of 12.05 feet to a computed point;
THENCE North 65 degrees 22 minutes 12 seconds East for a distance of 26.08 feet to a computed point;
THENCE South 50 degrees 43 minutes 50 seconds East for a distance of 43.76 feet to a computed point;
THENCE South 67 degrees 13 minutes 00 seconds East for a distance of 74.90 feet to a computed point;
THENCE South 62 degrees 16 minutes 29 seconds East for a distance of 146.70 feet to a computed point;
THENCE South 50 degrees 58 minutes 44 seconds East for a distance of 24.83 feet to a computed point;
THENCE South 39 degrees 58 minutes 18 seconds East for a distance of 40.95 feet to a computed point;
THENCE South 67 degrees 24 minutes 30 seconds East for a distance of 28.56 feet to a computed point;
THENCE South 81 degrees 24 minutes 52 seconds East for a distance of 61.24 feet to a computed point;
THENCE South 61 degrees 42 minutes 57 seconds East for a distance of 53.19 feet to a computed point;
THENCE North 83 degrees 52 minutes 44 seconds East for a distance of 12.52 feet to a computed point, said computed point being witnessed by an axel found located South 57 degrees 50 minutes 06 seconds West for a distance of 10.02 feet thereof;
THENCE departing said centerline of a creek South 29 degrees 50 minutes 56 seconds East for a distance of 621.21 feet to a 1/2" rebar found;
THENCE South 29 degrees 54 minutes 03 seconds East

in stone found at the aforesaid northwesterly corner of Land Lot 153, said tack in stone found being the POINT OF BEGINNING;
Said tract or parcel of land contains 76.344 acres or 3,325,527 square feet and is a portion of the same tract or parcel of land as described in Deed Book 8175, Page 794, Hall County, Georgia records.
EXHIBIT "A"
OWNER: CIV Friendship Business Park I, LLC
CURRENTLY ZONED: AR-III
PROPOSED ZONING: M-1
ADDRESS: 0 Bennett Rd
All that tract or parcel of land lying and being in Land Lot 153 of the 8th Land District, Hall County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #21-003; Drawing/File #21-003), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:
To find the POINT OF BEGINNING, COMMENCE at a tack in stone found at the northwest corner of Land Lot 153, said tack in stone found also being the common corner of Land Lots 152, 156 and 157;
THENCE South 71 degrees 16 minutes 50 seconds East for a distance of 2183.90 feet to a 1/2" rebar found, said 1/2" rebar found being the POINT OF BEGINNING;
THENCE North 55 degrees 35 minutes 49 seconds East for a distance of 26.34 feet to a 1/2" iron pin set;
THENCE South 35 degrees 14 minutes 56 seconds East for a distance of 15.79 feet to a computed point at or near the centerline of a small stream;
THENCE proceeding generally along the centerline of said small stream the following courses and distances: South 75 degrees 25 minutes 17 seconds East for a distance of 71.36 feet to a computed point;
THENCE South 36 degrees 18 minutes 59 seconds East for a distance of 19.35 feet to a computed point;
THENCE South 12 degrees 26 minutes 02 seconds East for a distance of 16.18 feet to a computed point;
THENCE South 86 degrees 28 minutes 23 seconds East for a distance of 27.51 feet to a computed point;
THENCE South 73 degrees 34 minutes 11 seconds East for a distance of 18.81 feet to a computed point;
THENCE South 69 degrees 10 minutes 31 seconds East for a distance of 46.70 feet to a computed point;
THENCE North 68 degrees 09 minutes 32 seconds East for a distance of 34.67 feet to a computed point;

#21-003), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:
To find the POINT OF BEGINNING, COMMENCE at a tack in stone found at the northwest corner of Land Lot 153, said tack in stone found also being the common corner of Land Lots 152, 156 and 157;
THENCE South 71 degrees 16 minutes 50 seconds East for a distance of 2183.90 feet to a 1/2" rebar found;
THENCE South 29 degrees 54 minutes 03 seconds East for a distance of 635.87 feet to a 1/2" iron pin set, said 1/2" iron pin set being the POINT OF BEGINNING;
THENCE North 27 degrees 28 minutes 54 seconds East for a distance of 331.77 feet to a computed point at or near the centerline of a small stream;
THENCE proceeding generally along the centerline of said small stream the following courses and distances: South 08 degrees 59 minutes 46 seconds East for a distance of 8.35 feet to a computed point;
THENCE South 64 degrees 05 minutes 27 seconds East for a distance of 19.19 feet to a computed point;
THENCE South 81 degrees 02 minutes 57 seconds East for a distance of 12.27 feet to a computed point;
THENCE South 89 degrees 37 minutes 53 seconds East for a distance of 18.81 feet to a computed point;
THENCE South 54 degrees 38 minutes 50 seconds East for a distance of 84.16 feet to a computed point;
THENCE North 75 degrees 45 minutes 56 seconds East for a distance of 34.96 feet to a computed point;
THENCE South 21 degrees 54 minutes 26 seconds East for a distance of 44.84 feet to a computed point;
THENCE South 83 degrees 27 minutes 53 seconds East for a distance of 14.54 feet to a computed point;
THENCE departing said centerline of a small stream South 47 degrees 55 minutes 39 seconds East for a distance of 50.95 feet to a 1/2" iron pin set;
THENCE South 46 degrees 48 minutes 10 seconds West for a distance of 414.28 feet to a 1" rebar found;
THENCE North 29 degrees 54 minutes 03 seconds West for a distance of 144.67 feet to a 1/2" iron pin set, said 1/2" iron pin set being the POINT OF BEGINNING;
Said tract or parcel of land contains 1.699 acres or 73,993 square feet and is a portion of the same tract or parcel of land as described in Deed Book 8206, Pages 589 and 592, Hall County,

courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found, said rebar being the TRUE POINT OF BEGINNING.
Thence continuing along said right of way of McEver Road North 16 degrees 45 minutes 18 seconds East a distance of 408.54 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 30 degrees 27 minutes 11 seconds East a distance of 1040.28 feet to a 5/8-inch rebar found on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way along a curve to the right with an arc distance of 212.33 feet, with a radius of 14660.13 feet, with a chord bearing of South 37 degrees 13 minutes 48 seconds West and a chord length of 213.78 feet to a 5/8-inch rebar found; Thence leaving said Norfolk Southern right of way North 37 degrees 27 minutes 21 seconds West a distance of 850.46 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING.
Said tract of land contains 5.578 acres (242,981 square feet).
OWNER: GREGORY BOSTWICK
CURRENTLY ZONED: VC
PROPOSED ZONING: RA-200
ADDRESS: 6611 MCEVER RD
All that tract or parcel of land lying In and being In Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found;

application to annex and rezone a total of +/- 0.35 acres with the zoning from Hall County H-B "Highway Business" to Oakwood PCD "Planned Commercial Development" on Tax Parcel No. 15036C000032 and further identified as Winder Hwy according to the current street numbering system of Hall County, Georgia.
• Eden Rock Real Estate Partners, LLC has made application to annex and rezone a total of +/- 0.22 acres with the zoning from Hall County H-B "Highway Business" to Oakwood PCD "Planned Commercial Development" on Tax Parcel No. 15036C000033 and further identified as Winder Hwy according to the current street numbering system of Hall County, Georgia.
• Eden Rock Real Estate Partners, LLC has made application to annex and rezone a total of +/- 2.32 acres with the zoning from Hall County AR-III "Agricultural Residential" and H-B "Highway Business" to Oakwood PCD "Planned Commercial Development" on Tax Parcel No. 15036C000034 and further identified as Winder Hwy according to the current street numbering system of Hall County, Georgia.
• Eden Rock Real Estate Partners, LLC has made application to annex and rezone a total of +/- 0.48 acres with the zoning from Hall County H-B "Highway Business" to Oakwood PCD "Planned Commercial Development" on Tax Parcel No. 15036C000052 and further identified as Winder Hwy according to the current street numbering system of Hall County, Georgia.
• Eden Rock Real Estate Partners, LLC has made application to annex and rezone a total of +/- 0.33 acres with the zoning from Hall County H-B "Highway Business" to Oakwood PCD "Planned Commercial Development" on Tax Parcel No. 15036C000160 and further identified as Winder Hwy according to the current street numbering system of Hall County, Georgia.
At said public hearing all persons or residents owning property in the City of Oakwood or in the area proposed for rezoning may be heard on the question of zoning of such area by the City of Oakwood. City of Oakwood, 4035 Walnut Circle, Oakwood, Georgia.
Peggy Funderburk
Permit Clerk
5/18

PUBLIC NOTICE
The Planning Commission of the City of Lula will hear the following requests during the Planning

GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION

Applicant ..... Jeff Arkema
Property Owner ..... Polestar GA Gainesville, LLC
Location ..... 2888 Browns Bridge Road, SW, Suite E
Request ..... Special use within R-B zoning
Total Acres ..... 1.77± acres
Ward ..... Four
Proposed Use ..... Automotive styling center
Planning Division Staff Recommendation ..... **Approval, with conditions**
Planning & Appeals Board Recommendation ..... **Approval, with conditions**
Date ..... May 10, 2022

- ***Applicant's Proposal and Background Information***

The applicant is proposing a special use to allow for "Tint World" which is an auto styling center that provides services such as vehicle and marine window tinting, vehicle wraps, protective films and coatings, detailing, lighting and window graphics, security system and alarms, remote starters, audio and electronics, auto and marine parts and accessories. The business location is within Suite E of the existing shopping center which includes 8,640 square feet of space which was the previous site of the Family Dollar store. The anticipated business hours are Monday thru Saturday from 8:00 A.M. to 6:00 P.M. with a total of 6 employees. Renovations to the building will be required to the interior as well as a drive-up ramp with a rollup door in the rear of the building for vehicles being serviced. Any noise will be minimal and contained within the building so as not to interfere with the adjacent businesses. Adjacent uses include Walmart Neighborhood Market, Mexican restaurant, Dental office, Little Caesars Pizza, and Waffle House restaurant.

- ***Adjacent Land Use and Zoning***

Location	Use	Zoning
North	Midgard Self Storage	General Business (G-B)
South	Waffle House Hall County Government Center	Regional Business (R-B) Office and Institutional (O-I)
East	Grace Family Dentistry, Gorditas and Burritos Mexican restaurant, Little Caesars Pizza Xtreme Clean Auto Spa, Midgard Self Storage	Regional Business (R-B) General Business (G-B)
West	Walmart Neighborhood Market	Regional Business (R-B)

- ***Other Departmental Comments***

There were no other departmental comments for this request.

- ***Zoning History***

The following zoning actions have taken place in the immediate area during the last ten years:

2022 – A request by McKinley Homes US, LLC, for a special use on a 7.74± acres tract located at 2920 Florence Drive was approved with conditional Office and Institutional (O-I) zoning for 70 residential townhomes.

2021 - A request by Adventures Real Estate, LLC to rezone a 17.028± acres tract located at 2520 Browns Bridge Road from Residential-I-A (R-I-A) to General Business (G-B) was conditionally approved for an automotive related facility.

2021 – A request by Pamela Eagar to annex a 0.15± acre tract located at 2834 Browns Bridge Road with a zoning of General Business (G-B) was conditionally approved for no proposed use.

2020 – A request by CenterPoint Integrated Solutions to annex a 7.81± acres tract located at 2602 Browns Bridge Road with a zoning of General Business (G-B) was conditionally approved for a CarMax Auto Superstore.

2020 – A request by Gainesville City Board of Education to rezone a 16.67± acres tract located at 1263 and 1279 McEver Road, SW from Residential-I (R-I) to Office and Institutional (O-I) was conditionally approved for a new middle school.

2020 – A request by Gainesville City Board of Education to annex a 5.931± acres tract located at 2550 and 2560 Gould Drive with Office and Institutional (O-I) zoning with a special use was conditionally approved for a new middle school and existing single-family home.

2020 – A request by Mauricio Ortega to annex a 0.51± acre tract located at 23 Cherrywood Drive with Residential-I (R-I) zoning was approved for sewer for a single-family home.

2018 – A request by Tyler Land Holdings to amend a 2.98± acres tract located at 1209 and 1229 Hillside Gardens Lane zoned Planned Unit Development (P-U-D) was conditionally approved for a boat sales dealership.

2017 – A request by Pro Building Systems to annex a 0.516± acre tract located at 2431 S Smith Road was approved with conditional General Business (G-B) zoning for an auto collision center.

2017 – A request by Manor Lake Development, LLC for a special use on a 9.24± acres tract located at 2900 McEver Road was approved with conditional Office and Institutional (O-I) zoning for an assisted living facility.

2015 – A request by the Roman Catholic Archdiocese of Atlanta to amend a 14.233± acres tract located at 2436 S. Smith Road and zoned Planned Unit Development (P-U-D) was conditionally approved for a church.

2015 – A request by the Roman Catholic Archdiocese of Atlanta to amend and rezone a 4.899± acres tract located at 0 S Smith Road from Residential-I (R-I) to Planned Unit Development (P-U-D) was conditionally approved for a church.

2013 – A request by Foote & Miller Properties, LLC to annex a 2.72± acres tract located at 2420 Browns Bridge Road was approved with General Business (G-B) zoning for sewer for an existing auto dealership.

2012 – A request by Rescate 2000, Inc. for a special use on an 8.19± acres tract located at 2920 Florence Drive was approved with conditional Office and Institutional (O-I) zoning for a daycare center.

- ***Staff Analysis***

(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

The surrounding uses include office and commercial uses zoned Regional Business (R-B), General Business (G-B) and Office and Institutional (O-I). Specifically, the property is located within a commercial shopping center. It appears the proposed use is suitable given the adjacent and nearby uses.

(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

The proposed automotive styling center is not unlike other auto service uses located along Browns Bridge Road including the adjacent gas station and car wash. In general, the existing suite within the shopping center is sufficient to provide for rear access and parking of vehicles being serviced. Given there is an adjacent family dentistry office, reducing the impacts of sound from power tools and audio equipment installation may be necessary.

(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The Future Development Map for the City of Gainesville places the subject property within the *Retail/ Commercial* land use category which includes commercial service activities such as grocery stores, banks, restaurants, theatres, hotels, and automotive related businesses. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Suburban Residential* Character Area. Land uses allowed in the *Suburban Residential Character Area* include low-density residential, medium-high density residential, multifamily residential, public / institutional, commercial, and parks / recreation / conservation, mixed-use.

(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?

The existing zoning of Regional Business (R-B) will remain but requires special use approval for the proposed auto related use. Property zoned R-B is intended for the development of a shopping center on an established lot a minimum 4.0 acres in size.

(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

Public water, sewer and public safety currently serve the subject property and are sufficient. Existing public safety services currently respond to the adjacent and nearby properties. Gainesville Fire Station #4 is located approximately 2.0± miles away off of Memorial Park Drive.

The increase in traffic will be negligible above the existing traffic turning movements on Browns Bridge Road. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), there is no auto styling center type use listed. However, an auto parts/ maintenance/ repair use on average could generate 535± new trips per weekday (50% entering, 50% exiting), 38± A.M. peak hour trips and 56± P.M. peak hour trips.

The proposed use is nonresidential and should have no impacts on the Gainesville City School System.

(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

It is staff's opinion the proposed use is consistent with the Comprehensive Plan. Many of the properties located along this segment of Browns Bridge Road consists of non-residential uses including numerous auto-related uses. It is expected non-residential growth will continue in this area.

(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Based on the Comprehensive Plan and the adjacent nonresidential uses, the proposed special use request appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

Special Use Criteria

(1) The type of street providing access to the subject property is adequate to serve the proposed Special Use.

Browns Bridge Road and McEver Road are arterial roads which are adequate to serve the proposed use.

(2) Access into and out of the property adequately provides for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.

According to GDOT, no additional vehicular or pedestrian access improvements are necessary at this time for the proposed use.

(3) Public facilities such as schools, water or sewer utilities, and police or fire protection are adequate to serve the Special Use.

Existing public facilities are adequate to serve the proposed use. Police and Fire currently serve the subject property.

(4) Refuse, service, parking and loading areas on the property are located and screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.

The existing shopping center refuse, service, parking and loading areas are adequate to serve the proposed use. Lighting is currently provided within the existing shopping center. Buffering any noise produced from automotive power equipment and audio/video installation may be necessary so as not to disturb the adjacent dentist office.

(5) The hours and manner of operation of the Special Use have no adverse effects on other properties in the area.

The anticipated business hours are Monday thru Saturday from 8:00A.M. to 6:00 P.M. which appear to be normal hours of operation.

(6) The height, size and location of the buildings or other structures proposed on the property are compatible with the height, size or location of buildings or other structures on neighboring properties.

The existing building will remain mostly the same and will not be increased in size or height. Renovations to the building will be required to the interior as well as a drive-up ramp with a rollup door in the rear of the building for vehicles being serviced.

- ***Staff Recommendation***

The Planning Division staff is recommending **conditional approval** of the special use request based on the Comprehensive Plan and the adjacent nonresidential uses.

Conditions

1. **The applicant/business owner shall provide noise control measures adjacent to the suite occupied by Grace Family Dentistry. This may include soundproofing material or other measures where necessary per the approval of the Community and Economic Development Department Director.**
2. **Vehicles shall not be stored on the premises except for those being serviced.**

Excerpts from the May 10, 2022 PAB Meeting Minutes

Applicant Presentation: **Jeff Arkema**, 7580 Yacht Club Drive, stated there would not be any mechanic type work, only accessories, window coverings, car wrappings and noise would not be a major concern.

FAVOR: None

OPPOSE: None

PLANNING AND APPEALS BOARD COMMENTS: None

There was a motion to recommend conditional approval of the special use request for an automotive styling center having a zoning of Regional Business (R-B) with the following conditions:

Conditions

1. **The applicant/business owner shall provide noise control measures adjacent to the suite occupied by Grace Family Dentistry. This may include soundproofing material or other measures where necessary per the approval of the Community and Economic Development Department Director.**
2. **Vehicles shall not be stored on the premises except for those being serviced.**

Motion made by Board Member Thompson
Motion seconded by Board Member Martin
Vote – 7 favor

RESOLUTION ZR-2022-04

APPROVAL OF A REQUEST FOR A SPECIAL USE
SUBJECT TO APPROVAL BY THE CITY COUNCIL

WHEREAS, under **Chapter 9-6-4 Regional Business (R-B)** zoning district of the Unified Land Development Code of the City of Gainesville, Georgia; **Section 9-6-4-2 Permitted and Special Uses** allows for an *automotive styling center* subject to City Council approval after review and recommendation by the Gainesville Planning and Appeals Board; and

WHEREAS, an application has been received from **Jeff Arkema** to allow *automotive styling center* within a Regional Business (R-B) zoning district identified as follows:

08-015-006-025
2888 Browns Bridge Road, SW, Suite E
Ward Four

WHEREAS, the application has been evaluated under any criteria specified in the aforesaid section; and

WHEREAS, the **Gainesville Planning and Appeals Board,** held a public hearing regarding this matter on **May 10, 2022.**

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the applicant's request for a special use permit as stated above and subject to all the terms of the Unified Land Development Code with the following conditions:

Conditions

1. **The applicant/business owner shall provide noise control measures adjacent to the suite occupied by Grace Family Dentistry. This may include soundproofing material or other measures where necessary per the approval of the Community and Economic Development Department Director.**
2. **Vehicles shall not be stored on the premises except for those being serviced.**

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the applicant's request for a special use permit as stated above and subject to all the terms of the Unified Land Development Code.

RESOLUTION ZR-2022-04

Adopted this _____ day of _____, 2022.

_____

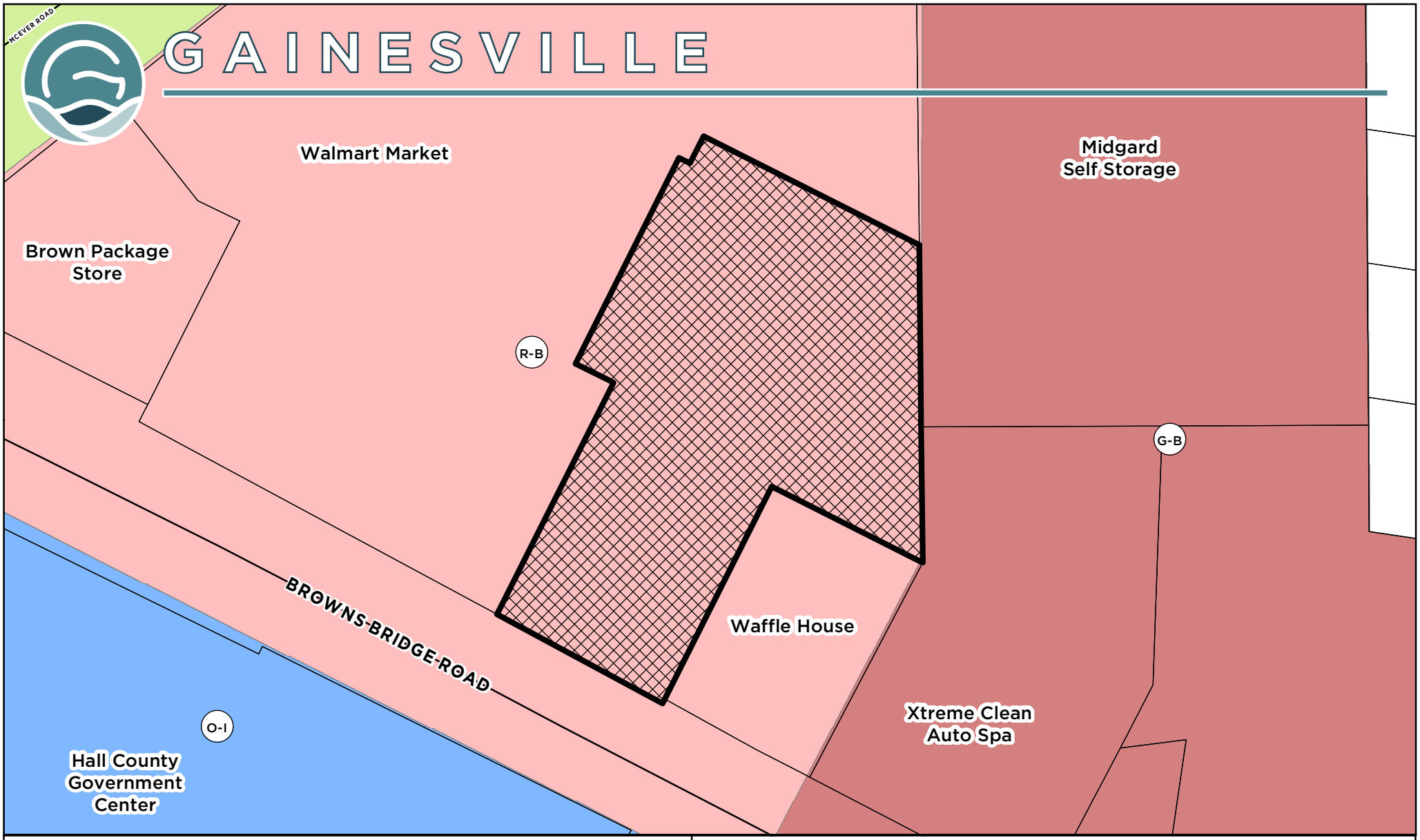
W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

_____

Denise O. Jordan, City Clerk



Applicant: JEFF ARKEMA

SPECIAL USE REQUEST

Request:
Special use on a 1.77+/- acres tract within Regional Business (R-B) zoning for an automotive styling center

Subject Property Address:
2888 Browns Bridge Road SW, Suite E

Tax Parcel:
08-015-006-025

Subject Property

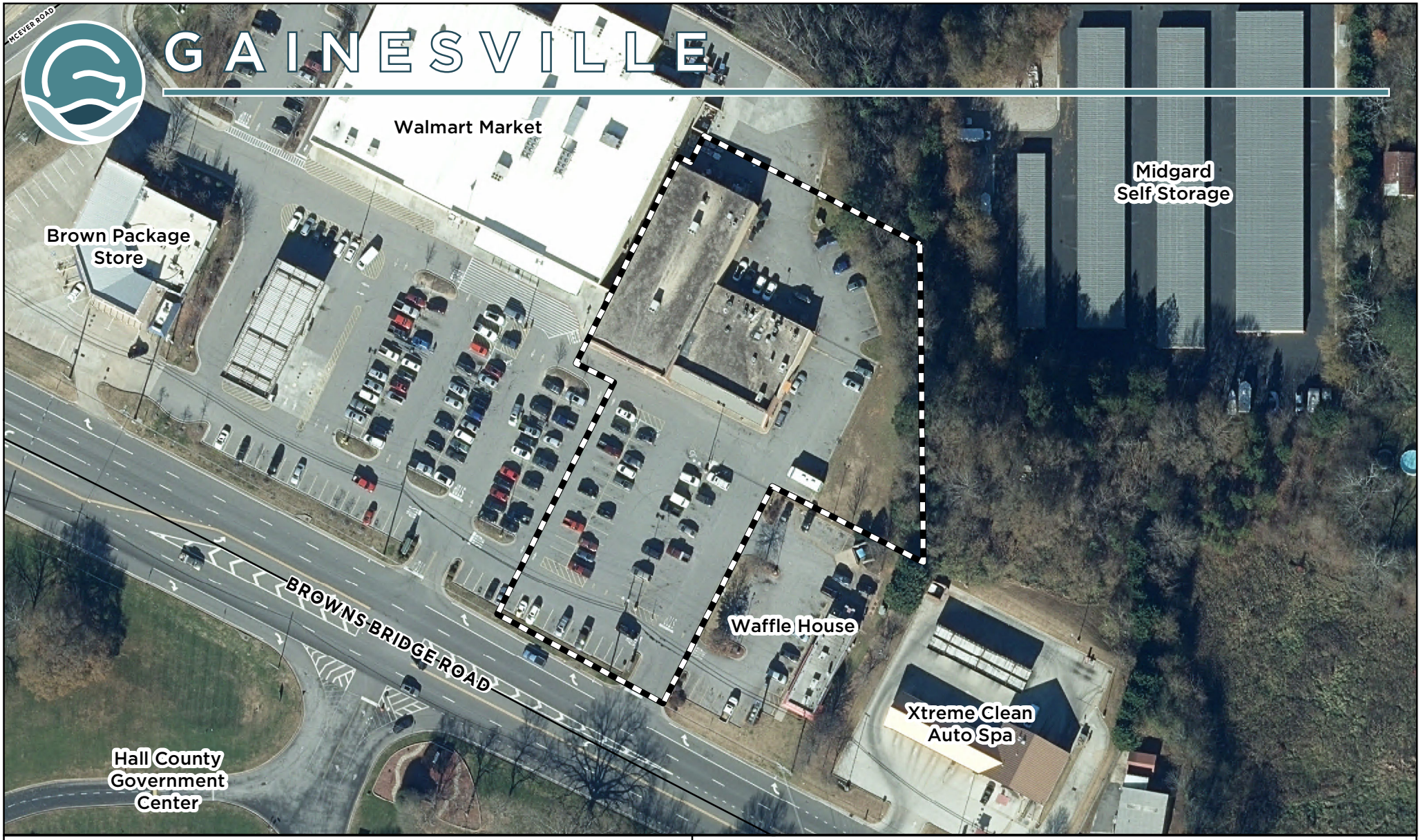
Meeting Date: 05/10/2022

Map Prepared: 04/13/2022

0 50 100 150 200 Feet

SCALE: 1 " = 100 '

N W E S



Applicant: JEFF ARKEMA

SPECIAL USE REQUEST

Request:
Special use on a 1.77+/- acres tract within Regional Business (R-B) zoning for an automotive styling center

Subject Property Address:
2888 Browns Bridge Road SW, Suite E

Tax Parcel:
08-015-006-025

Subject Property

Aerial from 2021

Meeting Date: 05/10/2022

Map Prepared: 04/13/2022

0 50 100 150 300 Feet

SCALE: 1 " = 100 '

N W E S

Jeff Arkema Narrative

I am proposing a Special Use within R-B zoning on a 1.77± acres property located at 2888 Browns Bridge Road, Suite E. The purpose of the request is to establish an automotive styling center that will provide the following services:

- vehicle window and marine tinting,
- protective films and coatings,
- vehicle wraps,
- detailing, lighting, and window graphics,
- security system and alarms,
- remote starters,
- audio and electronics,
- auto and marine parts and accessories.

The name of the business is Tint World. The existing building space is approximately 8,640 square feet in size. Sufficient parking for the vehicles being serviced is provided behind the building and will not interfere with deliveries and services. All installation and servicing of vehicles will be done inside the building. Renovations will include a drive-up entry ramp with a rollup door in the rear of the space. Inside will be renovated and updated to reflect Tint World's franchise standards. Any noise will be minimal and contained within the building so as not to interfere with the adjacent businesses. The anticipated hours of operation are Monday thru Saturday 8:00AM to 6:00P.M. There will be approximately 6 employees.

LEGEND

WOODEN POWER POLE
EX. OVERHEAD POWER LINES
LIGHT POLE
EX. FENCE
GUARD RAIL
IPS = IRON PIN SET (#4 REBAR)
DB. = DEED BOOK
PB. = PLAT BOOK
PG. = PAGE
N/F = NOW OR FORMERLY
EX. = EXISTING
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
HANDICAP PARKING
EX. FIRE HYDRANT
POB = POINT OF BEGINNING
EX. WATER METER
EX. WATER VALVE
WATER MANHOLE
SANITARY SEWER MANHOLE
SEWER CLEAN-OUT
SEPTIC TANK LIDS
GRATE INLET
STORM HEADWALL
EX. SINGLEWING CATCH BASIN
EX. DOUBLEWING CATCH BASIN
EX. FLARED END SECTION
JUNCTION BOX
YARD INLET
WIER INLET
EX. BUILDING
EX. WALL
EX. RIP RAP

NOTES:
PARCEL IDENTIFICATION # 08015 006021
SITE ADDRESS: 2888 BROWNS BRIDGE RD.
GAINESVILLE, GA

ZONED: R-B
STANDARDS
MINIMUM SITE AREA=15,000 SQ. FT.
MAXIMUM BUILDING COVERAGE=50%
MAXIMUM IMPERVIOUS SURFACE=75%
MINIMUM LANDSCAPED OPEN SPACE=20%
MINIMUM ROAD FRONTAGE=40'
MINIMUM LOT WIDTH=75'
MAXIMUM HEIGHT=60', 4 STORIES
FRONT SETBACK=40'
SIDE SETBACK= NONE
REAR SETBACK=NONE
SIDE OR REAR VEGETATIVE/STRUCTURAL BUFFER AND BUILDING SETBACK WHEN ABUTING R-1-A, R-1, R-C, R-2, OR R-O DISTRICTS=25'
SIDE OR REAR VEGETATIVE/STRUCTURAL BUFFER AND SETBACKS WHEN ABUTING O-1, N-B, R-B, C-B, G-B DISTRICTS=NONE
LANDSCAPE STRIPS:
MINIMUM LANDSCAPE STRIP REQUIRED ALONG RIGHT-OF-WAYS FOR ANY NON-SINGLE-FAMILY RESIDENTIAL USE=10'
MINIMUM LANDSCAPE STRIP REQUIRED ALONG SIDE PROPERTY LINES FOR ANY NON-SINGLE-FAMILY RESIDENTIAL USE=10'

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 49,980 FEET AND AN ANGULAR ERROR OF 0.01 PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

EQUIPMENT USED:TOPCON GTS-313.
AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA
AS PER COMMUNITY - PANEL NUMBER 13139C0169F DATED: SEPTEMBER 29, 2006
13139C0168F DATED: SEPTEMBER 29, 2006
13139C0169F DATED: SEPTEMBER 29, 2006

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

BY:

REGISTERED LAND SURVEYOR NO. 3150
2082 HWY 42 N.
MCDONOUGH, GA. 30253
770-320-7555
9-16-2014

STATE OF GEORGIA

COUNTY OF HALL

THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC AND PRIVATE IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE GAINESVILLE UNIFIED LAND DEVELOPMENT CODE. THE OWNER FURTHER ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED, AND DEDICATES TO THE CITY OF GAINESVILLE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS PUBLIC STREETS, EASEMENTS OR OTHER PUBLIC USE AREAS, AND ALL WATER SYSTEM, SEWERAGE AND OTHER PUBLIC IMPROVEMENTS.

NAME:
PolarStar City Gainesville Browns Bridge, LLC
By: Geoff Smith, President
116 Cherry Street
Chattanooga, TN 37402

I CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 16-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

I CERTIFY THAT THIS PLAT MEETS THE PROVISIONS OF THE GEORGIA PLAT ACT (O.C.G.A. 15-6-67 b.4.) THAT NO NEW STREETS OR ROADS ARE CREATED OR NO NEW UTILITY IMPROVEMENTS ARE REQUIRED OR NO NEW SEWER OR APPROVAL OF SEPTIC TANK IS REQUIRED AND IS NOT A SUBDIVISION PLAT, THEREFORE DOES NOT REQUIRE APPROVAL FOR RECORDING.

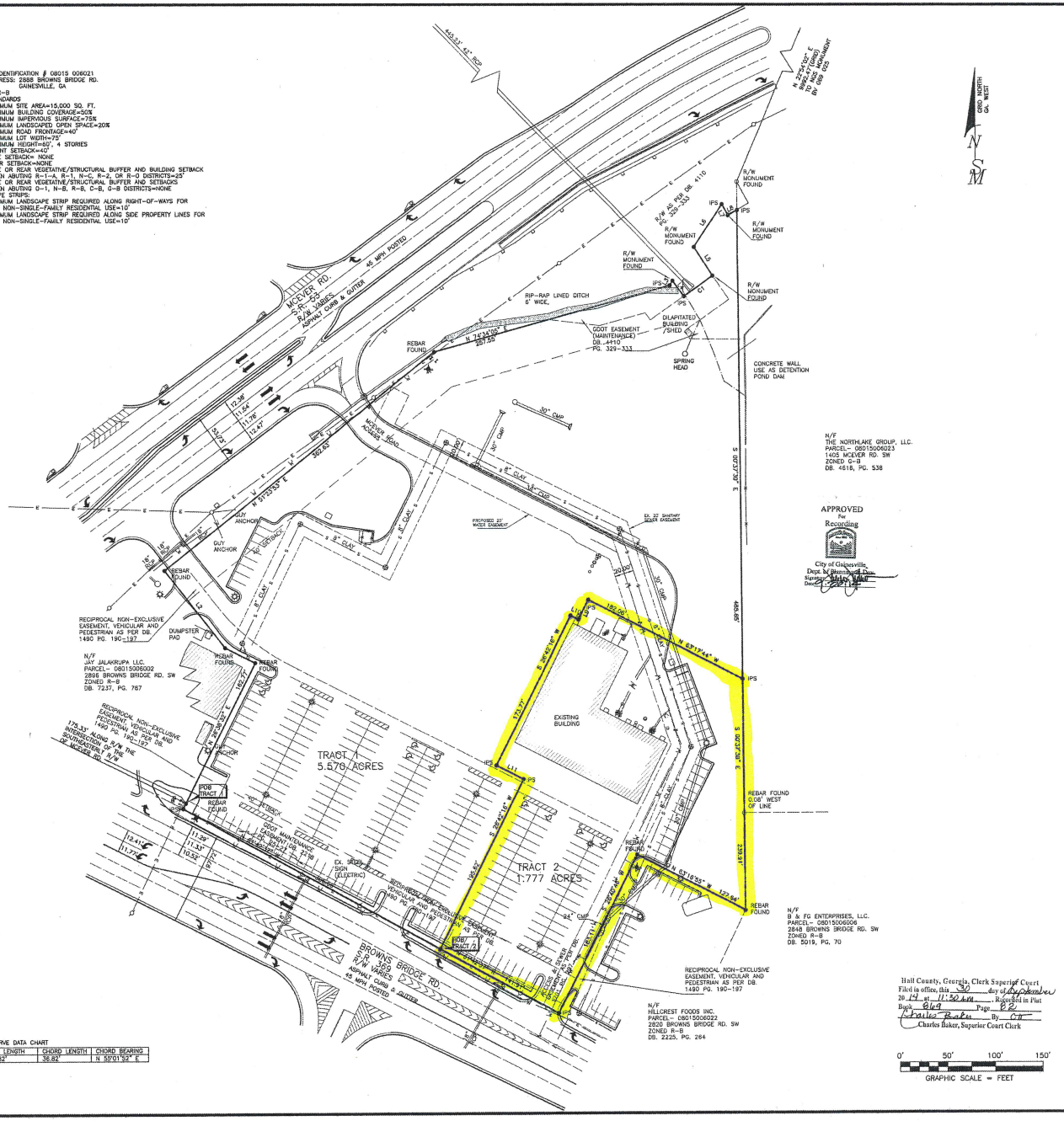
SURVEY ORDERED BY: BEN CARROLL
FIELDWORK COMPLETED ON: 4-8-2014
A SEARCH WAS MADE FOR NGS MONUMENTS AND NONE WERE FOUND WITHIN 300' OF SITE. SURVEY IS TIED TO NGS MONUMENT BV 069 025
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED

LINE CALL CHART

LINE	BEARING	DISTANCE
L1	N 83°42'01" W	35.23'
L2	N 38°28'00" W	102.09'
L3	N 39°37'18" E	5.65'
L4	S 38°20'14" E	19.78'
L5	N 39°57'00" W	35.70'
L6	N 37°44'02" E	52.81'
L7	S 30°03'33" E	12.81'
L8	N 82°07'12" E	10.85'
L9	S 28°41'18" W	22.89'
L10	N 63°17'44" W	9.25
L11	S 83°17'44" E	32.07'
L12	N 28°38'33" E	6.44'

CURVE DATA CHART

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	590.92'	36.82'	36.82'	N 50°01'52" E



APPROVED
For
Recording
City of Gainesville
Dept. of Planning & Dev.
Signature
Date

Hall County, Georgia, Clerk Superior Court
Filed in office, this 30 day of September
20 14 at 11:32 am Recorded in Plat
Book 61a Page 88
Charles Baker By
Charles Baker, Superior Court Clerk

0' 50' 100' 150'
GRAPHIC SCALE = FEET

REVISIONS

NO.	DATE	DESCRIPTION

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*LAND DEVELOPMENT DESIGN
*CIVIL ENGINEERING

MINOR SUBDIVISION PLAT

TRACT 1 5.570 ACRES
TRACT 2 1.777 ACRES
LAND LOT 15, 8th. DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

G.L.P.S. REGISTERED PROFESSIONAL LAND SURVEYOR No. 3150 TIM L. MILLER

PROJECT NO.: B14028
MINOR SUBDIVISION

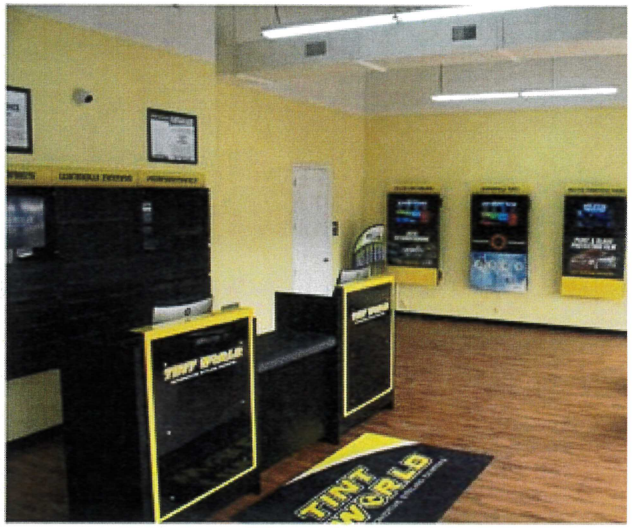
DRAWN BY: TLM

SCALE:1" = 50'

DATE: 8-15-2014

TINT WORLD

WHEELS & TIRES
WINDOW TINTING
PAINT PROTECTION FILM


TINT WORLD

PAINT PROTECTION FILM
DETAILING SERVICES

VIPER
AUTO SECURITY & REMOTE STARTS

8640
SQUARE FEET
FOR LEASE
LIZZIE GLASCOCK 423.309.7811
FOR LEASE
423.309.7811
DENTISTRY

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 6/2/2022

Presenter: Bryan Lackey

Item of Business: Fiscal Year 2023 Recommended Budget

Meeting Date: 6/7/2022

Purpose of Request:

Presentation of the FY2022 Budget to be considered for adoption.

History/Background:

Facts & Issues for Consideration:

Per Section 2-3-46 of the City Code, the City Manager shall prepare the proposed annual budget. Upon final adoption, the budget shall be certified for publication/reproduction.

Department Recommendation:

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
Budget Hearing Ad	Legal Ad
FY2023 Budget Presentation	Powerpoint Presentation
FY23 Recommended Budget	Report

ABORTION

■ Continued from 1A

life is in danger or when a fetus would be unable to live after birth. Parents would also have the right to claim an embryo on their taxes as dependents once the heartbeat is detected.

Megan Gordon-Kane, the public affairs manager at Feminist Women's Health Center in Atlanta, said the decision could have consequences beyond banning abortion.

"Once you start chipping away at the legal concept of the right to privacy — that is where we get the right to contraception, the right to gay marriage, the right to interracial marriage," Gordon-Kane said. "So many really important civil rights, so many really basic civil rights that we take for granted."

Georgia has about a dozen abortion clinics, Gordon-Kane said, which is more than surrounding states, and the Feminist Women's Health Center serves women throughout the southeast. It is one of the closest clinics to Hall County that provides abortion services.

"The onus should not be on people who can get pregnant to immediately identify and then act on an unwanted pregnancy in the microscopic window of time that the government has given them," Gordon-Kane said of the "heartbeat bill."

Mike Ford, chair of the Hall County Democratic Party and a candidate for the 9th Congressional District, said Georgians were getting what they voted for.

"It comes under the heading of 'be careful what you wish for' you voted for this, and here you go," Ford said.

There are no clinics that perform abortions in Hall County, and alternative pregnancy crisis centers would likely not be significantly affected by a new abortion law.

"There will still continue to be crisis pregnancies," said Lee Koz, executive director of Choices Pregnancy Care Centers, a crisis pregnancy and anti-abortion center in Gainesville. "We would just continue to perform our exact same services."

The center offers counseling, free pregnancy tests, ultrasounds and STD panels along with post-abortion support for those negatively affected by the procedure.

"There are excellent alternatives that are better than abortion," Koz said. "It's better to let the natural process occur."

Some Georgia Republicans have suggested holding a special session to outlaw all abortions, but Miller said that would be "putting the cart before the horse," because the court's decision has not yet been made.

"I understand people wanting to be preemptive, but let's be measured and deliberative," he said.

"My goal is to protect life."

Associated Press

Protesters rally to defend the right to abortion at Centennial Olympic Park before marching to the Georgia Capitol on Tuesday, May 3, in Atlanta.

DUSK

■ Continued from 1A

he said. "A lot of my deputies . . that have these therapy dogs that they're going out into the community with, it's changed their careers, too. Because most kids aren't going to just go up to a cop a lot of times, too. I think it makes them a lot more approachable."

Dusk now is in the care of Cpl. Jessica Van. Van pointed to a similar program with Northeast Georgia Health System with a therapy dog named Gili.

"The hope is to be able to share more love all the way around," Van said of Dusk's mission with the department.

Dusk isn't an official therapy dog quite yet. Van said Dusk is still in training and has to pass a certification later this summer.

But Dusk's reach will extend beyond the police headquarters on Queen City Parkway. Van said the department wants to use Dusk for community events, bringing her to schools, day care centers, nursing homes and more.

As Holbrook puts it, Dusk is the "No. 1 community relations officer now."

"Working with our mental health clinician program, many times it's easier to bring a dog in," the lieutenant said. ". . Everybody loves a dog."

When working with crime victims in the future, particularly children, bringing a dog in can console them and alleviate the tension of the situation, Holbrook said.

Rucker, who has been in dog training for 13 years, owns pet stores in Cumming and started holding training classes as a side hustle.

Dusk went through her initial training with Jessica Wiedner and her 11-year-old daughter Addison.

"At 11 years old, it's hard, I think, to understand what responsibility is," Wiedner said. "I think that they think as a preteen that they understand it."

Wiedner said her daughter had to come to terms with taking care of the dog, knowing that it eventually would be given away.

"Although she was sad, I think that she also realizes the impact she has on the community, and that's a lot for someone at 11 to be able to be involved with something like that," Wiedner said.

Addison received a certificate of appreciation signed by Gainesville Police Chief Jay Parrish in recognition of her fostering and training Dusk.

"I don't think I've ever seen my kid that happy (and) feel that accomplished," Wiedner said.

SCOTT ROGERS | The Times

The Gainesville Police Department has a new therapy dog named Dusk, a six-month-old mixed-breed female.

PUBLIC NOTICE
FOR CITY OF GAINESVILLE TAXPAYERS
2023 FISCAL YEAR BUDGET

Notice is here by given that a copy of the proposed 2023 Fiscal Year Budget for the City of Gainesville will be available for public review on May 12,2022. The proposed budget can be found at www.gainesville.org/191/Financial-Services.

Notice is further given that the City Council of Gainesville has established the following schedule for setting of the tax year 2022 millage rate and the adoption of the Fiscal Year 2023 Budget. All citizens are invited to attend.

June 7 (6:00 PM, Gainesville Justice Center, Municipal Court Room)
(701 Queen City Parkway SW, Gainesville, GA. 30501)
Public Hearing for Budget

June 21 (5:30 PM, Gainesville Justice Center, Municipal Court Room)
(701 Queen City Parkway SW, Gainesville, GA. 30501)
Adoption of FY2023 Budget
Adoption of the Millage Ordinances

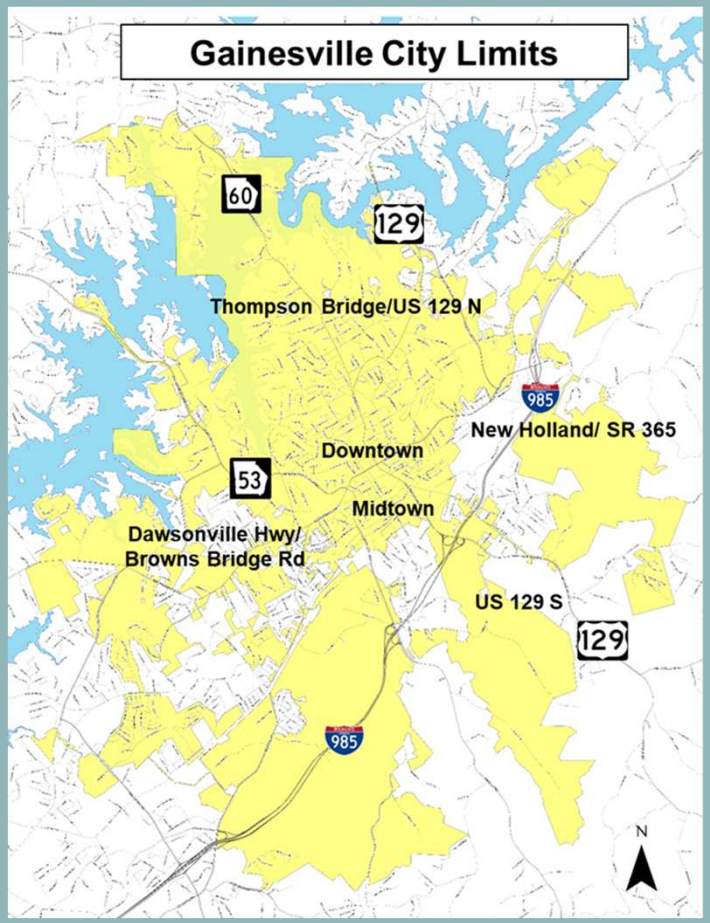
Additional information is available from the City of Gainesville Budget Office, 770-535-6898.

CITY OF
GAINESVILLE

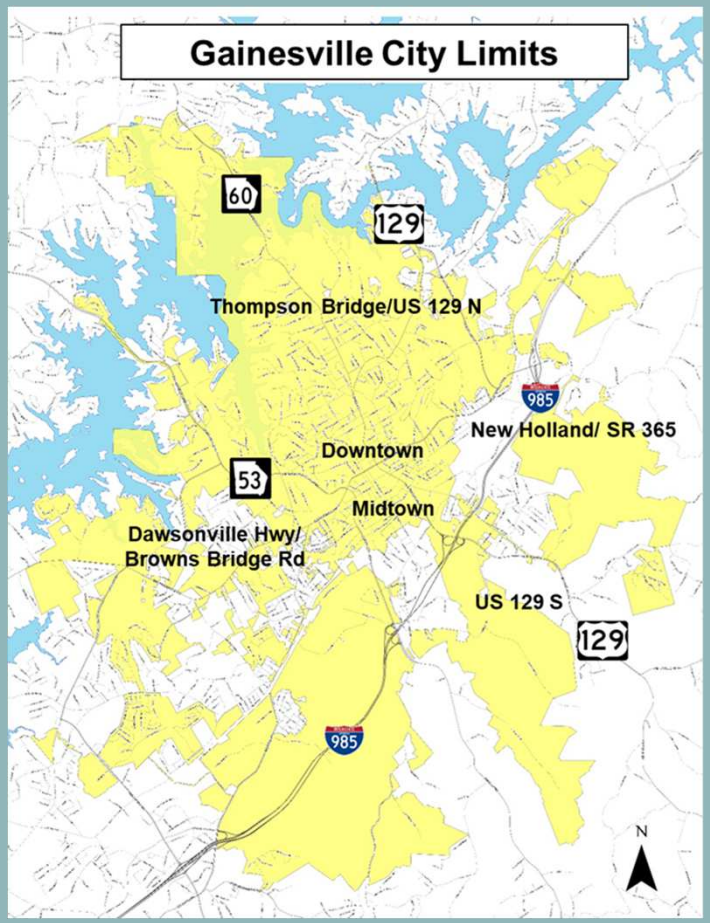
CITY MANAGER BRYAN LACKEY

Proposed Fiscal Year 2023 Budget

2022 Council Retreat Recap



2022 Council Retreat Recap



2022 Council Retreat Recap

CURRENT DISCUSSION: **Challenges and Opportunities**

Fleet Maintenance (Supply Chain)

BUDGET PRIORITY: INTERNAL OPERATIONS | **STRATEGIC AREA:** CITYWIDE

CURRENT DISCUSSION: **CHALLENGES + OPPORTUNITIES**

Recruitment and Retention

Difficulty in hiring:

- Pay is not currently competitive
- Employees apply but don't show for the interview
- We don't offer the same type of benefits as other private companies

- In 2021, we had 32% increase in employee resignations
- Employees are finding better opportunities:
  - Higher pay
  - Working from home/flex schedules
  - Better benefits

BUDGET PRIORITY: INTERNAL OPERATIONS | **STRATEGIC AREA:** CITY-WIDE

ACCOMPLISHMENTS

explore GAINESVILLE

Main Street GAINESVILLE

GREATER Gainesville SPORTS ALLIANCE

LAKE LANIER OLYMPIC PARK

CURRENT DISCUSSION: **INITIATIVES**

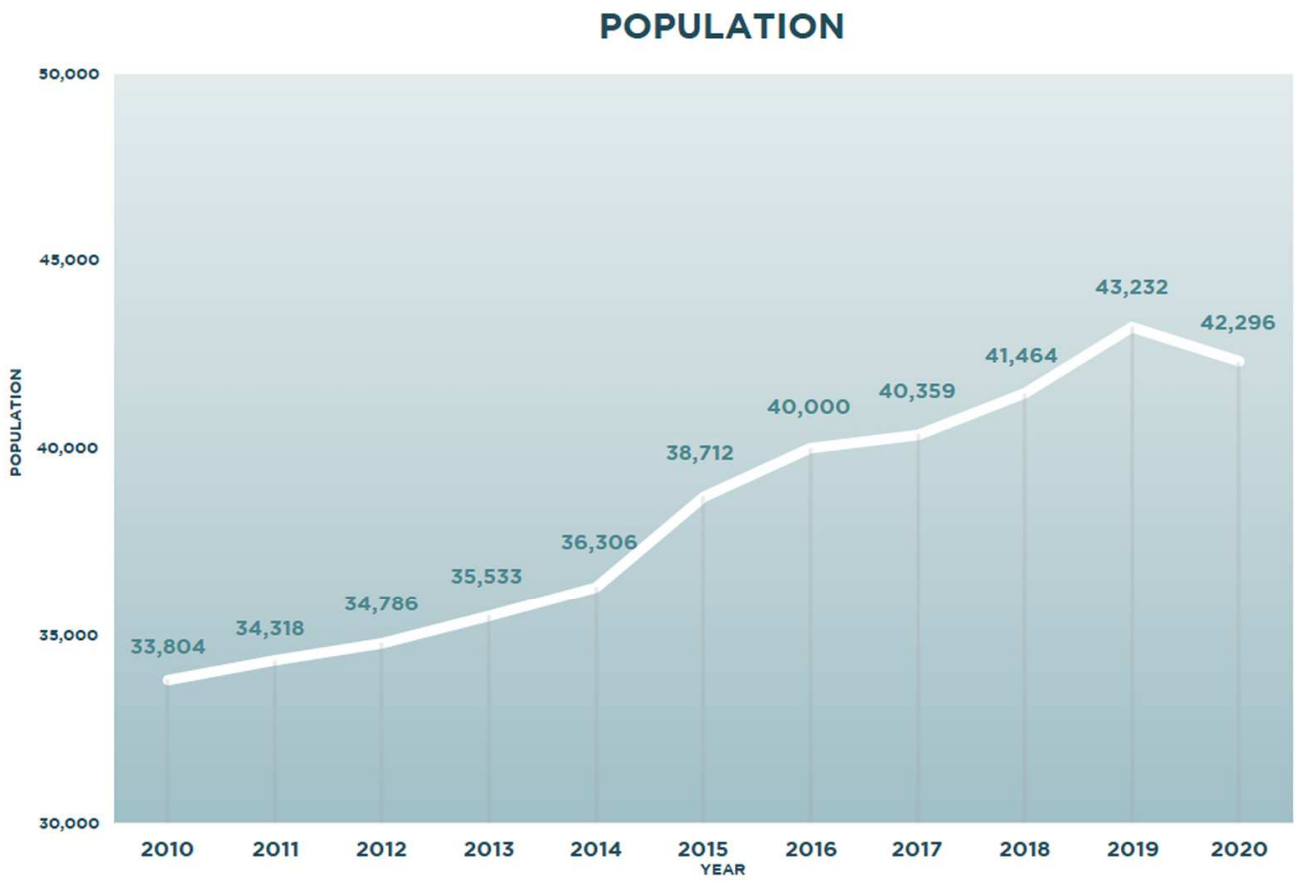
SPECIAL PROJECTS

CITY HALL

- Conference, meeting and special event space
- Three open gallery spaces for meetings
  - Could be combined into one large room
- AV access
- Catering kitchen
- Storage
- ADA access
- Access to greenspace on Roosevelt Square
- Convenience to dining, retail and entertainment
- Walking distance from two (soon to be three) hotels

BUDGET PRIORITY: ECONOMIC DEVELOPMENT | **STRATEGIC AREA:** DOWNTOWN

2022 Council Retreat Recap



2022 Council Retreat Recap

Retention & Recruitment

Public Safety – Market Adjustment in Starting Salaries

Infrastructure/Capital Projects –Paving, Water & Sewer

Major SPLOST Projects

Future of Housing in Gainesville

General Fund

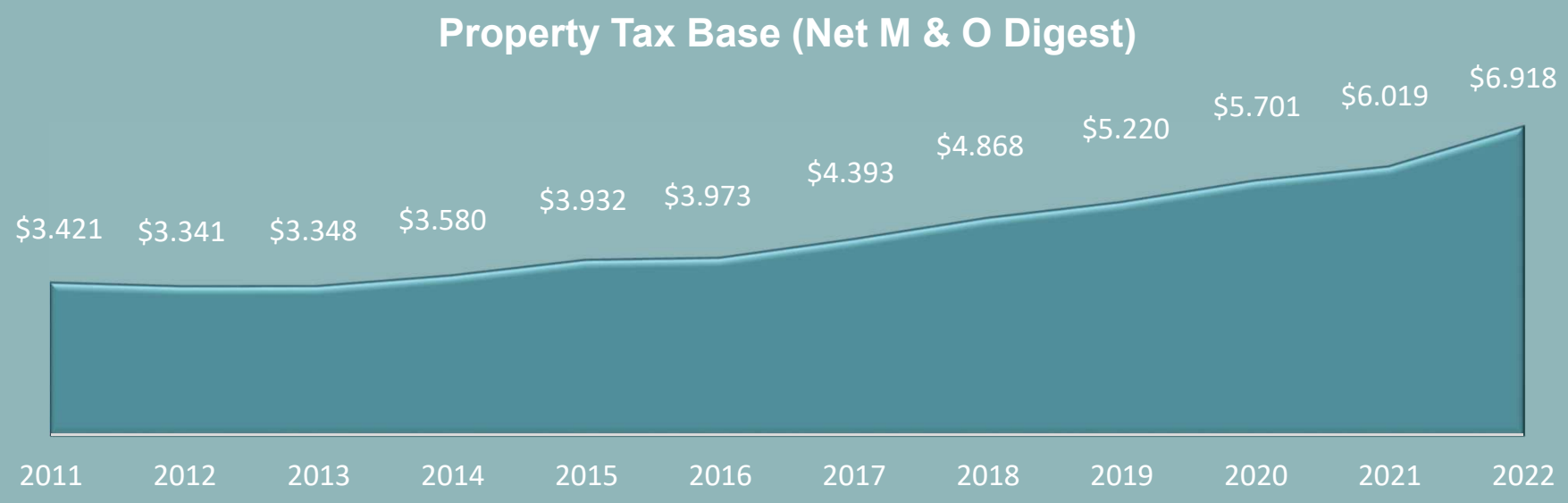
Proposed Budget $35.4M

- 4.85% Increase over Fiscal Year 2022 Amended Budget

Budgeted Fund Balance

- $4.59M for Capital Projects

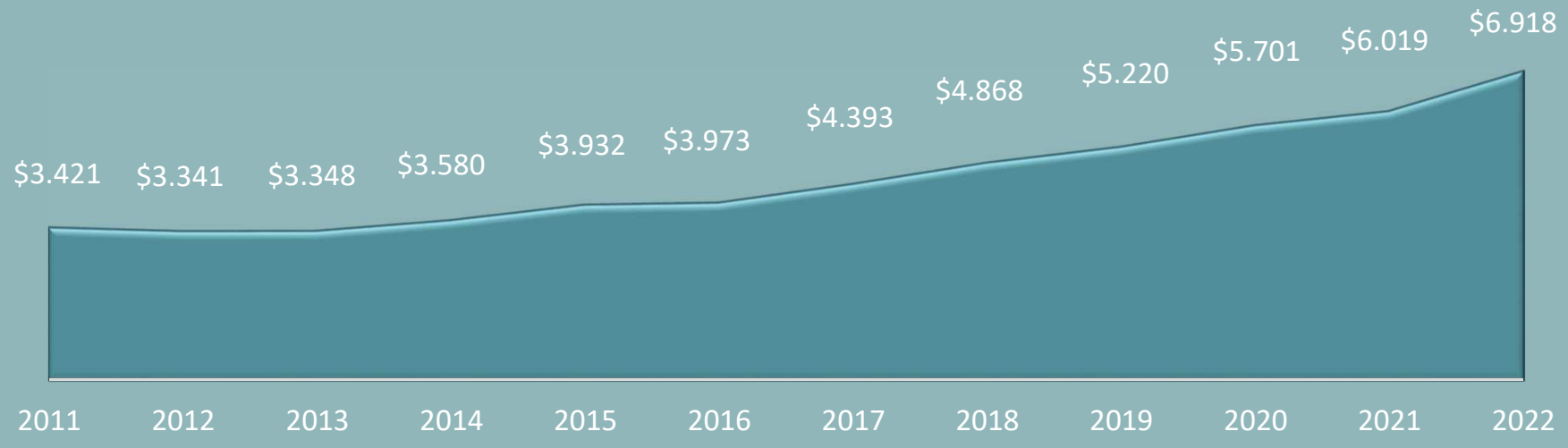
General Fund



General Fund

Recommendation: Adoption of a full roll-back rate
0.500 to 0.397 mills

Property Tax Base (Net M & O Digest)



General Fund - Revenues

Property Taxes
6.65% Decrease

LOST
- 13.65% Increase

TAVT
- 9.33% Increase

Permitting & Zoning Fees
- 8.9% Increase

Franchise Fees
- 1.92% Increase

Fines, Fees & Forfeitures
- 15.28% Increase

Occupational Tax
- No Change

General Fund - Expenditures

Expenditures

- Departmental Expenditures
  - Pay Adjustments 5% - GPD 7.9 - 5%
  - One additional General Fund Position
    (IT Special Projects Manager Position)
- Fuel & Energy
- Health Insurance
  - Continuation of the HDHP Incentive
- Technology Costs
  - Network Enhancements – Security
- Increase in Capital Projects
  - $444,302 additional for FY2023 (General Fund Capital)
- Fund Balance

Financial Policy	3.0 Months
State Recommendation	2.0 Months
FY2023	3.7 Months

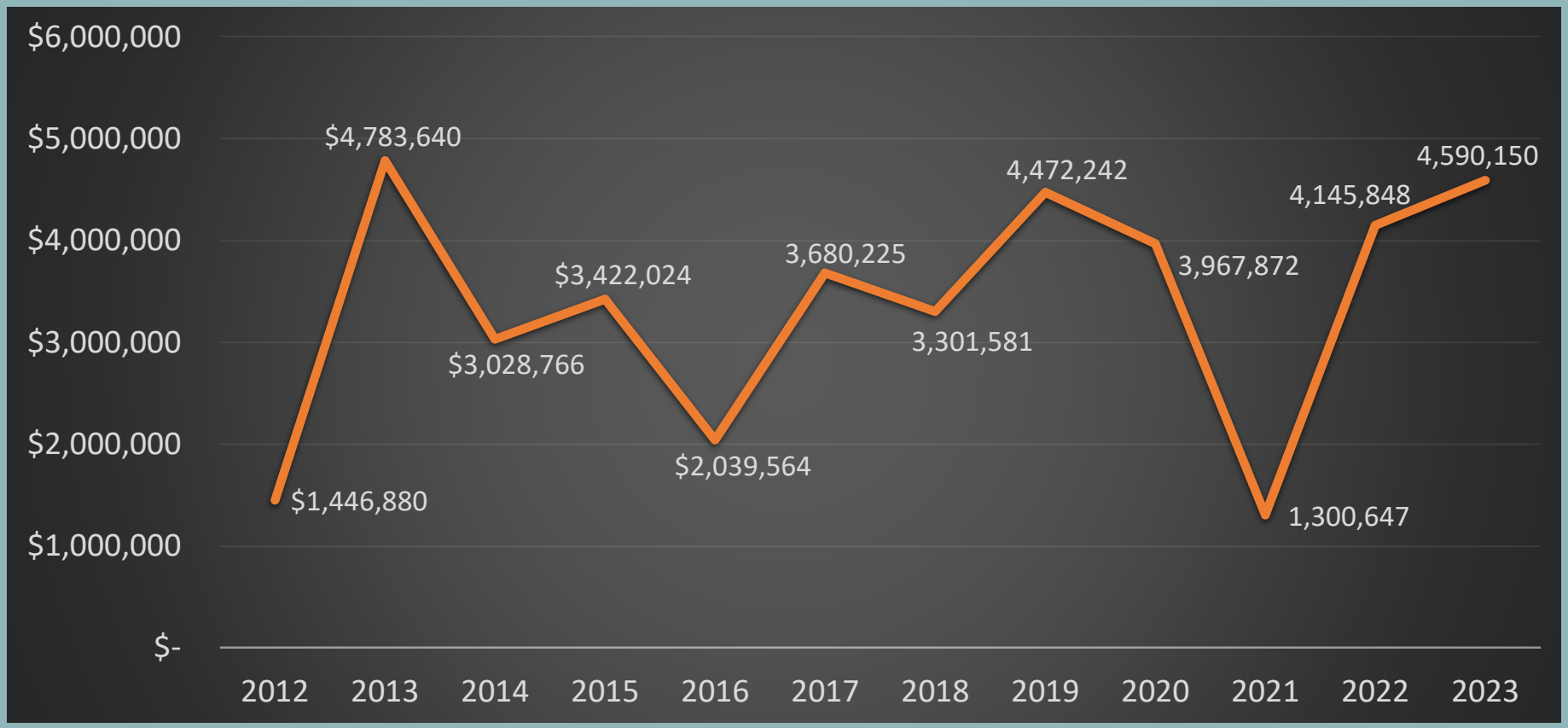
American Rescue Plan Act of 2021

American Rescue Plan Act of 2021 & FY23 Millage Rates

	Millage Rates
General Fund	0.397
Debt Service (M&O)	0.510
Fire Fund	1.259
Police Fund	0.594
Parks & Recreation	0.896
ARPA Credit	(1.000)
Total	2.656

* Second and Final year for ARPA Credit.

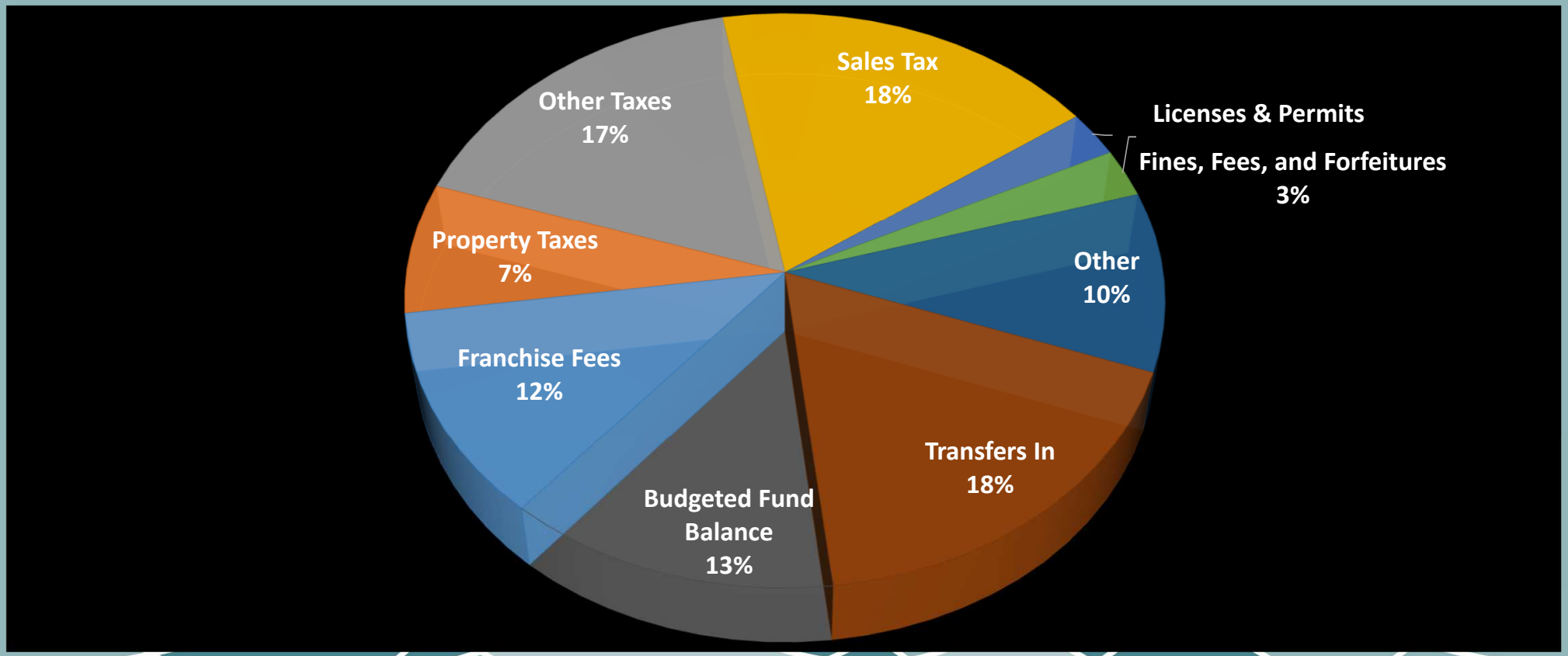
General Fund Capital



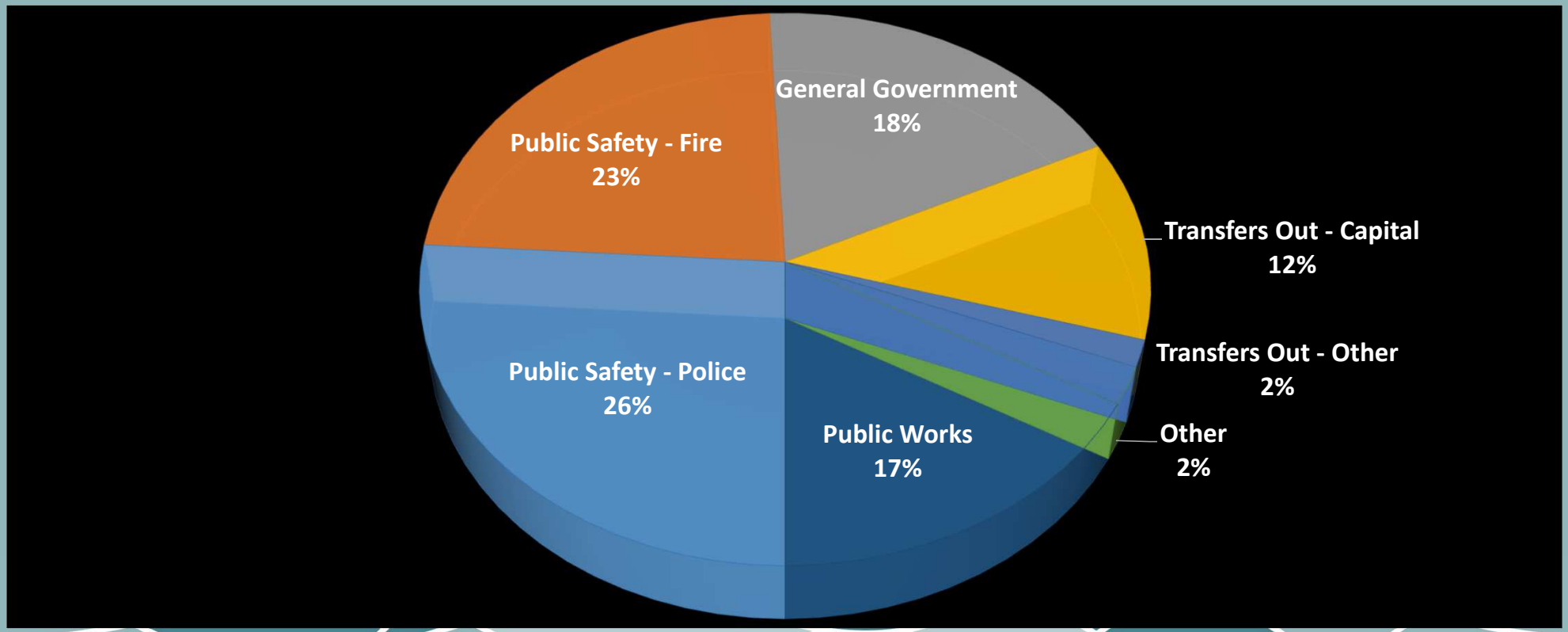
Capital Projects

- Roadway Improvements/Resurfacing
- Intelligent Transportation System Network
- Historic City Hall Renovation
- Midtown Greenway Improvements
- Preemption – Intersection Upgrades
- Replacement Police Cars
- Small Area Study
- Fair Street Pavilion & Playground
- I/T Network Upgrades
- Sidewalks
- WeGo Vehicles
- Water & Sewer
- Parking Deck Sweeper
- Stormwater Infrastructure

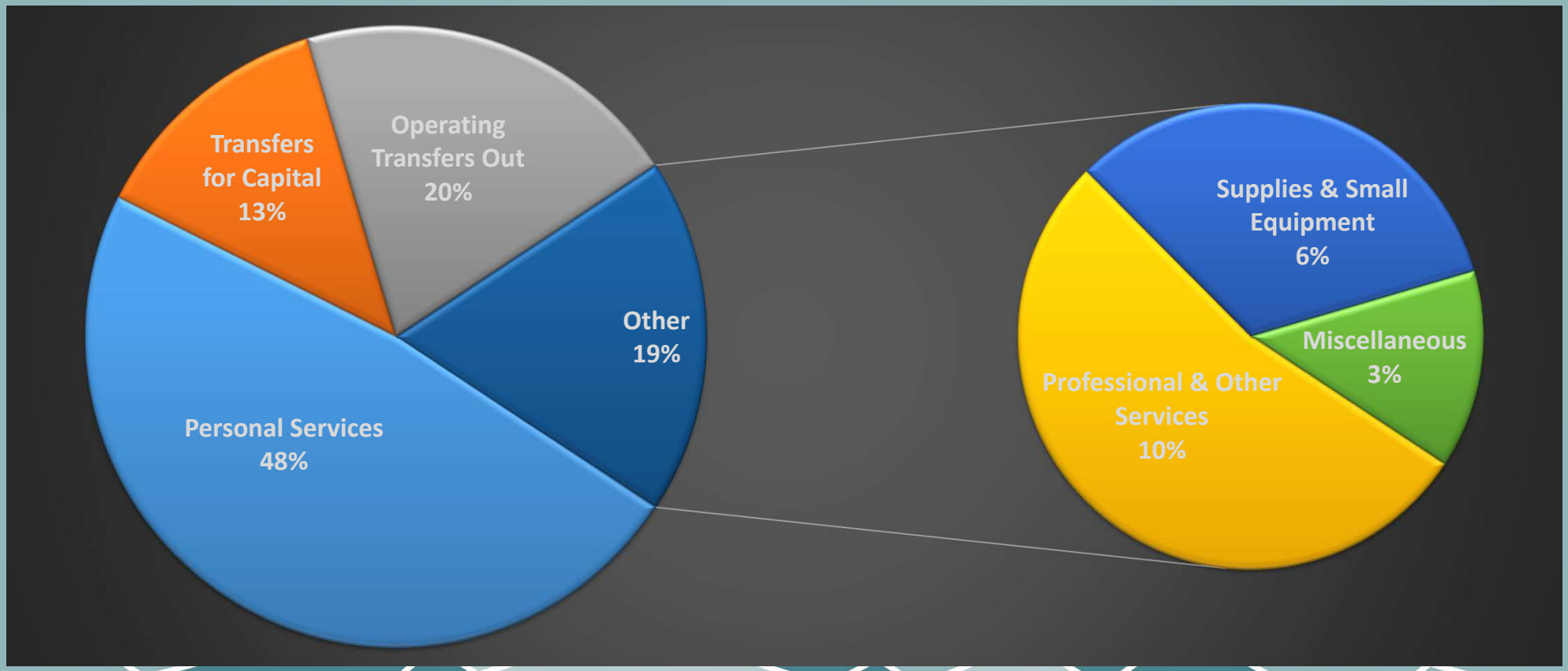
General Fund Revenues by Category



General, Fire, & Police Fund Expenditures
(by Service Group)



General Fund Expenditures (by Category)



Other Funds (Total Budget)

- Police Services $ 4,879,693
- Fire Services $ 10,363,844
  - Capital $126K
  - Four additional Positions (Fire Fighter / EMT)
- Water Resources $ 77,138,045
  - $33.8M in Capital Projects
- Golf Course $ 1,961,129
  - Debt $306K
  - Capital $455K
- Parks & Recreation $ 9,123,974
  - Capital $1.9M
- Community Service Center $ 4,608,870
  - General Fund Transfers
    - Operational $520K
    - Capital $174K

Fiscal Year 2023 Highlights

- Roll-back millage rate (Full Roll-Back)
- 1.0 mill Credit Due To ARPA Funds
- Compensation Adjustments
  - GPD Starting Pay Adjustment To $50,013.60
- Continued HDHP Incentives
- COLA For Retirees
- $51.8M in Capital Projects (All Funds)
  - Water & Sewer Treatment & Infrastructure projects ($33.8M)
  - SPLOST VIII projects ($4.5M)
  - Transportation & Other Infrastructure Investments

Budget Calendar

BUDGET PRESENTATION

MAY 12 – 9 A.M.

ADMINISTRATION BUILDING
300 HENRY WARD WAY, GAINESVILLE

BUDGET PRESENTATION & PUBLIC HEARING

June 7 – 6 P.M.

JUSTICE CENTER
701 QUEEN CITY PARKWAY, GAINESVILLE

BUDGET ADOPTION

JUNE 21 – 5:30 P.M.

JUSTICE CENTER
701 QUEEN CITY PARKWAY, GAINESVILLE

GAINESVILLE

CITY OF
GAINESVILLE

OFFICE OF THE CITY MANAGER

TO: Mayor and Council

FROM: Bryan Lackey, City Manager

SUBJECT: FY2023 Recommended Budget

DATE: June 6, 2022

CC: Angela Sheppard; Jeremy Perry; Denise Jordan

This memo serves as an introduction and overview of my Recommended Budget for the City's Fiscal Year 2023. As we have done for many years in our preparation for the City's FY2023 budget, our Department Directors and other key staff were instructed to review their Department's Accomplishments over the past year, Challenges & Opportunities that lay ahead of them, and the Initiatives they plan to execute for FY2023. After which they were to present to the City Council and myself how each of these relate to the City's strategic priorities as they began to prepare their respective budgets. These presentations were a part of the initiation of the City's budget process at our annual retreat in February.

City staff received valuable input from you as to your visions about the upcoming fiscal year moving past the pandemic, and, your priorities for the coming year while reviewing the strategic priorities as they prepared their respective budgets. These include: Economic Development/Opportunity, Spirit of Community, Culture of Safety, Stewardship, and Regional Destination. Additionally, you may recall that we have broken down the City into five (5) geographic regions to identify the strategic planning needs of each of the various neighborhoods in our community. As each departmental budget was presented and reviewed, these five themes and strategic planning areas were applied to ensure consistency with the priorities and vision of the City of Gainesville. These priorities became the foundation for the formulation of departmental goals and objectives. The following sections will briefly describe how the budget addresses each strategic priority.

- Economic Opportunity/Development – Being the economic hub for North Georgia, Gainesville continues to lead the way as our medical, retail and industrial facilities draw countless visitors every day which increases out City's daytime population to over 150,000. In response to the increased population each day, the City of Gainesville is fine-tuning strategic infrastructure investments to ease and increase efficiency and productivity for workers and citizens.

  A part of our success is due to our partnerships with various organizations within Hall County. Due to our partnership with the Economic Development Council (EDC), our

community experienced the addition of nearly 1,300 new jobs through new and expanding businesses and an investment of $240,000,000 (based on calendar year 2021 data from the EDC). The majorityof this was located in the City of Gainesville. This budget seeks to continue those partnerships by allocating $165,000 to the Economic Development Council. Facilitated innovation and investment in the growth and success of small businesses is critical for any city. This budget proposes to continue our commitment to the Manufacturing Development Center's Business Incubator with Brenau University, by allocating $40,000. Both of these institutions promote and encourage industries through educational support and investment encouragement.

Needless to say, the City of Gainesville is a trendsetter city that is persistent in its redevelopment and revitalization of the city. This approach will allow the City of Gainesville to remain and improve as a municipal powerhouse in the state of Georgia.

- Spirit of Community – As the City of Gainesville grows, the spirit of the community is an important focus that will benefit all who live, work, and play in Gainesville. The city has revamped and expanded its branding by creating logos and signage that modernize and coordinate with the ongoing efforts of development. Gainesville has a rich history of natural beauty and artistic aesthetics. Included in this strategic priority is to further enrich the beautification and encourage communal art that can be enjoyed. This is especially highlighted on the Highland to Islands trail system where users can take in the natural beauty of the trail's scenery. The city's abundance of spots where the community can participate in communal entertainment and events are focused on inclusion and the embracement of the community's culturally diverse makeup.

- Culture of Safety – City Administration and Public Safety departments continue to evaluate all approaches to improve the culture of safety within the community. The Police Department is committed to increasing responsiveness and to be a leader in innovative policing. Innovation is a group effort and requires community buy-in and trust building. These concepts are always evolving and are accomplished by increased community communication, education, and outreach. Communicating to citizens will help both the City and citizens learn from one another what type of innovation is needed to produce the culture of safety for everyone.

  The Fire Department continues to be a state and national leader in keeping the department and citizens of Gainesville safe and educated. The department's long standing status as an ISO Class 1 Rating is a continuing commitment by the City of Gainesville to ensure that firefighters receive the best training and equipment need to respond to calls quicker and more effectively. The City of Gainesville is proud of our Public Safety departments for creating and continuing to improve the culture of safety that makes Gainesville that much better.

- Stewardship – The City continues its mission of remaining a responsible steward of public funds by strategically investing funds, hiring high quality employees, and creating innovative actions to increase efficiency and effectiveness in its processes. One of the City's focuses is to become an employer of choice which allows the administration and departments to focus on employee and career development. This focus is important in retaining high quality employees and providing the very best services to the community. The City encourages departments to enable prosperity and upward mobility in its managing of resources. Departments give the best possible service within the boundaries of the approved budget.

- Regional Destination – The City has always attracted tourists as a throughway to the mountains and its geographical distance from Lake Lanier. To boost Gainesville's strength as a regional destination, the administration and staff are actively deploying strategies that will keep the tourists flowing in the city. Using regional leadership to recruit and retain national and regional sporting tournaments and events help keep Gainesville's tourism sector strong. Improved lake access and trails, along with increased mobility options within the City are vital to visitors. Gainesville's diverse industries attract many visitors from all over the globe. Providing adequate housing and lodging choices will increase the value of strategies employed to make Gainesville a regional destination over other areas. The most important strategy, that may come natural to most, is to provide hospitality with a "Year-Round Adventure".

Attached for Mayor and Council review is the City Manager's proposed FY2023 budget. The budget contains a summary of revenues and expenditures for the General Fund and the Capital Improvements Program, as well as other funds. This balanced budget has been prepared and is being presented to the Governing Body in accordance with the City Charter, and with Chapter 2-3 of the Gainesville City Code. The proposed millage rate for the General Fund is being reduced due to the adoption of the roll-back rate. This will be a full roll-back of the millage rate to offset property tax reassessment increases. The General Fund millage is proposed to be reduced from 0.500 (FY22) to 0.397.

In preparing the FY2023 budget, many issues played a key role in its development. Most notably are the following:

- Revenues: The city's revenue portfolio, while diverse, is projected to see significant increases for FY2023 in several areas like Title Ad Valorem Tax, Local Option Sales Tax, and Permit Fees.
- Property taxes: General Fund property taxes are projected to decrease due to the full

roll-back of the millage rate to offset property tax reassessment increases. Property taxes account for 7% of the total revenue with only 39.59% coming from residential properties. For the second and final time, a one mill tax credit will be included on all tax bills. Budgeted property tax revenue is at a 95% collection rate.

- FY 2023 Fund Balance: A surplus in some revenues and savings in expense line items, from prior years, will permit us to provide funding for some necessary capital items. $4.59 million will be directed to the City's Capital Improvement Program, which includes the capital needs of the Community Service Center Fund. It is ideal to use surplus funds for capital purchases since these funds are one-time funds and not meant to supplement the operating budget.

The combined General Fund, Fire Services Fund, and Police Services Fund budget is $50.7 million. Almost all departments submitted budgets that are in line with previous year requests. The other funds remain close to or below FY2022 levels or in line with projected revenues for each fund and can be seen in the attached budget documents. However, a few departments and funds merit discussion below.

- Information Technology: As we have continued to witness in the news media of other jurisdictions being compromised, there are those that wish to cause harm to government related systems. These types of intrusions can cause great harm to not only how a government operates, but also the level of public trust in how a citizen or customer's data is protected. Because of the types of security breaches we have seen in other jurisdictions around the State, we once again are budgeting funds of, $238,000 for proposed network upgrades, in addition to the funds allocated this current fiscal year.

- Capital Improvement Program (CIP): The attached budget includes a summary of proposed capital projects for the coming fiscal year. The capital projects will focus on items and projects that were expressed by the Council at our February retreat. SPLOST VIII revenues will be allotted to infrastructure needs.

- Water Resources: The utility fund budget is increasing by 4.14% for FY2023. The Water Resources Capital Improvement Program totals $33.8 Million.

- Chattahoochee Golf Course (CGC): Although an enterprise fund, the golf course is generally dependent on the general fund to assist in covering capital expenditures. However, for FY2023, the sale of land lots cover the capital needs for this year.

Moving into FY2023 and beyond, it is important to be aware of concerns that may impact our budget:

- As mentioned above, the City's Employee Benefits Fund continues to experience significant medical claims, as well as continued increases in the cost of employer mandates enacted through the Affordable Healthcare Act. The City has been encouraged by the services and cost efficiencies our health care benefits administrator, Healthgram, has brought to the City and our employees. Additionally, the City's new High Deductible plan has shown great cost savings and we plan to continue offering our employees incentives to consider this new health care option for their families.

- The City continues monitoring our Other Post-Employment Benefits (OPEB) liability. Although some city funds have been able to fully meet this obligation; others, including the general fund, have not. This area needs continuous monitoring and an appropriate funding mechanism put in place.

The City being in stable financial shape is proud to use the allocated funds from the American Rescue Plan Act of 2021 to provide a grant to taxpayers in the form of a reduction of property taxes by 1.00 mill. Individuals, homeowners, and small businesses have been particularly impacted by COVID-19. The City continues to provide this Grant in FY2023 to those that have invested in Gainesville and its future. This equates to a rebate of $250 for every $250,000 of assessed property value. The Citizens of Gainesville are passionate in the growth and development of Gainesville and continue to make the City vibrant, relevant, and strong.

Our financial health is directly related to controlled spending, internal controls and the prudent financial policy direction of the Council. These actions have assisted us in continuing to provide top-level municipal services to our residents and businesses. Our efforts have resulted in substantial economic investment within the city limits by a number of regional, national and international companies and more is expected.

This budget was a true team effort and could not have been successfully put together without the efforts of the Department Directors, Assistant City Manager Angela Sheppard, and in particular our Chief Financial Officer Jeremy Perry, Deputy Chief Financial Officer Matt Hamby, and Budget and Purchasing Manager Kevin Hutcheson. As we move forward with the many great initiatives we have on the horizon, I appreciate the confidence and support the Mayor and Council has shown myself and our tremendous staff.

If I can answer any questions, please feel free to contact me.

PROJECTED REVENUES AND OTHER SOURCES

GENERAL FUND SUMMARY

REVENUE SOURCE	FY2021 ACTUAL	FY2022 BUDGET	FY2023 BUDGET	% CHANGE
Millage Rate	0.730	0.500	0.397	
Current Real & Personal	$ 4,001,357	$ 2,790,700	$ 2,605,055	-6.7%
Current Real & Personal Tax Credit	-	-	(2,605,055)	N/A
Motor Vehicle	25,779	15,505	17,976	15.9%
Total Current Taxes	4,027,136	2,806,205	17,976	-99.4%
Prior Year	34,894	27,908	26,052	-6.7%
Penalties & Interest	36,956	21,089	22,974	8.9%
Total Property Taxes	4,098,986	2,855,202	67,002	-97.7%
Railroad Equipment Tax	3,079	8,550	8,550	0.0%
Intangible Tax	245,170	95,394	128,902	35.1%
Real Estate Transfer Tax	100,108	37,720	51,062	35.4%
Insurance Premium Tax	2,733,401	2,151,114	2,246,271	4.4%
Local Option Sales Tax	7,892,079	5,543,321	6,300,302	13.7%
Title Ad Valorem Tax	1,649,222	910,707	995,707	9.3%
Local Option Energy Tax	97,671	86,220	93,092	8.0%
Payment in Lieu of Taxes	36,221	83,485	36,000	-56.9%
Occupational Tax	1,461,195	1,342,600	1,353,514	0.8%
Alcoholic Beverage Taxes	1,299,137	1,091,634	1,140,237	4.5%
Franchise Fees	4,382,992	4,050,741	4,121,279	1.7%
Total Other Taxes	19,900,275	15,401,486	16,474,916	7.0%
Fines, Fees, and Forfeitures	1,244,215	822,081	955,295	16.2%
Permits and Zoning Fees	710,348	483,302	525,533	8.7%
Other Fees and Licenses	430,162	371,849	384,386	3.4%
Interest	314,070	72,070	79,218	9.9%
Realized Gain or Loss on Investments	-	4,620	(191,835)	N/A
Intergovernmental	2,640,888	608,571	678,635	11.5%
Cemetery Lot Sales	198,035	119,241	121,591	2.0%
Miscellaneous - Rent	123,369	126,612	123,367	-2.6%
Miscellaneous	54,041	67,771	53,273	-21.4%
Indirect Charges for Services	2,422,843	2,558,254	2,659,637	4.0%
Total Other	8,137,971	5,234,371	5,389,100	3.0%
Total Operating Revenues	**32,137,232**	**23,491,059**	**21,931,018**	**-6.6%**
Other Financing Sources				
Transfers from Other Funds	3,404,815	3,406,333	8,858,221	160.1%
Sale of General Fixed Assets	188,475	55,000	51,887	-5.7%
Budgeted Fund Balance	-	3,978,801	4,590,150	15.4%
Total Other Financing Sources	**3,593,290**	**7,440,134**	**13,500,258**	**81.5%**
Total Revenues & Other Sources	**$ 35,730,522**	**$ 30,931,193**	**$ 35,431,276**	**14.5%**

SUMMARY OF EXPENDITURES & OTHER USES

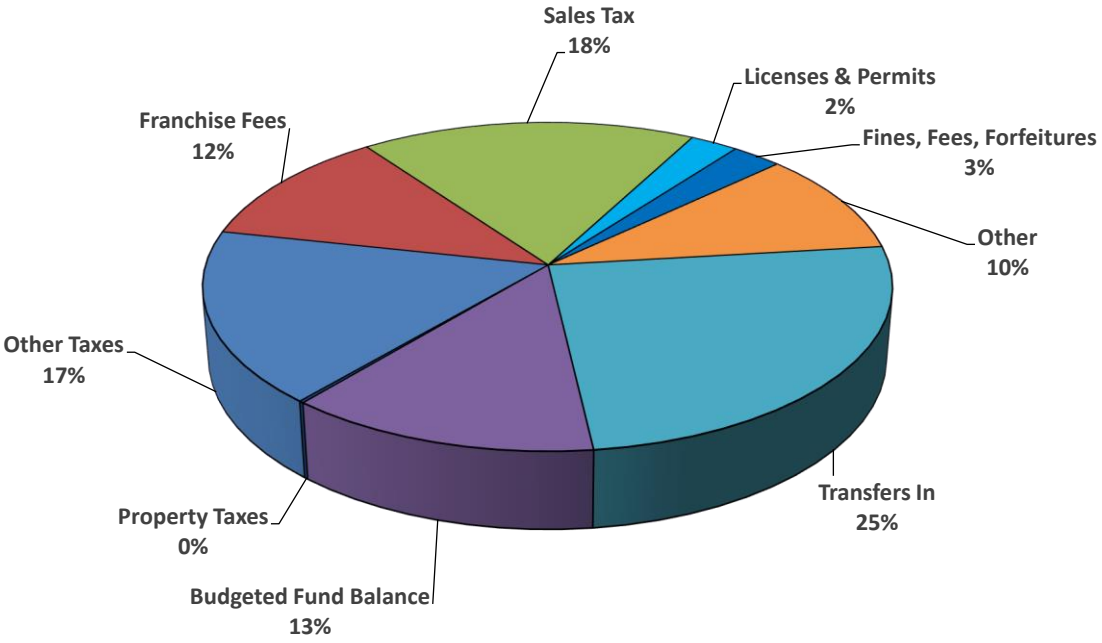
GENERAL FUND SUMMARY

DEPARTMENTAL EXPENDITURES	FY2021 ACTUAL	FY2022 BUDGET	FY2023 BUDGET	% CHANGE
City Council	$ 894,815	$ 432,506	$ 468,232	8.3%
City Manager's Office	318,249	953,849	1,009,417	5.8%
Financial Services	1,327,711	1,460,076	1,553,055	6.4%
Municipal Court	599,395	661,740	700,298	5.8%
Information Technology	1,430,729	1,200,495	1,410,293	17.5%
Human Resources & Risk Management	821,920	1,032,248	1,169,251	13.3%
Police	10,011,333	6,289,330	6,821,121	8.5%
Public Lands & Buildings	792,972	1,032,627	1,168,295	13.1%
Engineering Services	1,025,895	1,264,530	1,350,800	6.8%
Traffic Services	1,503,973	1,537,583	1,594,293	3.7%
Street Maintenance & Construction	1,685,249	1,949,066	2,175,282	11.6%
Storm Water	359,394	445,158	463,744	4.2%
Cemetery	623,749	693,785	770,757	11.1%
Planning and Zoning	819,600	889,792	981,028	10.3%
Inspections	420,459	469,233	528,252	12.6%
Code Enforcement	490,275	520,162	555,980	6.9%
Agency Allocations - Other	274,730	267,793	278,577	4.0%
Capital Outlay	-	-	800,000	N/A
Contingency	-	629,000	629,000	0.0%
Departmental Expenditures	**23,400,448**	**21,728,973**	**24,427,675**	**12.4%**
Other Uses:				
TRANSFERS TO:				
Community Service Center Fund	761,163	703,749	693,992	-1.4%
Fire Services District	2,303,304	2,111,870	1,877,020	-11.1%
Police Services District	-	1,600,393	4,816,189	200.9%
Golf Course Fund	1,279,082	40,360	-	-100.0%
Grants Special Revenue Fund	37,292	-	-	N/A
Parks and Recreation Fund	346,350	-	-	N/A
Land Bank Authority	-	50,000	50,000	0.0%
Solid Waste Fund	-	-	-	N/A
Life and Health Insurance	13,700	-	-	N/A
Vehicle Services Fund	-	-	-	N/A
Total Other Transfers	**4,740,891**	**4,506,372**	**7,437,201**	**65.0%**
CAPITAL TRANSFERS TO:				
Capital Project Funds	5,820,003	4,695,848	3,566,400	-24.1%
Debt Service Fund	-	-	-	N/A
Total Other Uses	**10,560,894**	**9,202,220**	**11,003,601**	**19.6%**
Total Expenditures & Other Uses	**33,961,342**	**30,931,193**	**35,431,276**	**14.5%**
Revenues Over / (Under) Expenditures	**$ 1,769,180**	**$ -**	**$ -**	**N/A**

GENERAL FUND REVENUES BY CATEGORY

	FY2021 ACTUAL	FY2022 BUDGET	FY2023 BUDGET	% OF TOTAL
Property Taxes	$ 4,098,986	$ 2,855,202	$ 67,002	0.2%
Other Taxes	7,625,204	5,807,424	6,053,335	17.1%
Franchise Fees	4,382,992	4,050,741	4,121,279	11.6%
Sales Tax	7,892,079	5,543,321	6,300,302	17.8%
Licenses & Permits	1,140,510	855,151	909,919	2.6%
Fines, Fees, Forfeitures	1,244,215	822,081	955,295	2.7%
Other	5,941,721	3,612,139	3,575,773	10.1%
Transfers In	3,404,815	3,406,333	8,858,221	25.0%
Budgeted Fund Balance	-	3,978,801	4,590,150	13.0%
Total General Fund	**$ 35,730,522**	**$ 30,931,193**	**$ 35,431,276**	**100.0%**

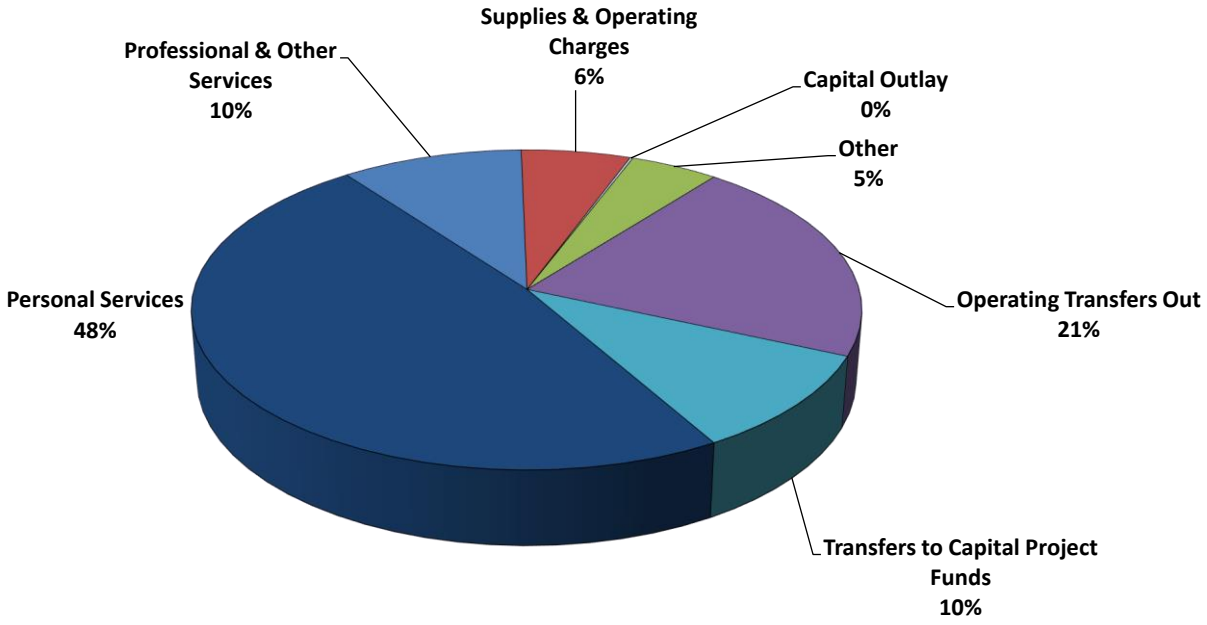
GENERAL FUND REVENUES BY CATEGORY



GENERAL FUND EXPENDITURES BY CATEGORY

	FY2021 ACTUAL	FY2022 BUDGET	FY2023 BUDGET	% OF TOTAL
Personal Services	$ 17,258,357	$ 15,723,476	$ 17,056,218	48.1%
Professional & Other Services	3,041,871	3,008,520	3,500,805	9.9%
Supplies & Operating Charges	2,770,750	2,052,184	2,109,075	6.0%
Capital Outlay	54,740	48,000	54,000	0.2%
Other	274,730	896,793	1,707,577	4.8%
Operating Transfers Out	4,740,891	4,506,372	7,437,201	21.0%
Transfers to Capital Project Funds	5,820,003	4,695,848	3,566,400	10.1%
Total General Fund	**$ 33,961,342**	**$ 30,931,193**	**$ 35,431,276**	**100.0%**

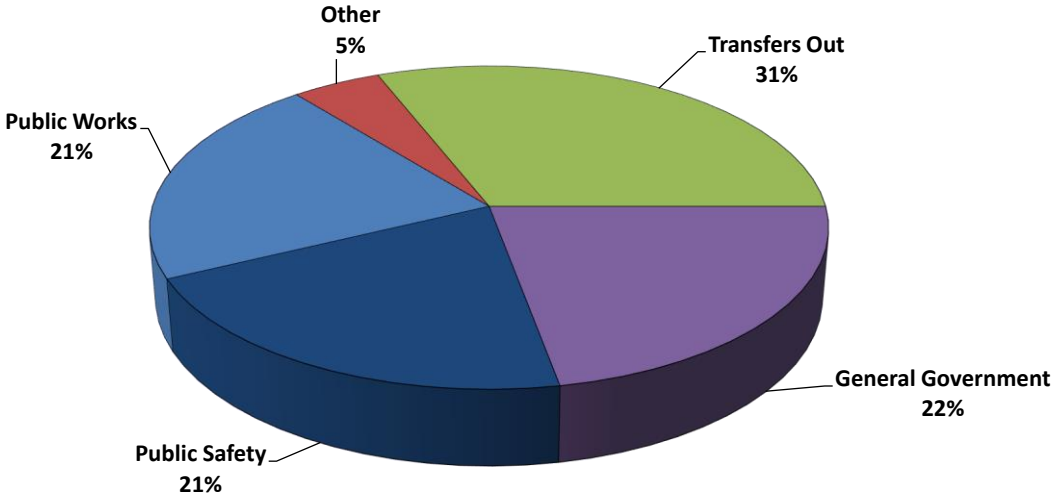
GENERAL FUND EXPENDITURES BY CATEGORY



GENERAL FUND EXPENDITURES BY SERVICE GROUP

	FY2021 ACTUAL	FY2022 BUDGET	FY2023 BUDGET	% OF TOTAL
General Government	$ 6,632,878	$ 7,099,939	$ 7,819,826	22.1%
Public Safety	10,501,608	6,809,492	7,377,101	20.8%
Public Works	5,991,232	6,922,749	7,523,171	21.2%
Other	274,730	896,793	1,707,577	4.8%
Transfers Out	10,560,894	9,202,220	11,003,601	31.1%
Total General Fund	**$ 33,961,342**	**$ 30,931,193**	**$ 35,431,276**	**100.0%**

GENERAL FUND EXPENDITURES BY SERVICE GROUP



MAYOR AND COUNCIL

DEPARTMENT DESCRIPTION:

The Mayor and five Council Members represent the governing body of the City of Gainesville. One Council Member resides in each ward. Each member of the governing body is elected by the voters of the city at-large. The members of the governing body are elected via nonpartisan elections to serve four year terms which are staggered.

EXPENDITURE SUMMARY

Funding Source: General Fund	**2021 ACTUAL**	**2022 BUDGET**	**2023 BUDGET**
Personal Services	230,155	272,203	307,902
Professional & Other Services	75,238	132,701	136,327
Supplies & Operating Charges	12,856	27,602	24,003
Capital Outlay	-	-	-
	$ 318,249	$ 432,506	$ 468,232

MISSION STATEMENT:

To establish policy direction and execute legislative decision making for the Gainesville City Government.

GOALS & OBJECTIVES:

1. Economic Development

* Continue facilitation and coordination of significant privately-led developments that are planned within the City, including in downtown and midtown.
* Continue efforts and engage the Gainesville business community in conversations on how the City can better and further facilitate the growth of existing businesses and foster a culture for new business development.
* Promote systematic land use growth.

2. Stewardship

* Coordinate with Public Works to implement improvements identified in the transportation master plan, including beginning design for improvements on Green Street.
* Design and seek funding for construction of the gap segments of the Highlands to Island Trail within the City including complementary gathering spaces along and adjacent to the Trail.
* Utilize both private contractors and in-house staff to ensure the maximum efficiency of resources for the repair and resurfacing of the City's roadways.

3. Culture of Safety

* Research, acquire, and deploy technological assets to augment staffing and assist in the reduction of crime within the City.
* Provide and maintain a safe work environment.
* Reduction of security vulnerabilities in citywide network topology.

4. Regional Destination

* Provide high quality, clean, safe, accessible and diversified park amenities and open spaces that support opportunities for active and passive recreation for all citizens through continuous inspection of all parks and facilities.
* Improve golf course facility infrastructure.
* Create additional vibrant public open spaces.

5. Spirit of Community

* Support Vision 2030 Public Art Committee's efforts to incorporate more public art into areas of the City.
* Work with the local Placemaking Collaborative to implement placemaking practices within downtown.
* Complete streetscaping within the downtown area, including Washington and Bradford Streets.

CITY MANAGER'S OFFICE

DEPARTMENT DESCRIPTION:

The City Manager is the Chief Executive and Administrative Officer of Gainesville appointed by the Mayor and Council. The City Manager's Office is responsible for the execution of policies, directives, and legislative action of the Governing Body. The City Manager's Office includes the City Clerk. The City Clerk prepares meeting items and agendas, records actions of the Governing Body, coordinates assignments to boards and committees of the City, maintains records of the governing body, oversees the adoption and publication of the Code of Ordinances and manages municipal elections.

EXPENDITURE SUMMARY

Funding Source: General Fund	**FY2021 ACTUAL**	**FY2022 BUDGET**	**FY2023 BUDGET**
Personal Services	704,847	736,861	785,773
Professional & Other Services	129,278	198,694	200,050
Supplies & Operating Charges	60,690	18,294	23,594
Capital Outlay	-	-	-
	$ 894,815	$ 953,849	$ 1,009,417

MISSION STATEMENT:

To ensure the strategic priorities of the Governing Body are achieved through properly managing and utilizing city resources, effectively communicating with and engaging others, and by providing strategic direction and support to all city departments.

GOALS & OBJECTIVES:

1. ***Facilitate essential strategic planning initiatives and infrastructure improvements throughout the City.***
   * Construct a new North Parking Deck for Downtown that was approved as part of SPLOST VIII.
   * Coordinate with Public Works to implement improvements identified in the transportation master plan, including beginning design for improvements on Green Street.
   * Design and seek funding for construction of the gap segments of the Highlands to Island Trail within the City including complementary gathering spaces along and adjacent to the Trail.
2. ***Engage in economic development activities to support and encourage business growth in the City.***
   * Continue facilitation and coordination of significant privately-led developments that are planned within the City, including in downtown and midtown.
   * Continue efforts and engage the Gainesville business community in conversations on how the City can better and further facilitate the growth of existing businesses and foster a culture for new business development.
3. ***Beautify public areas of the City.***
   * Support Vision 2030 Public Art Committee's efforts to incorporate more public art into areas of the City.
   * Work with the local Placemaking Collaborative to implement placemaking practices within downtown.
   * Complete streetscaping within the downtown area, including Washington and Bradford Streets.

Performance Measures

MEASURES	**City Wide Strategic Priority**	**ACTUAL**			**Thru 12/31**	**BUDGET**	
		FY2019	**FY2020**	**FY2021**	**FY2022**	**FY2022**	**FY2023**
Funds allocated for Infrastructure Improvements	S	20.6 M	39.175 M	15.475 M	84.85 M	84.85M	35.92M
Number of Registered Businesses in the City	ED	2,677	2,584	2,587	2,587	2,625	2,625
Funding for Beautification Improvement Projects	SC	2.6 M	1.35M	2.25 M	2.72M	2.72M	2.36M

FINANCIAL SERVICES DEPARTMENT

DEPARTMENT DESCRIPTION:

The Financial Services Department is accountable for financial activity, including reporting, investments, purchasing, budget, revenue collections, and capital asset tracking.

EXPENDITURE SUMMARY

Funding Source: General Fund	**FY2021 ACTUAL**	**FY2022 BUDGET**	**FY2023 BUDGET**
Personal Services	1,069,820	1,190,713	1,276,317
Professional & Other Services	179,139	212,408	219,783
Supplies & Operating Charges	78,752	56,955	56,955
Capital Outlay	-	-	-
	$ 1,327,711	$ 1,460,076	$ 1,553,055

MISSION STATEMENT:

To protect and improve the financial health of the City and teach, encourage, and assure good stewardship of City resources. To promote best management practices throughout the City's departments and provide high quality and reliable information and assistance for all administrative functions in a manner that is timely and error-free.

GOALS & OBJECTIVES:

1. ***Assure and support continued compliance with applicable laws and regulations, determining and recommending changes as appropriate.***

* Work with Rushton and Company to implement GASB Statement No. 91. This Statement establishes a single method of reporting conduit debt obligations.

2. ***Utilize technology to improve efficiencies and decrease costs.***

* Improve Capital Project Tracking.
* Research and implement alternative ways to collect payments.
* Implement new Business License software.

3. ***Protect and improve the financial resources of the City.***

* Update all financial reports to a more modern appearance with enhanced readability and more transparency.
* Maximize investment earnings.

PERFORMANCE MEASURES:

MEASURES	**City Wide Strategic**	**ACTUAL**			**YTD thru 12/31**	**BUDGET**	
		FY2019	**FY2020**	**FY2021**	**FY2022**	**FY2022**	**FY2023**
Govt. Finance Officers Assoc Awards	S	56	59	62	62	65	68
Credit Agency Bond Rating	S	Aa2	Aa2	Aa1	Aa1	Aa1	Aa1
Accounts Payable checks issued	S	13,920	14,191	13,527	6,834	13,800	13,800
Average Yield Earned (Interest)	S	2.30%	2.08%	1.01%	0.38%	0.25%	1.00%
Fixed Assets maintained	S	3,450	3,550	3,656	3,703	3,650	3,750

MUNICIPAL COURT

DEPARTMENT DESCRIPTION:

Municipal Court is a misdemeanor court that has jurisdiction over city ordinance violations and state traffic offenses. Specific type cases handled by the court include routine traffic offenses; driving under the influence of alcohol; possession of marijuana less than ounce; shoplifting less than $ 500.00 and animal control citations. The Court also is responsible for entering case dispositions and forwarding entries to the Department of Drivers Services (DDS). The mission of municipal court clerks in Georgia is to assure the administrative efficiency of the court, to protect the court's ethical integrity, and help maintain public confidence in the court's fairness in dispensing justice impartially.

EXPENDITURE SUMMARY

Funding Source: General Fund	**FY2021 ACTUAL**	**FY2022 BUDGET**	**FY2023 BUDGET**
Personal Services	505,761	548,018	586,177
Professional & Other Services	39,786	55,033	58,551
Supplies & Operating Charges	53,848	58,689	55,570
Capital Outlay	-	-	-
	$ 599,395	$ 661,740	$ 700,298

MISSION STATEMENT:

The mission of the Gainesville Police Department's Traffic Bureau and Municipal Court is to ensure the smooth and efficient flow of cases through the court system beginning with the issuance of citations through final court disposition and necessary reporting procedures.

GOALS & OBJECTIVES:

1. **Ensure that Municipal Court runs efficiently and effectively under the national high-preformance concept for courts.**

* Collaborate with Judge and Solicitor, establish standard offers and guidelines for case negotiations before court sessions, to reduce the court calendar numbers, and minimize delinquent cases.
* Work with Professional Probation vendor to review active probation and pretrial cases monthly, ensuring cases move effectively and efficiently from the date of filing until resolution.

2. **Ensure revenue and other financial records are maintained efficiently and accurately.**

* Review accountability system for state surcharges collected and distributed monthly.
* Improve timing for processing and notification of solicitor recommendations to increase the percentage of electronic payments.

3. **Utilize technology to enhance court operations**

* Research enhancing our case management system to improve processing speed.
* Continue training and exploring additional options with the One solve and Lexis Nexis systems.
* Explore gaining access to our probation vendor's case management system allowing us to gain real-time information to serve the defendants better.

PERFORMANCE MEASURES:

MEASURES	**City Wide Strategic Priority**	**ACTUAL**			**Thru 12/31**	**BUDGET**	
		FY2019	**FY2020**	**FY2021**	**FY2022**	**FY2022**	**FY2023**
% of Case Closures Outside of the Courtroom	S	75%	71%	82%	80%	82%	85%
% of Online & Mobile Payments Outside of Court	S	36%	41%	54%	50%	55%	60%
# of Cases Disposed/Closed	S	10,999	8,035	10,451	5,005	10,010	10,500
% of Active Probationers	S	28%	29%	20%	26%	27%	28%

INFORMATION TECHNOLOGY

DEPARTMENT DESCRIPTION:

Information Technology is responsible for providing strategic technology direction, IT/Cyber security efforts, central IT support organization, IT operational policies and standards, coordinating major City-wide initiatives including: IT project management, the City's IT budget, City-wide technologies and applications, and the City's internal websites.

EXPENDITURE SUMMARY

Funding Source: General Fund	**FY2021 ACTUAL**	**FY2022 BUDGET**	**FY2023 BUDGET**
Personal Services	652,367	749,719	913,587
Professional & Other Services	417,584	420,851	465,951
Supplies & Operating Charges	360,778	29,925	30,755
Capital Outlay	-	-	-
	$ 1,430,729	$ 1,200,495	$ 1,410,293

MISSION STATEMENT:

To deliver the best proven technology and services available for computer processing, data management, telecommunications, and critical business systems to both the employees of the city as well as the public through excellent customer service, continuous improvement, innovative problem-solving, adherence to standardized industry best practices and collaborative solutions.

GOALS & OBJECTIVES:

1. *Effectively manage the delivery of City-wide technology services.*

* Deploy and ensure support of a common infrastructure that meets the organization's business needs.

2. *Provide high quality customer service.*

* Establish and meet customer expectations in delivering core City-wide technology services and assist them in identifying opportunities to productively introduce new technology.

3. *Ensure a skilled, responsive, and innovative workforce that keeps current with evolving business critical technologies.*

* Promote training and development.
* Hire and retain highly qualified, responsive, and innovative employees.

4. *Reduction of security vulnerabilities in citywide network topology.*

* Constant threat monitoring using a proactive philosophy in dealing with cyber security. Continue to train end users with awareness training/testing. Stay abreast of changing cyber related advances.

PERFORMANCE MEASURES:

MEASURES	City Wide Strategic Priority	ACTUAL			Thru 12/31	BUDGET	
		FY2019	FY2020	FY2021	FY2022	FY2022	FY2023
Resolve Issues sent to the IT Help Desk quickly and successfully (% of tickets resovled within established times)	S	96.40%	95.60%	95.20%	94.70%	95%	95%
Maintain user workstations and servers with current patches and updates (% of total devices propertly maintained)	S	98.00%	98.90%	98.70%	99.00%	98%	98%
Ensure backups are functional and completed	S	99.20%	99.00%	99.50%	99.00%	99%	99%
Network/Application Availability	S	99.40%	99.30%	99.00%	99.00%	98%	98%

HUMAN RESOURCES

DEPARTMENT DESCRIPTION:

The Human Resources Department works closely with all City Departments and the Public. We facilitate recruitment; job classification; employee relations and benefits; workforce development and risk management for the City. Human Resources strives to attract and retain a qualified workforce and to keep a positive employee morale through benefits, services, and training opportunities. Risk Management works diligently to provide a safe work environment for all employees as well as to protect public assets from loss.

EXPENDITURE SUMMARY

Funding Source: General Fund	**FY2021 ACTUAL**	**FY2022 BUDGET**	**FY2023 BUDGET**
Personal Services	637,559	757,572	857,729
Professional & Other Services	139,461	233,997	256,112
Supplies & Operating Charges	44,900	40,679	55,410
Capital Outlay	-	-	-
	$ 821,920	$ 1,032,248	$ 1,169,251

MISSION STATEMENT:

The City of Gainesville's Human Resources Department is committed to delivering great customer service with a sense of warmth, friendliness, and individual pride to employees and citizens. We promote a work environment that is characterized by fair treatment of staff, open communications, personal accountability, trust and mutual respect while maintaining company compliance with employment and labor laws. Our goal is to ensure that our workforce is in a safe and discrimination/harassment free environment, reflects the diversity of the community, has opportunity for learning and personal growth, and is appropriately classified and equitably compensated. We also protect the valued assets (people, reputation and property) of the City of Gainesville, and its Citizens, through effective loss prevention, claims administration and risk financing.

GOALS & OBJECTIVES:

1. *Ensure the City remains compliant with State and Federal Laws governing Personnel.*

* Keep abreast of changes in Employment/Personnel Law through research and information sent out by Associations, HR Literature, and the media.
* Revise policies, forms and practices regarding Personnel as State and/or Federal Law dictates.

2. *Retain and attract high quality and productive employees.*

* Explore creative options for retaining workforce.
* Launch third Gainesville Leadership Academy.
* Review all job specifications to ensure accurate portrayal of job duties and physical requirements.
* Research better opportunities for attracting new talent.
* Continue growing the Gainesville Leadership Academy. Research and invest in other professional development programs designed to improve job skills, leadership capabilities and employee productivity.
* Research and invest in other professional development programs designed to improve job skills, leadership capabilities and employee productivity.

3. *Efficiently and accurately maintain personnel processes and records.*

* Continue internal audit procedures to ensure accuracy with benefit deductions and reporting of retirement information.
* Continue to enhance the Paycom experience for employees and managers through training and new modules.

4. ***Provide and maintain a safe work environment.***

* Provide on-site and online training in a variety of safety topics to City Departments.
* Track completed training based on new training matrix.
* Analyze previous accidents and injuries, on the departmental level, in order to determine how to allocate accident prevention funds most effectively.
* Conduct routine inspections within City Departments in order to identify and mitigate workplace hazards.

PERFORMANCE MEASURES:

MEASURES	**City Wide Strategic Priority**	**ACTUAL**			**Thru 12/31**	**BUDGET**	
		FY2019	**FY2020**	**FY2021**	**FY2022**	**FY2022**	**FY2023**
% of Personnel Policies & Procedures Reviewed	S	25%	25%	100%	25%	25%	25%
Turn over ratio (%)	S	12%	12%	12%	9%	8%	12%
Lost time Hrs (due to injury)	CS	1750 hrs	1750 hrs	1750 hrs	456 hours	840 hrs	800 hrs
Lost Time Injury Claim Occurrences	CS	N/A	7	7	13	6	6

PUBLIC WORKS DEPARTMENT

DEPARTMENT DESCRIPTION:

The Public Works Department is comprised of 5 General Fund divisions: Public Lands and Buildings (PL&B), Engineering, Traffic Engineering, Street Maintenance, and the Cemetery. PL&B ensures a safe, functional, comfortable, clean, attractive and pleasant environment in the buildings under its management. The Engineering division is responsible for the planning, design, project management, and construction of public improvements funded by the City. The Cemetery is responsible for the development, operation, and maintenance of two City owned cemeteries consisting of over 75 developed acres. Traffic Engineering is responsible for the effective operation of 87 signalized intersections, signs and markings for pedestrian and vehicular activity. Street Maintenance is responsible for the repair and maintenance of all streets, sidewalks, storm drainage infrastructure, rights-of-way, and other related facilities located within the City of Gainesville.

EXPENDITURE SUMMARY

Funding Source: General Fund	**FY2021 ACTUAL**	**FY2022 BUDGET**	**FY2023 BUDGET**
Personal Services	3,318,703	3,993,888	4,317,180
Professional & Other Services	838,238	1,064,299	1,245,204
Supplies & Operating Charges	1,420,157	1,371,404	1,443,043
Capital Outlay	54,740	48,000	54,000
	$ 5,631,838	$ 6,477,591	$ 7,059,427

MISSION STATEMENT:

To provide high quality and efficient services in order to protect and improve the infrastructure, streets, traffic, lands, Buildings and the environment of the City of Gainesville. Functional areas are Engineering, Street Maintenance, Traffic Engineering, Public Lands and buildings and the Alta Vista Cemetery.

GOALS & OBJECTIVES:

1. ***Improve and expand the City's transportation infrastructure.***

* Work to implement projects identified in the Transportation Master Plan.
* Utilize both private contractors and in-house staff to ensure the maximum efficiency of resources for the repair and resurfacing of the City's roadways.
* Identify and strategically use available funding sources at the Federal, State and local level to improve City infrastructure.

2. ***Improve conditions of City's sidewalks, public areas, and Rights of Ways.***

* Utilize Public Work's staff and inmate crews to control litter, sweep streets, and improve the general appearance of the City's streets, right of ways, and public areas.
* Continue to implement the Sidewalk Improvement Program for the repair and new construction of the sidewalk system.
* Explore opportunities and options with GDOT to improve roadway median condition and appearance on State and Federal routes, especially on the gateway corridors entering the City.
* Enhance the appearance of public areas and sidewalks.

3. ***Use technology to improve operational efficiency and level of services.***

* Use technology to prioritize and schedule work orders, inspections, employees, equipment, and contractors for optimum efficiency.
* Expand the Traffic connectivity infrastructure to connect additional intersections to the Intelligent Transportation System.

PERFORMANCE MEASURES

MEASURES	**City Wide Strategic Priority**	**ACTUAL**			**YTD thru 12/31**	**BUDGET**	
		FY2019	**FY2020**	**FY2021**	**FY2022**	**FY2022**	**FY2023**
Street Miles Evaluated for Resurfacing	S	143	152	143	143	143	143
Signalized intersections maintained	S	87	88	88	89	88	89
Miles of City streets swept and litter control	S	6,130	8,716	12,424	6,119	8,500	9,500
Annual Facilities work orders completed	S	1,966	1,756	2,253	1,343	2,000	2,200
Road miles identified for Resurfacing	S	34	32	30	30	30	30
Road miles Resurfaced	S	4.50	3.90	3.90	3.21	5.00	3.50
Number of Intersections upgraded	S	37	34	32	32	30	30
Linear feet of sidewalks repaired or replaced	S	1,642	1,213	1,388	350	2,000	1,300

POLICE DEPARTMENT

DEPARTMENT DESCRIPTION:

The Gainesville Police Department provides the City of Gainesville with emergency and non-emergency service 24 hours a day to more than 40,000 city residents and an estimated 125,000 visitors everyday. Our jurisdiction covers approximately 37 square miles and includes houses and apartment complexes, businesses and industrial parks, recreational facilities, including parks on and around Lake Lanier, several golf courses, schools, churches, an airport, shopping centers and numerous strip malls.

EXPENDITURE SUMMARY

Funding Source: General Fund	**FY2021 ACTUAL**	**FY2022* BUDGET**	**FY2023 BUDGET**
Personal Services	8,429,245	5,547,508	5,943,299
Professional & Other Services	972,230	443,830	611,121
Supplies & Operating Charges	609,858	297,992	266,701
Capital Outlay	-	-	-
	$ 10,011,333	$ 6,289,330	$ 6,821,121

* Police Department revenue reduction is due to the Set up of a Police Service District Fund.

MISSION STATEMENT:

The mission of the Gainesville Police Department is to provide quality police services by being a PILLAR of our community.

GOALS & OBJECTIVES:

1. **Research, acquire, and deploy technological assets to augment staffing and assist in the reduction of crime within the City.**
* Install and utilize Flock Camera Systems.
* Deployment of Drone patrol for large events and traffic monitoring.
* Acquire and install monitoring system for Real Time crime monitoring via the city's internal camera system.

2. **Begin implementation of the Precinct-Policing Model to address growth occurring within the City.**
* Establish boundaries for East and West Precincts and patrol zones within those boundaries.
* Develop a supervision model with existing personnel to adequately monitor patrol activities.
* Revision of GPD Policies related to patrol and investigative responsibilities to ensure accreditation compliance.

3. ***Support the growth and professionalism of our officers by providing opportunities for personnel development, mental health, and advanced training toward voluntary certifications and new skills.***
* Develop a coaching model for guiding officers through career development based on the wants of the officer and needs of the department.
* Establish and train Peer Support Officers to guide employees involved in a critical incident.
* Provide social opportunities for officers and their families outside of normal business.

PERFORMANCE MEASURES:

MEASURES	**City Wide Strategic Priority**	**ACTUAL**			**Thru 12/31**	**BUDGET**	
		FY2019	**FY2020**	**FY2021**	**FY2022**	**FY2022**	**FY2023**
# of Sponsored Community Outreach Events	SC	278	238	93	44	250	120
# Directed Concentrated Patrol Efforts	CS	87	24	137	135	60	270
Calls for Service	CS	65,467	59,110	93,172	45,462	75,000	93,000
State Certification and International Accreditation	S	Yes	Yes	Yes	Yes	Yes	Yes

STORMWATER

DEPARTMENT DESCRIPTION:

The Stormwater Division of the Department of Water Resources conducts activities concerning the operation and maintenance of the stormwater collection and conveyance system. These activities concern only those facilities within the city limits and within the city right-of-way.

EXPENDITURE SUMMARY

Funding Source: General Fund	**FY2021 Actual**	**FY2022 Budget**	**FY2023 Budget**
Personal Services	287,216	349,795	368,595
Professional & Other Services	22,030	33,133	34,519
Supplies & Operating Charges	50,148	62,230	60,630
Capital Outlay	-	-	-
	$ 359,394	$ 445,158	$ 463,744

MISSION STATEMENT:

Protect the City's waterways and Lake Lanier by ensuring all state and local stormwater ordinances are adhered to in the most efficient, economical way.

GOALS & OBJECTIVES:

1. ***Prioritize stormwater improvement projects***
   * Inventory stormwater improvement needs, especially Lake Lanier water quality improvement projects.
   * Prioritize projects for implementation based on capital improvement funding availability.
2. ***Achieve permit compliance***
   * Complete required inspections and reporting.
   * Coordinate with property owners, associations, and industries for community-wide water quality and flooding improvements.

PERFORMANCE MEASURES:

MEASURES	**City Wide Strategic Priority**	**ACTUAL**			**YTD thru 12/31**	**BUDGET**	
		FY2019	**FY2020**	**FY2021**	**FY2022**	**FY2022**	**FY2023**
Stormwater capital projects, $M invested	ED	$ 800,000	$ 1,010,000	$ 150,000	$ 660,000	$ 1,000,000	$ 1,000,000
100% Permit compliance with three (3) NPDES Stormwater Permits, the NPDES Industrial Activity Permit, and MS4	S	100%	100%	100%	100%	100%	100%
City owned stormwater ponds inspected	ED	2	2	2	6	3	3
Privately owned stormwater ponds inspected (including re-inspections)	ED	40	20	101	63	80	80
Outfalls inspected for illicit discharge and water quality	S	76	114	212	0	100	100

COMMUNITY DEVELOPMENT DEPARTMENT

DEPARTMENT DESCRIPTION:

The Department is comprised of four divisions including: Planning, Inspections, Code Enforcement and Housing. This Department serves property owners, concerned citizens, contractors, developers and any person needing assistance concerning the development of land, construction requirements, and property maintenance issues. It is our desire to provide all of these services in a timely and professional manner.

EXPENDITURE SUMMARY

Funding Source: General Fund	**FY2021 ACTUAL**	**FY2022 BUDGET**	**FY2023 BUDGET**
Personal Services	1,422,684	1,577,199	1,699,659
Professional & Other Services	228,887	213,574	273,187
Supplies & Operating Charges	78,763	88,414	92,414
Capital Outlay	-	-	-
	$ 1,730,334	$ 1,879,187	$ 2,065,260

MISSION STATEMENT:

The mission of the Gainesville Community Development Department is to assist the general public in all aspects of land development, construction permitting and property maintenance.

GOALS & OBJECTIVES:

1. Promote systematic land use growth.

* Establish a definitive route for the Airport Connector segment of the Highlands to Islands (H2I) Trail and develop construction drawings.
* Continue working in and around Downtown to establish new and/or renovated public spaces. Convert an existing alley to usable public space.

2. Implement measures to improve housing conditions in the City.

* Work with the Gainesville Non-Profit Development Foundation and the Land Bank Authority to construct additional affordable houses in the Midtown area.
* Continue to perform sweeps focused on housing conditions in the City.

3. Create additional vibrant public open spaces.

* Develop a strategy to complete the Airport Connector segment of the H2i Trail. Work with Hall County and other community partners to determine the most feasible method to begin trail construction.
* Transform the Maple Street alley to usable public space that complements the recent private investment.

PERFORMANCE MEASURES:

MEASURES	City Wide Strategic Priorities	ACTUAL			Thru 12/31	BUDGET	
		FY2019	FY2020	FY2021	FY2022	FY2022	FY2023
Zoning Applications	ED	19	23	35	22	30	40
Inspections Conducted Within 2 Business Days	ED	13,570	11,042	10,123	5,055	17,000	17,000
Permits Issued (Building, Etc.)	ED	2,584	2,234	2,541	1,354	2,750	2,750
Code Violations Addressed	SC	6,170	5,245	5,590	2,178	6,000	6,000
Affordable Housing Units Developed	ED	0	0	6	0	8	8

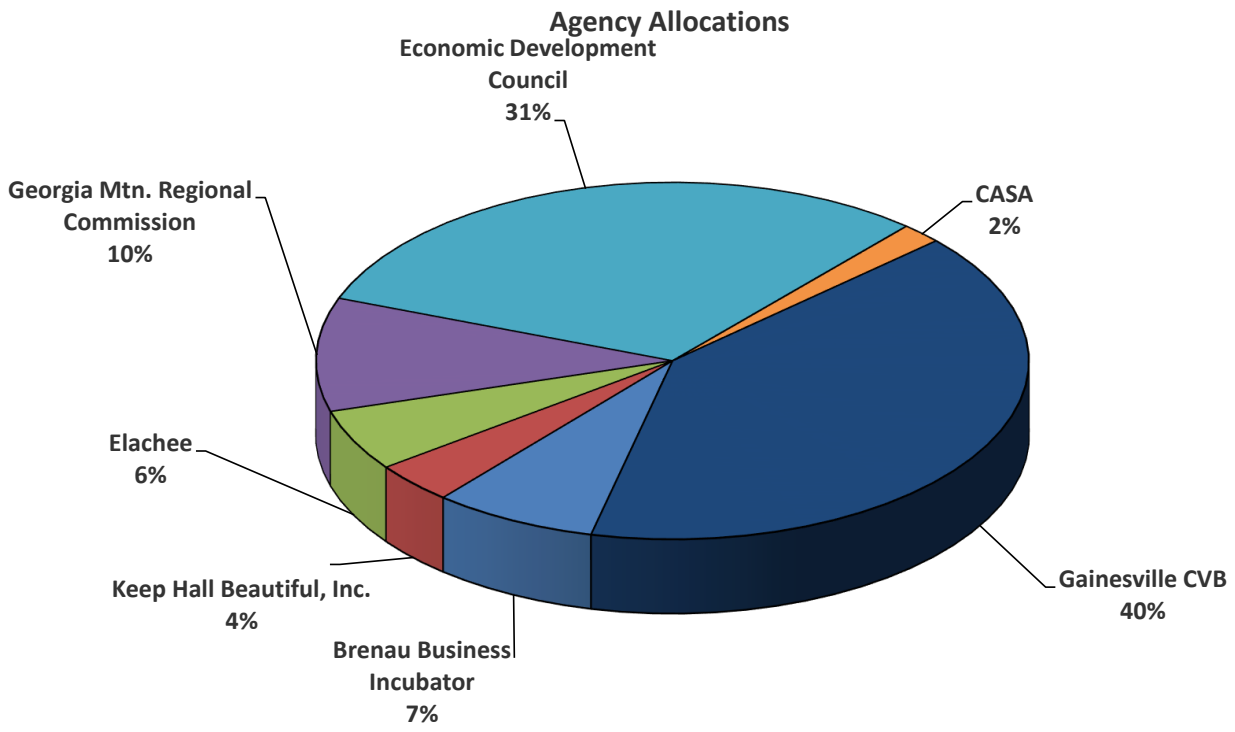
AGENCY ALLOCATIONS

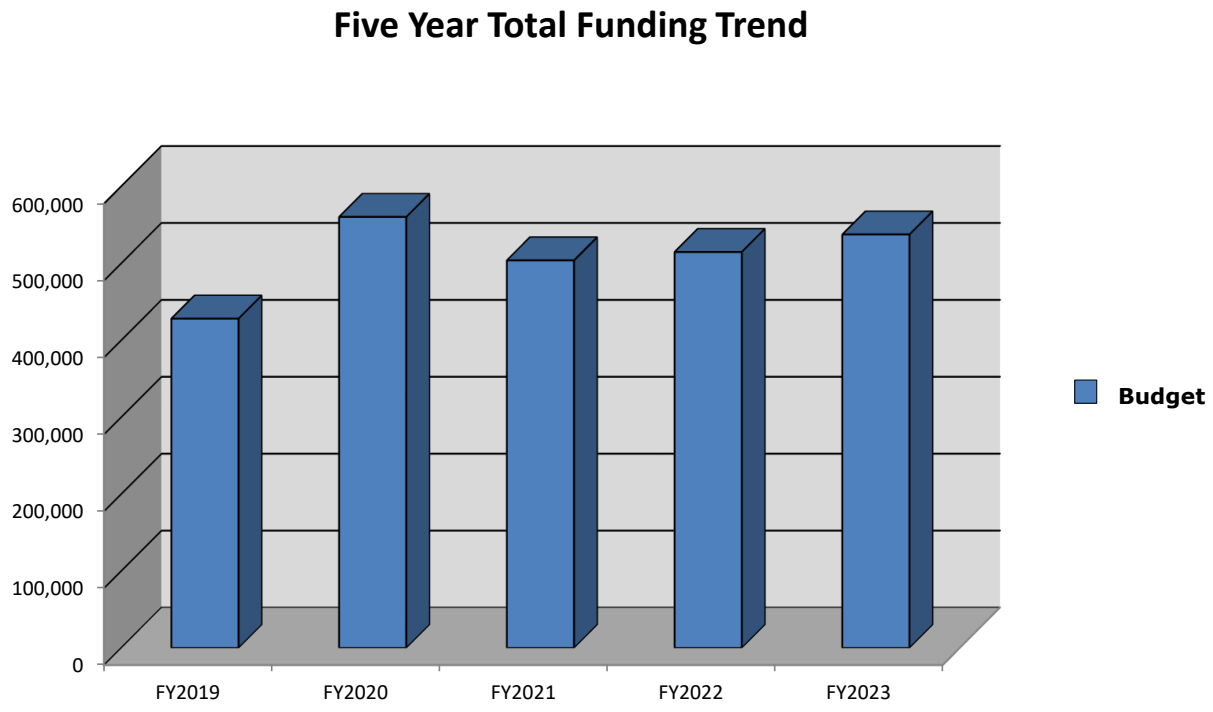
DEPARTMENT DIVISION DESCRIPTION:

This division's budget accounts for those funds requested by local Agencies for services they provide to the City.

AGENCY ALLOCATIONS

	FY2021 ACTUAL	FY2022 BUDGET	FY2023 BUDGET
General Fund			
Keep Hall Beautiful, Inc.	$ 7,500	$ 10,000	$ 10,000
Georgia Mtn. Regional Commission	34,208	35,666	41,450
CASA	5,000	5,000	10,000
Gainesville CVB	228,022	217,127	217,127
Total General Fund Allocations	274,730	267,793	278,577
Public Utilities Fund			
Keep Hall Beautiful, Inc.	7,500	10,000	10,000
Elachee	20,000	20,000	30,000
Georgia Mtn. Regional Commission	11,403	11,889	13,817
Economic Development Council	150,150	165,000	165,000
Total Public Utilities Fund Allocations	189,053	206,889	218,817
Economic Development Fund			
Brenau Business Incubator	40,000	40,000	40,000
Total Public Utilities Fund Allocations	40,000	40,000	40,000
Total Funding			
Keep Hall Beautiful, Inc.	15,000	20,000	20,000
Elachee	20,000	20,000	30,000
Georgia Mtn. Regional Commission	45,611	47,555	55,267
Economic Development Council	150,150	165,000	165,000
CASA	5,000	5,000	10,000
Gainesville CVB	228,022	217,127	217,127
Brenau Business Incubator	40,000	40,000	40,000
Total Agency Allocations	$ 503,783	$ 514,682	$ 537,394





* FY2020 Increased due to Lake Lanier Olympic Park moving from Parks and Recreation to the Convention and Visitor's Bureau.

COMMUNITY SERVICE CENTER

DEPARTMENT DESCRIPTION:

The Community Service Center is a jointly funded agency of the City of Gainesville and Hall County. It offers a broad range of affordable human services to residents of Gainesville-Hall County. Programs offered through the department specialize in family support services such as elder care, financial management, public transportation, and other community building projects. The department works closely with other local agencies to create a seamless system of care making it easier for families to navigate and achieve success. Finally, the department successfully uses local dollars to leverage funds from private, state and federal sources which pay for the vast majority of services.

MISSION STATEMENT:

The organization's mission is to identify and address critical social service gaps by creating solutions within its organization or by identifying and supporting other public or nonprofit agencies to such an end.

GOALS & OBJECTIVES:

1 Meet Increasing Demand For WeGo Services

* Recruit, Hire & Train up to 10 additional vehicle operators.

2. Launch Trolley Service in the Downtown Area.

* Recruit, Hire & Train up to 6 additional CDL vehicle operators.
* Design Downtown Trolley Lunch Route.

3. Complete Automization of Meals on Wheels Delivery Tracking System.

* Train 250+ volunteers and staff to operate new computerized tracking system.

4 Design Strategy for Managing Requirement of Becoming An Entitlement Community.

* In preparation of becoming an Entitlement Community following release of 2020 Census data, staff will establish a plan of action to manage federal grants made available through the Federal Transit Administration & Health and Human Services.

5. Develop a "Zero Emission Technology Plan" in Preparation forFuture Electric Vehicle/Fueling Station Transition

* Work with GHMPO staff to hire consultant to develop this plan.

6. Develop Draft Request for Proposals for Microtransit Software Service

PERFORMANCE MEASURES:

MEASURES	City Wide Strategic Priority	ACTUAL			Thru 12/31	BUDGET	
		FY2019	FY2020	FY2021	FY2022	FY2022	FY2023
WeGo - Urban & Rural Trips	ED	145,948	99,615	45,931	46,678	150,000	150,000
Meals Served (HDM & Congregate)	SC	121,901	132,944	130,229	59,806	157,601	149,417

REVENUE SOURCES & ASSUMPTIONS

Intergovernmental – Federal/State/Other is based on anticipated Federal and State Grants.

Intergovernmental – County and Transfer from General Fund are the amounts needed to fund the budget after all other revenues are taken into account. It is allocated between the City and County according to the percentage of service usage for the calendar year just ended.

Local Funding Allocation Percentage (Based on percent of usage):
NOTE: Funding percentages shown include only City/County contributions and exclude all other revenue

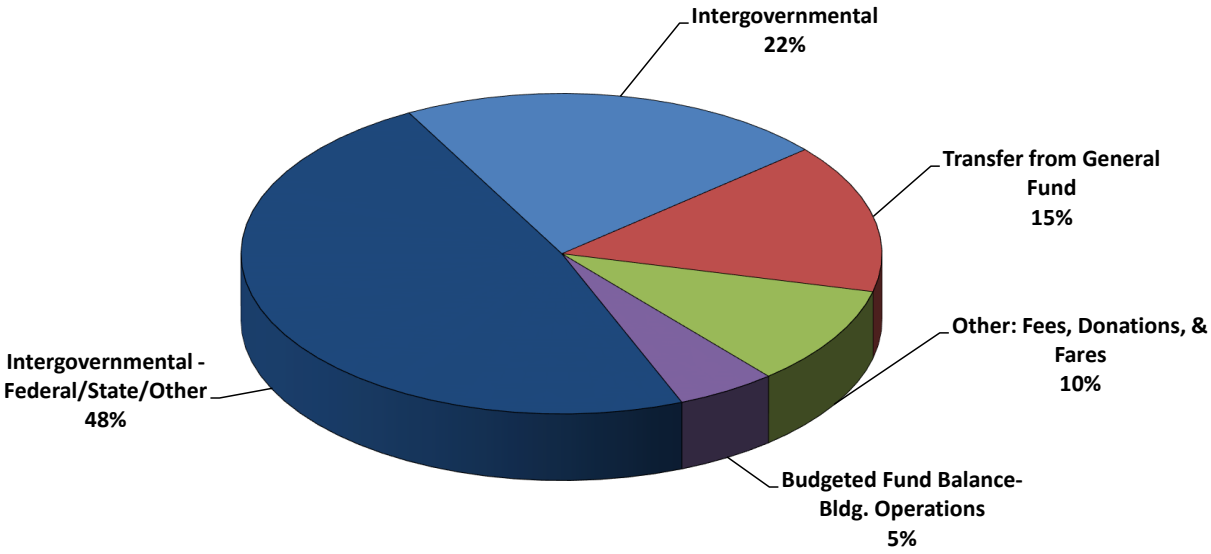
	FY2021		FY2022		FY2023	
	County	**City**	**County**	**City**	**County**	**City**
Senior Services	51%	49%	63%	37%	65%	35%
Hall Area Transit -Fixed Route	0%	100%	0%	100%	N/A	N/A
Hall Area Transit - Dial A Ride	N/A	N/A	100%	0%	N/A	N/A
G-H Transit	N/A	N/A	N/A	N/A	55%	45%
Community Outreach	40%	60%	50%	50%	53%	47%

Other revenue sources include charges for services, fees, fares, reimbursements, and donations. These sources are projected based on history, planned rates for services, anticipated usage of fare/fee related programs, and other commitments.

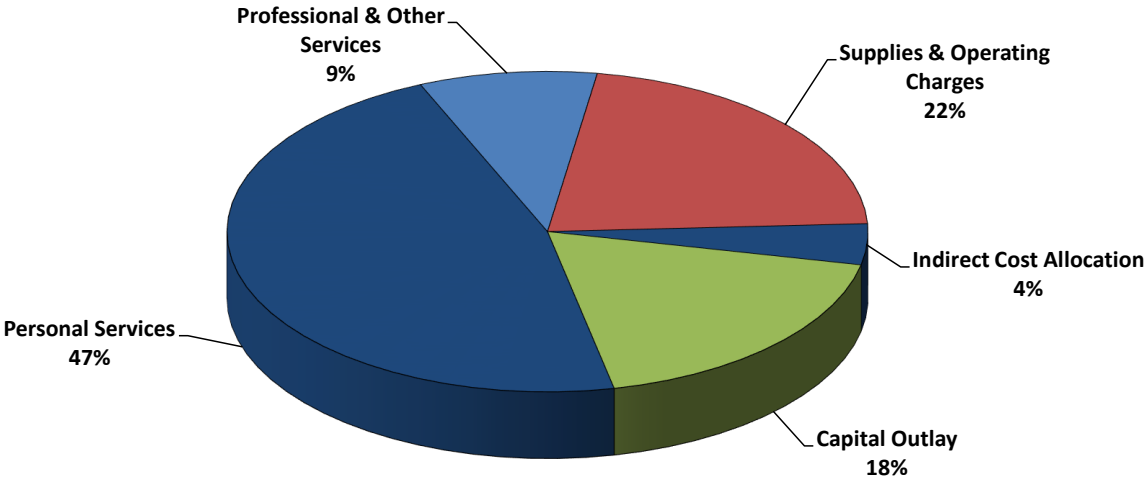
COMMUNITY SERVICE CENTER FUND SUMMARY

REVENUES	**FY2021 ACTUAL**	**FY2022 BUDGET**	**FY2023 BUDGET**
Intergovernmental - Federal/State/Other	$ 3,556,205	$ 1,740,723	$ 2,221,542
Intergovernmental	225,871	850,694	998,324
Transfer from General Fund	761,163	703,749	693,992
Other: Fees, Donations, & Fares	274,408	540,471	462,570
Budgeted Fund Balance- Bldg. Operations	-	-	232,442
Total Revenues	4,817,647	3,835,637	4,608,870
EXPENDITURES			
Personal Services	1,491,292	1,757,282	2,158,749
Professional & Other Services	335,768	441,222	413,947
Supplies & Operating Charges	888,101	937,133	1,001,173
Indirect Cost Allocation	190,000	190,000	190,001
Capital Outlay	1,519,416	510,000	845,000
Total Operating Expenditures	4,424,577	3,835,637	4,608,870
Other Expenditures:			
Transfers out	-	-	-
Total Expenditures	4,424,577	3,835,637	4,608,870
Excess Revenues Over/(Under) Expenditures	$ 393,070	$ -	$ -

Revenues by Category



Expenditures by Category



CEMETERY TRUST SPECIAL REVENUE FUND

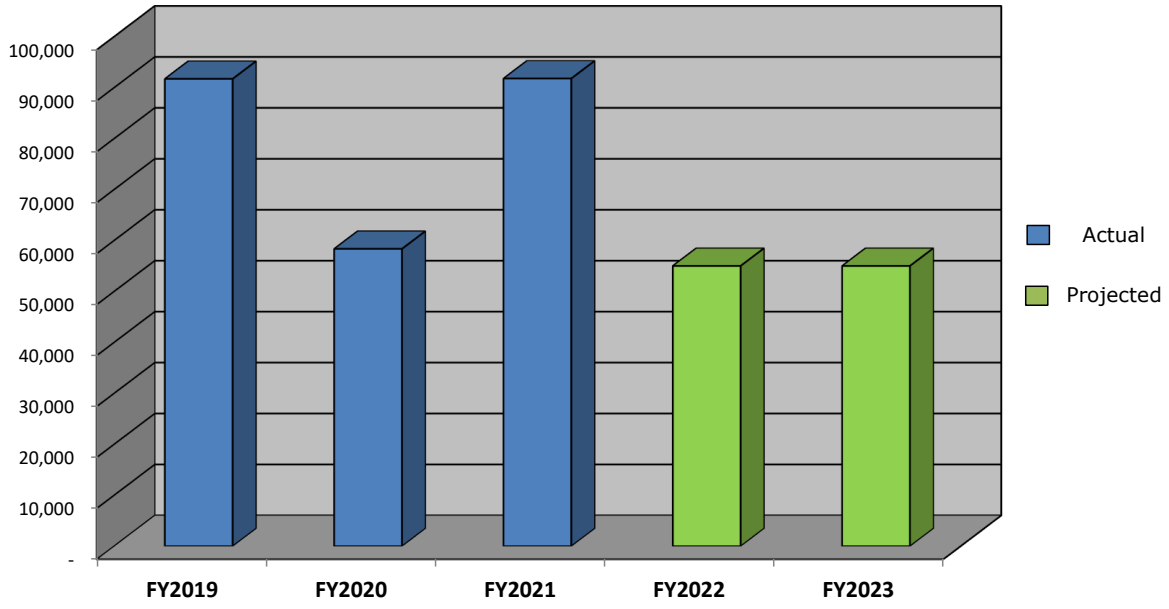
FUND DESCRIPTION:

The Cemetery Trust Fund is a Special Revenue Fund. Funds of this type are used to account for the proceeds of specific revenue sources that are legally or donor restricted to expenditures for specific purposes. The Cemetery Trust Fund is used to account for the revenues and expenditures of this fund; which are restricted to the operation and improvement of Alta Vista Cemetery.

CEMETERY TRUST FUND SUMMARY

REVENUES	FY2021 ACTUAL	FY2022 BUDGET	FY2023 BUDGET
Interest on Investments	$ 3,633	$ 1,500	$ 1,500
Sales & Services	88,150	50,000	50,000
Donations	-	-	-
Budgeted Fund Balance	-	3,500	3,500
Total Revenues	91,783	55,000	55,000
EXPENDITURES			
Purchased/Contracted Services	-	-	-
Available for Capital Projects	-	55,000	55,000
Total Expenditures	-	55,000	55,000
Excess Revenues Over/(Under) Expenditures	$ 91,783	$ -	$ -

Cemetery Trust Fund Five Year Trend



CONFISCATED ASSETS FUND

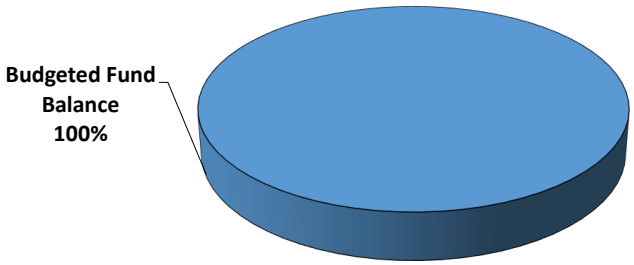
FUND DESCRIPTION:

This fund is a Special Revenue fund. Funds of this type are used to account for the proceeds of specific revenue sources that are legally or donor restricted to expenditures for specific purposes. The Confiscated Assets Fund is used to account for certain asset seizures confiscated by the City Police Department.

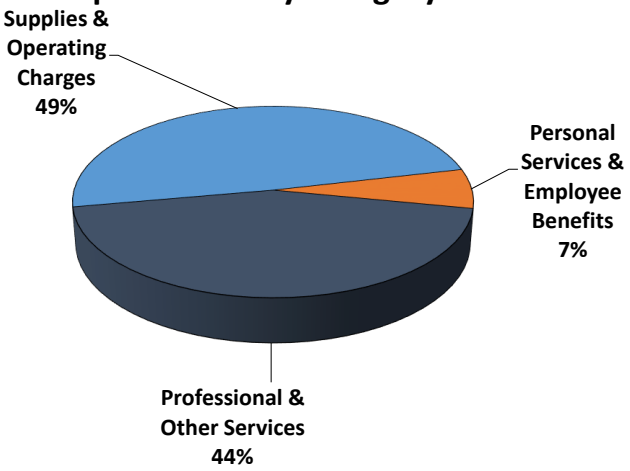
CONFISCATED ASSETS FUND SUMMARY

	FY2021 ACTUAL	FY2022 BUDGET	FY2023 BUDGET
Revenue			
Cash Confiscations - State	$ 105,292	$ -	$ -
Cash Confiscations - Local	-	-	-
Cash Confiscations - Federal	33,607	-	-
Sale of Assets	-	-	-
Interest on Investments	2,193	-	-
Budgeted Fund Balance	-	150,000	150,000
Total Revenue	141,092	150,000	150,000
Expenditures			
Personal Services & Employee Benefits	$ 8,808	$ 10,000	$ 10,000
Professional & Other Services	49,393	66,227	66,227
Supplies & Operating Charges	49,452	73,773	73,773
Capital Outlay	30,000	-	-
Total Expenditures	137,653	150,000	150,000
Excess Revenues Over/(Under) Expenditures	**$ 3,439**	**$ -**	**$ -**

Revenues by Category



Expenditures by Category



ECONOMIC DEVELOPMENT FUND

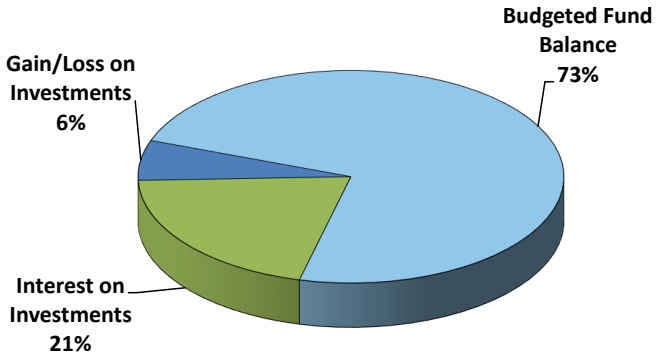
FUND DESCRIPTION:

This fund is a Special Revenue fund. Funds of this type are used to account for the proceeds of specific revenue sources that are legally or donor restricted to expenditures for specific purposes. The Economic Development Fund is used to account for certain economic development activities within the City.

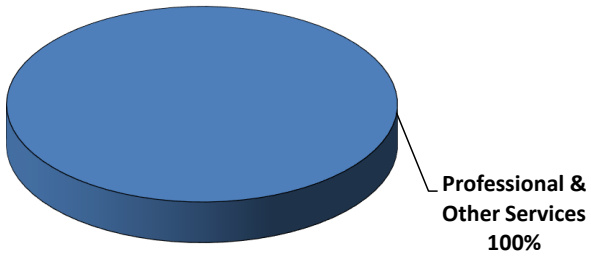
ECONOMIC DEVELOPMENT FUND SUMMARY

	FY2021 ACTUAL	FY2022 BUDGET	FY2023 BUDGET
Revenue			
Interest on Investments	$ 76,071	$ 15,000	$ 15,000
Gain/Loss on Investments	(4,930,868)	4,450	4,450
Budgeted Fund Balance		53,550	53,550
Total Revenue	(4,854,797)	73,000	73,000
Expenditures			
Professional & Other Services	135,345	73,000	73,000
Total Expenditures	135,345	73,000	73,000
Excess Revenues Over/(Under) Expenditures	**$ (4,990,142)**	**$ -**	**$ -**

Revenues by Category



Expenditures by Category



AMERICAN RESCUE PLAN FUND

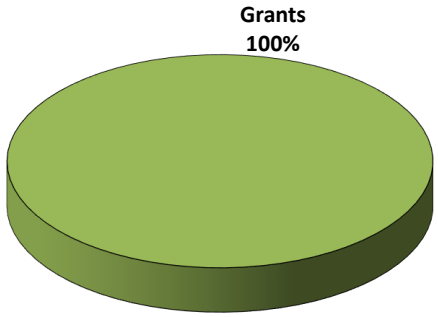
FUND DESCRIPTION:

This fund is a Special Revenue fund. Funds of this type are used to account for the proceeds of specific revenue sources that are legally or donor restricted to expenditures for specific purposes. The American Rescue Plan Fund is used to account for certain American Rescue Plan activities within the City.

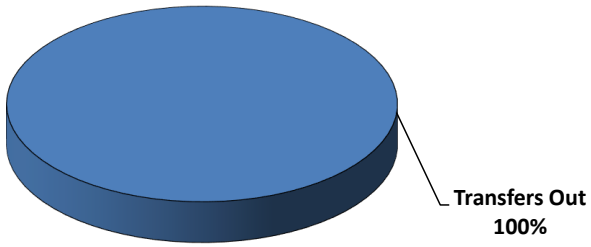
ECONOMIC DEVELOPMENT FUND SUMMARY

	FY2021 ACTUAL	FY2022 BUDGET	FY2023 BUDGET
Revenue			
Grants	$ 730,702	$ 253,784	$ 5,859,171
Gain/Loss on Investments	-	-	-
Budgeted Fund Balance	-	-	-
Total Revenue	730,702	253,784	5,859,171
Expenditures			
Personal Services and Employee Benefits	$ -	$ 194,784	$ -
Transfers Out	730,702	59,000	5,859,171
Total Expenditures	730,702	253,784	5,859,171
Excess Revenues Over/(Under) Expenditures	**$ -**	**$ -**	**$ -**

Revenues by Category



Expenditures by Category



FIRE SERVICES FUND

DEPARTMENT DESCRIPTION:

Gainesville Fire District operates 4 fire stations equipped with a total of 13 fire trucks (7 engines, 3 aerials, 1 rescues, 2 squads and Georgia Search and Rescue (GSAR Task Force 1) truck). There are currently 96 employees working on three shifts (24 hours on, 48 hours off) and 12 staff members which include Fire Administration, Fire Operations, Fire Prevention and Training Divisions, for a total of 108 personnel. The Gainesville Fire Department is rated as an ISO Class I Fire Department. This rating allows our residents and businesses to receive lower insurance premiums and superior service.

MISSION STATEMENT:

Gainesville Fire Services District is committed to providing the highest level of fire and public safety services for our community. We protect lives and property through fire suppression, emergency medical response, disaster management, fire prevention and public education.

GOALS & OBJECTIVES:

1. ***Ensure a superior level of fire service is provided to the customers of the City of Gainesville.***

* Maintain our ISO Class I Rating.
* Continued dialogue with Hall County Fire Services to ensure effective EMS service is being provided to the citizens of Gainesville.
* Engage in community support through education within the realm of fire prevention.
* Develop new avenues for service delivery through proactive hazard recognition and mitigation.
* Maintain industry standards for improved training and personnel advancement.

2. ***Expand coverage within and to areas affected by growth.***

* Continue to add preemption devices at intersections.
* Work with City administration to identify areas of immediate need, coupled with areas of future growth.
* Study industry trends of growth funding through grants and find ways to offset costs to the City citizens.
* Establish SMART goals for the implementation of a water response division.

3. ***Update our training and education programs to align with a more proactive and creative workforce.***

* Explore nation wide training avenues utilized by industry leading departments.
* Incorporate feedback from community outreach efforts to help mold our training programs.
* Empower our workforce through future training and educational advancements to benefit our service base.

PERFORMANCE MEASURES:

MEASURES	City Wide Strategic Priority	ACTUAL			Thru 12/31	BUDGET	
		FY2019	FY2020	FY2021	FY2022	FY2022	FY2023
Average Response Time (Min:Sec) (Emergency)	CS	4:48	4:58	5:00	4:44	5:00	5:00
Average Training Hours per Firefighter	S	297	269	240	364	240	240
Total Training Hours Received	S	29,977	27,195	24,000	13,267	24,000	24,000
ISO Rating	ED	I	I	I	I	I	I
Training Hours Received In-house per Firefighter	S	285	280	180	151	180	180
Number of Field Inspections	CS	3,673	2,821	2,009	307	3,500	3,500

REVENUE SOURCES & ASSUMPTIONS

Real & Personal Property Taxes: All taxable Real and Personal property within the City Limits of Gainesville is subject to ad valorem taxations.

Delinquent Property Taxes: Real and Personal Property Taxes collected after the fiscal year in which they are due.

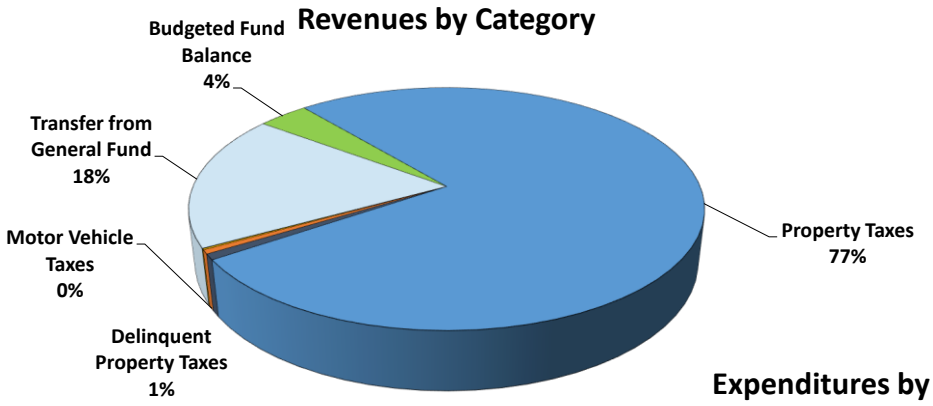
Motor Vehicle Taxes: Motor vehicles within the city limits of Gainesville are subject to ad valorem taxation.

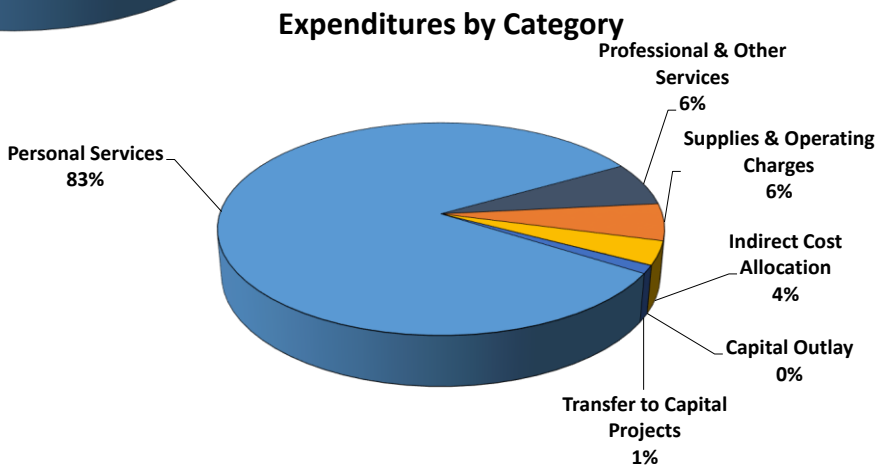
Penalties & Interest: Penalties and Interest for Delinquent Property Tax and returns not filed or filed late.

Interest is based on economic conditions, interest rates, and cash flow projections.

Budgeted Fund Balance in part represents prior year taxes collected in excess of budgeted amount and is used to fund capital purchases and other non-recurring expenditures.

FIRE SERVICES FUND SUMMARY			
REVENUES	**FY2021 ACTUAL**	**FY2022 BUDGET**	**FY2023 BUDGET**
Millage Rate	1.250	1.250	1.259
Property Taxes	$ 6,852,576	$ 6,976,748	$ 7,942,239
Delinquent Property Taxes	55,119	69,767	79,422
Motor Vehicle Taxes	43,666	38,763	54,804
Grants	-	-	-
Penalties & Interest	9,379	15,860	15,860
Interest on Investments	12,873	5,600	5,600
Miscellaneous Revenue	-	-	-
Sale of Assets	21,000	-	-
Capital Lease	-	-	-
Transfer from General Fund	2,303,306	2,111,870	1,877,020
Budgeted Fund Balance	-	364,992	388,899
Total Revenues	$ 9,297,919	$ 9,583,600	$ 10,363,844
EXPENDITURES			
Personal Services	7,436,512	8,018,050	8,598,060
Professional & Other Services	422,598	622,145	681,270
Supplies & Operating Charges	403,905	427,900	580,690
Indirect Cost Allocation	373,505	373,505	373,505
Debt	-	-	-
Capital Outlay	-	37,000	4,100
Transfer to Capital Projects	147,000	105,000	126,219
Total Expenditures	$ 8,783,520	$ 9,583,600	$ 10,363,844
Excess Revenues Over/(Under) Expenditures	$ 514,399	$ -	$ -





TAX ALLOCATION DISTRICT FUND

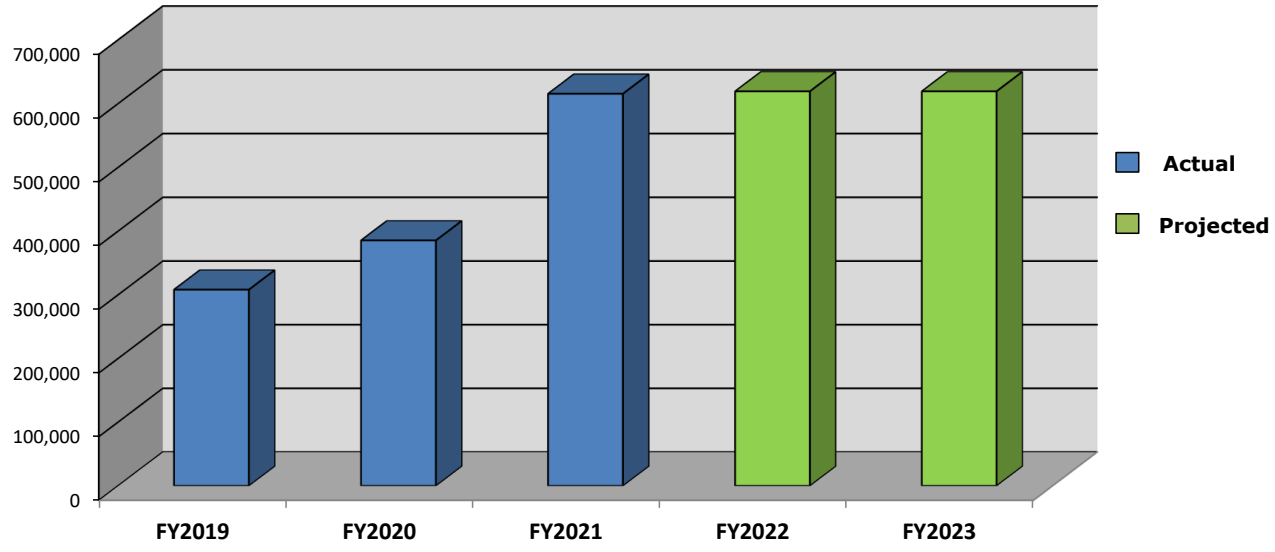
FUND DESCRIPTION:

This fund is used to account for ad valorem property tax collections derived from the City's two Tax Allocation Districts (Midtown and Westside) for the purpose of stimulating private redevelopment within these areas.

TAX ALLOCATION DISTRICT FUND SUMMARY

	FY2021 ACTUAL	FY2022 BUDGET	FY2023 BUDGET
Revenue			
Property Tax - Current	$ 142,074	$ 151,359	$ 151,359
Intergovernmental	455,167	466,903	466,903
Interest on Investments	18,349	1,100	1,100
Budgeted Fund Balance	-	-	-
Total Revenue	615,590	619,362	619,362
Expenditures			
Payments to Others	188,732	511,676	511,676
Transfer to Debt Fund	98,584	107,686	107,686
Transfer to Capital Projects	350,000	-	-
Total Expenditures	637,316	619,362	619,362
Excess Revenues Over/(Under) Expenditures	**$ (21,726)**	**$ -**	**$ -**

Five Year Budgeted Revenue Trend



POLICE SERVICES FUND

DEPARTMENT DESCRIPTION:

Established in FY2022, the Gainesville Police Service District provides the City of Gainesville with emergency and non-emergency service 24 hours a day to more than 40,000 city residents and an estimated 125,000 visitors everyday. Our jurisdiction covers approximately 37 square miles and includes houses and apartment complexes, businesses and industrial parks, recreational facilities, including parks on and around Lake Lanier, several golf courses, schools, churches, an airport, shopping centers and numerous strip malls.

MISSION STATEMENT:

The mission of the Gainesville Police Department is to provide quality police services by being a PILLAR of our community.

GOALS & OBJECTIVES:

1. **Research, acquire, and deploy technological assets to augment staffing and assist in the reduction of crime within the City.**

* Install and utilize Flock Camera Systems.
* Deployment of Drone patrol for large events and traffic monitoring.
* Acquire and install monitoring system for Real Time crime monitoring via the city's internal camera system.

2. **Begin implementation of the Precinct-Policing Model to address growth occurring within the City.**

* Establish boundaries for East and West Precincts and patrol zones within those boundaries.
* Develop a supervision model with existing personnel to adequately monitor patrol activities.
* Revision of GPD Policies related to patrol and investigative responsibilities to ensure accreditation compliance.

3. ***Support the growth and professionalism of our officers by providing opportunities for personnel development, mental health, and advanced training toward voluntary certifications and new skills.***

* Develop a coaching model for guiding officers through career development based on the wants of the officer and needs of the department.
* Establish and train Peer Support Officers to guide employees involved in a critical incident.
* Provide social opportunities for officers and their families outside of normal business.

PERFORMANCE MEASURES:

MEASURES	City Wide Strategic Priority	ACTUAL			Thru 12/31	BUDGET	
		FY2019	FY2020	FY2021	FY2022	FY2022	FY2023
# of Sponsored Community Outreach Events	SC	278	238	93	44	250	120
# Directed Concentrated Patrol Efforts	CS	87	24	137	135	60	270
Calls for Service	CS	65,467	59,110	93,172	45,462	75,000	93,000
State Certification and International Accreditation	S	Yes	Yes	Yes	Yes	Yes	Yes

REVENUE SOURCES & ASSUMPTIONS

Real & Personal Property Taxes: All taxable Real and Personal property within the City Limits of Gainesville is subject to ad valorem taxations.

Delinquent Property Taxes: Real and Personal Property Taxes collected after the fiscal year in which they are due.

Motor Vehicle Taxes: Motor vehicles within the city limits of Gainesville are subject to ad valorem taxation.

Penalties & Interest: Penalties and Interest for Delinquent Property Tax and returns not filed or filed late.

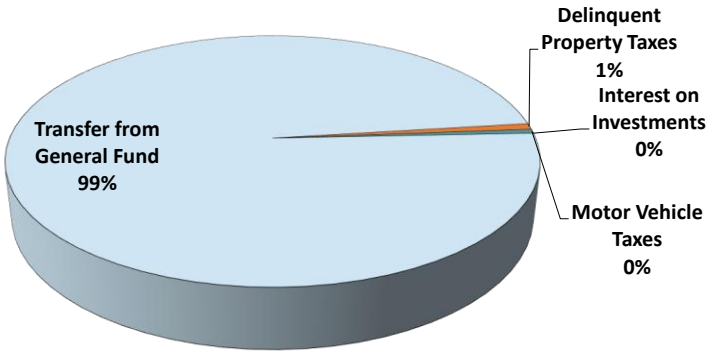
Interest is based on economic conditions, interest rates, and cash flow projections.

Budgeted Fund Balance in part represents prior year taxes collected in excess of budgeted amount and is used to fund capital purchases and other non-recurring expenditures.

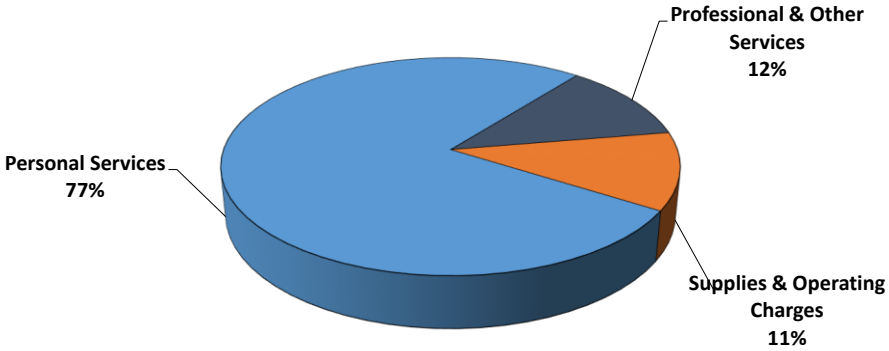
POLICE SERVICES FUND SUMMARY			
REVENUES	**FY2021 ACTUAL**	**FY2022* BUDGET**	**FY2023 BUDGET**
Millage Rate	0.000	0.500	0.594
Property Taxes	$ -	$ 2,790,699	$ 3,748,736
Property Tax Credit	-	-	(3,748,736)
Delinquent Property Taxes	-	27,907	37,487
Motor Vehicle Taxes	-	15,505	25,867
Interest on Investments	-	150	150
Sale of Assets	-	-	-
Transfer from General Fund	-	1,600,393	4,816,189
Budgeted Fund Balance	-	-	-
Total Revenues	$ -	$ 4,434,654	$ 4,879,693
EXPENDITURES			
Personal Services	-	3,422,304	3,748,943
Professional & Other Services	-	657,840	569,300
Supplies & Operating Charges	-	354,510	561,450
Indirect Cost Allocation	-	-	-
Debt	-	-	-
Capital Outlay	-	-	-
Transfer to Capital Projects	-	-	-
Total Expenditures	$ -	$ 4,434,654	$ 4,879,693
Excess Revenues Over/(Under) Expenditures	$ -	$ -	$ -

* ***Police Service District established in FY2022.***

Revenues by Category



Expenditures by Category



HOTEL MOTEL TAX FUND

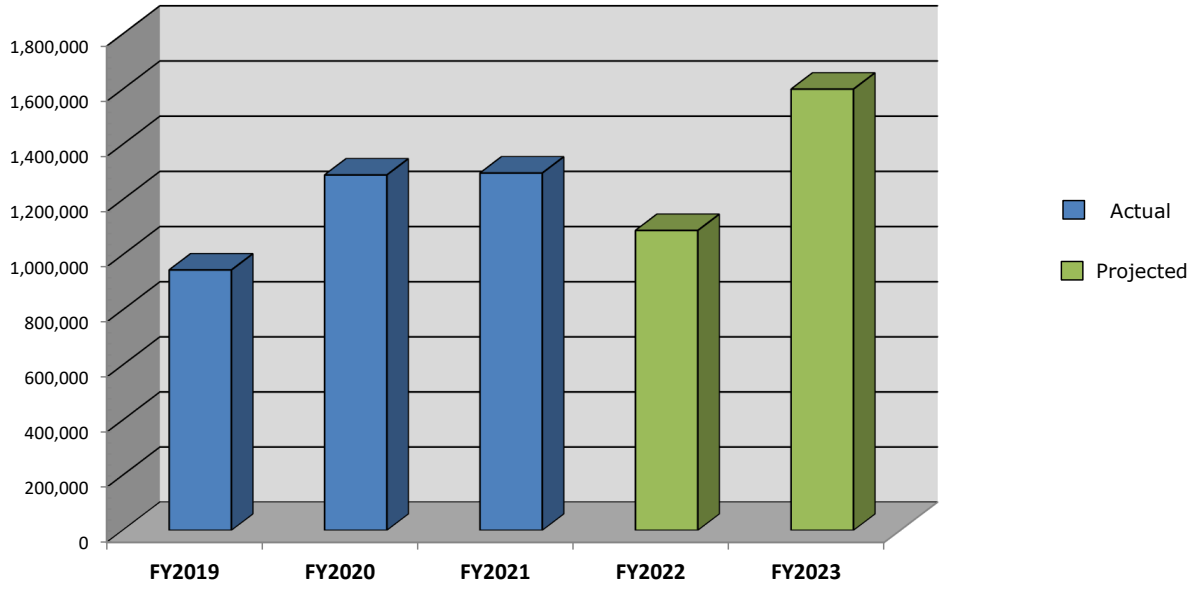
FUND DESCRIPTION:

Hotel/Motel Tax is a tax on room rentals at hotels and motels located within the City. The tax was assessed at the rate of 6% for fiscal years before 2020 and was raised to 8% thereafter. The revenue assumption for the fiscal year budget presented here was projected by calculating the forecasted tax base for the coming fiscal year (estimated by using the tax bases from several prior fiscal years) and then assessing the base at the rate of 8%.

HOTEL MOTEL TAX FUND SUMMARY

	FY2021 ACTUAL	FY2022 BUDGET	FY2023 BUDGET
Revenue			
Hotel/Motel Tax - Non Restricted (3%)	$ 485,739	$ 407,891	$ 600,000
Hotel/Motel Tax - CVB (3.5%)	566,696	475,873	700,000
Hotel/Motel Tax - Tourism Development or CVB (1.5%)	242,870	203,946	300,000
Interest	1,001	425	425
Other	-	-	-
Transfer from General Fund	-	-	-
Budgeted Fund Balance	-	-	-
Total Revenue	1,296,306	1,088,135	1,600,425
Expenditures			
Gainesville Convention and Visitor's Bureau	775,815	909,940	1,189,655
Available for Capital Outlay	-	-	-
Transfer to Capital Projects	-	67,425	-
Transfer to Debt Service	110,770	110,770	410,770
Total Expenditures	886,585	1,088,135	1,600,425
Excess Revenues Over/(Under) Expenditures	$ 409,721	$ -	$ -

Five Year Trend



IMPACT FEE FUND

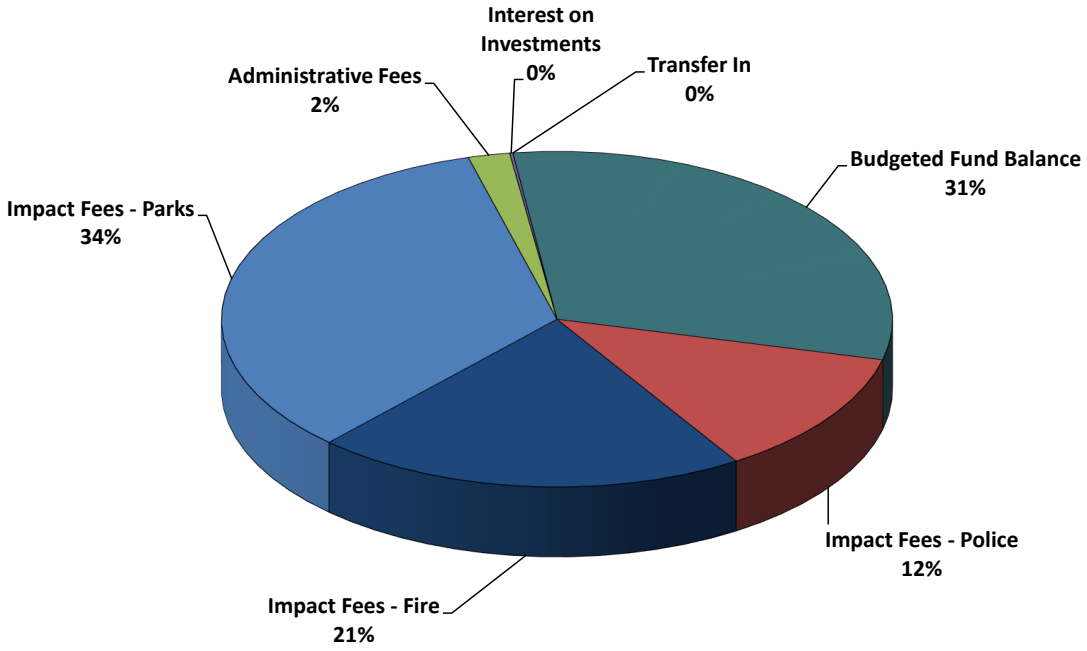
FUND DESCRIPTION:

Impact fees are collected by the City for the following areas: Police, Fire, and Parks & Recreation. The city also collects impact fees for libraries on behalf of Hall County. All fees collected are deposited into special accounts earmarked for the aforementioned divisions. In FY2020, fees pertaining to Police and Fire increased with Ordinance No. 2019-11. Funds expended on these service areas must be used on items identified in the Capital Improvement Element of the City of Gainesville's Comprehensive Plan. The Financial Services Department and Department of Planning and Development are required to submit annual reports detailing the expenditure of funds to the Department of Community Affairs. The Gainesville City Council has designated, through ordinance, the Director of Planning and Development as the Impact Fee Administrator.

IMPACT FEE FUND SUMMARY

	FY2021 ACTUAL	FY2022 BUDGET	FY2023 BUDGET
Revenue			
Impact Fees - Police	$ 215,374	$ 145,000	$ 350,000
Impact Fees - Fire	393,416	270,000	600,000
Impact Fees - Parks	705,600	540,000	975,000
Administrative Fees	43,383	29,536	57,750
Interest on Investments	12,000	4,450	4,450
Transfer In	3,365	-	-
Budgeted Fund Balance	-	457,500	892,500
Total Revenue	1,373,138	1,446,486	2,879,700
Expenditures			
Transfer to General Fund	43,383	29,536	57,750
Transfer to Capital Project Funds - Police	291,903	-	1,870,000
Transfer to Capital Project Funds - Fire	-	-	-
Transfer to Capital Project Funds - P&R	-	1,000,000	-
Available for Capital Projects	-	416,950	951,950
Total Expenditures	335,286	1,446,486	2,879,700
Excess Revenues Over/(Under) Expenditures	**$ 1,037,852**	**$ -**	**$ -**

IMPACT FEE FUND REVENUES BY TYPE



INFORMATION TECHNOLOGY FUND

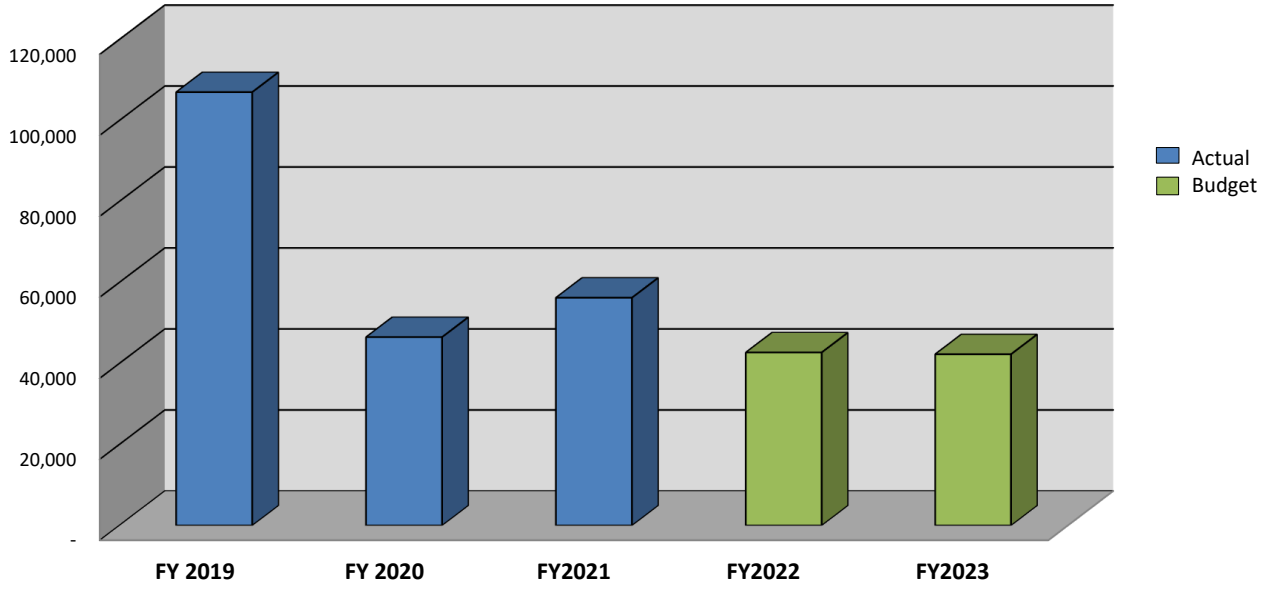
FUND DESCRIPTION:

This fund is used to account for an Information Technology fee derived from each citation issued by City of Gainesville Police officers, for the purpose of improving functionality and efficiency through the use of enhanced technology.

INFORMATION TECHNOLOGY FUND SUMMARY

	FY2021 ACTUAL	FY2022 BUDGET	FY2023 BUDGET
Revenue			
Technology Fees	$ 54,402	$ 42,000	$ 41,560
Interest on Investments	1,818	700	700
Transfers In	-	-	-
Budgeted Fund Balance	-	-	-
Total Revenue	56,220	42,700	42,260
Expenditures			
Transfers to GG CIP	-	-	
Supplies and Operating Charges	10,315	11,868	11,428
Capital Outlay	-	-	-
Available for Capital Projects	-	30,832	30,832
Total Expenditures	10,315	42,700	42,260
Excess Revenues Over/(Under) Expenditures	**$ 45,905**	**$ -**	**$ -**

Five Year Trend



PARKS AND RECREATION

DEPARTMENT DESCRIPTION:

The Gainesville Parks and Recreation Agency was founded in 1924 by a special election by the citizens of Gainesville. Governed by a nine-member appointed board having the legal responsibility to provide, establish, maintain and conduct a comprehensive parks and recreation program, the Gainesville Parks and Recreation is funded through City of Gainesville ad valorem taxes and fees & charges. All programs are available to city residents as well as those residing outside the City. Therefore, in fairness to the residents of Gainesville, a non-resident fee may be added to programs to help offset the costs of providing them. The Gainesville Parks and Recreation Agency is one of only 174 agencies nationwide and one of ten agencies in the State of Georgia to have achieved accreditation from the Commission for Accreditation of Parks and Recreation Agencies. Parks and Recreation provides benefits for Our Health, Our Community, Our Youth, Our Environment, and Our Economy.

MISSION STATEMENT:

The Gainesville Parks and Recreation 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.

GOALS & OBJECTIVES:

1. ***To enhance the quality of life of the citizens of Gainesville through Service Quality in Parks and Recreation Opportunities.***
   * Provide high quality, clean, safe, accessible and diversified park amenities and open spaces that support opportunities for active and passive recreation for all citizens through continuous inspection of all parks and facilities.
   * Continue to increase health and wellness opportunities by expanding fitness offerings at Frances Meadows and other facilities/parks.
   * Provide well-maintained rental spaces that meet the needs of citizens while maximizing equipment and facility life spans.
   * Utilize the Agency's Strategic Plan and 2030 Master Plan to focus on the future of the parks and recreation activities and services.
2. ***To sustain financial stewardship through streamlining leisure services and building effective partnerships that support the needs of the citizens.***
   * Continue to offset operational costs through increased sponsorships.
   * Implement fee analysis recommendations applicable to Civic Center and Frances Meadows Center.
   * Continue to enhance communication with other City departments, service providers, City Schools, and County Parks & Leisure to support service delivery.
   * Review service programming: Increase free opportunities; Support and promote self recreation; and review all programming based on partnerships.
3. ***To provide customer satisfaction for all Agency programs, facilities, and services.***
   * Maintain customer service campaign that solicits and monitors public input regarding the Agency's performance in services provided.
   * Provide major and operating capital to implement updates and upgrades to facilities, parks and programs based on public input. (Park Signage, Civic Center Renovations, Longwood Playground Improvements, Youth Sports Complex, Park Restrooms, Outdoor Pool, Etc.)
   * Improve park maintenance through a strengthened organizational structure and through promotion of external stewardship.
   * Continue to increase Staff training opportunities.

PERFORMANCE MEASURES:

MEASURES	City Wide Strategic Priority	ACTUAL			Thru 12/31	BUDGET	
		FY2019	FY2020	FY2021	FY2022	FY2022	FY2023
# Park Audits Annually	S	21	21	20	12	21	20
# Youth Athletic participants*	RD	2,371	1,918	2,529	1,235	2,250	2,500
# Staff training opportunities	S	167	136	235	109	175	175
# Sponsorships	S	80	76	52	32	80	80
# Fitness visits to Frances Meadows Center ***	RD	69,632	50,120	45,246	26,333	50,000	45,000
# Volunteer Hours	S	10,645	7,979	9,476	3,000	8,500	7,500
Customer Service Rating ****	RD	3.9	3.8	3.9	3.7	3.8	3.8
# Written Partnership Agreements	S	14	14	14	14	14	13

*Youth Athletic participation includes Travel Ball players at Lanier Point & Lanier Aquatic Swimmers **LLOP as new facility ***Fitness Center and Classes ****Rating scale 1-poor to 4-excellent.

REVENUE SOURCES & ASSUMPTIONS

Ad Valorem Tax is based on the same projected digest used for the General Fund.

Charges for Services includes admissions, program and league fees, facility leases, concession operations, etc. Projections rely on historical trends and economic conditions.

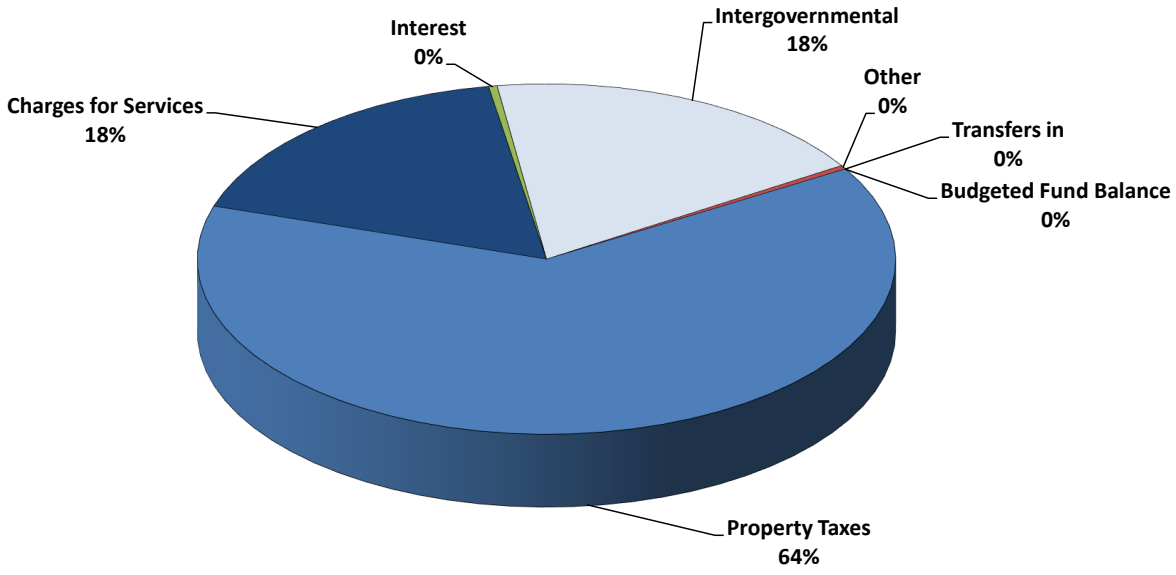
Interest is based on economic conditions, interest rates, and cash flow projections.

Budgeted Fund Balance in part represents prior year taxes collected in excess of budgeted amount and is used to fund capital purchases and other non-recurring expenditures.

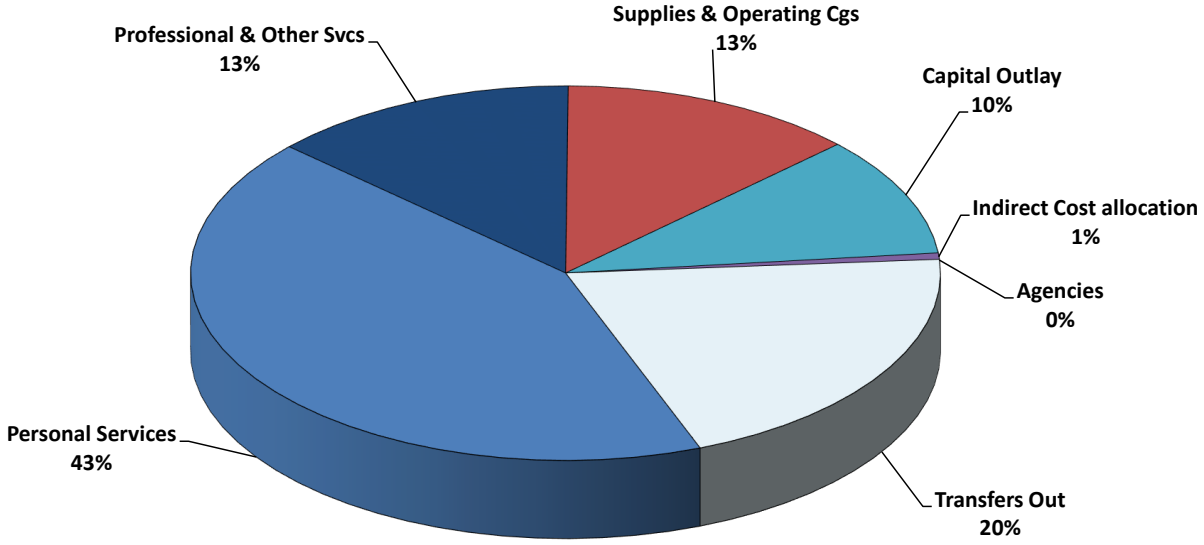
PARKS AND RECREATION FUND SUMMARY

REVENUES	FY2021 ACTUAL	FY2022 BUDGET	FY2023 BUDGET
Millage Rate	0.750	0.896	0.896
Property Taxes	$ 4,177,050	$ 5,082,877	$ 5,793,774
Charges for Services	1,293,953	823,550	1,592,200
Interest	33,295	57,500	36,000
Intergovernmental	200,000	-	1,670,000
Other	115,673	715,550	32,000
Transfers in	391,159	-	-
Budgeted Fund Balance	-	839,590	-
Total Revenues	6,211,130	7,519,067	9,123,974
EXPENDITURES			
Personal Services	2,836,853	3,430,075	3,889,271
Professional & Other Svcs	1,020,632	1,115,755	1,214,989
Supplies & Operating Cgs	965,803	1,060,237	1,170,105
Capital Outlay	138,770	38,000	944,609
Indirect Cost allocation	50,000	50,000	50,000
Agencies	20,000	-	-
Transfers Out	275,256	1,825,000	1,855,000
Total Expenditures	5,307,314	7,519,067	9,123,974
Excess Revenues Over/(Under) Expenditures	$ 903,816	$ -	$ -

Revenues by Category



Expenditures by Category



GAINESVILLE CONVENTION AND VISITOR'S BUREAU

DEPARTMENT DESCRIPTION:

The Gainesville Communications and Tourism Office combines Main Street Gainesville, Public Information for City residents, Convention and Visitor's Bureau and the Lake Lanier Olympic Park.

MISSION STATEMENT:

Inform Gainesville residents on city government and city services, promote the downtown/midtown area as a new location for business, provide marketing support for existing businesses, and partner with area hotels and numerous local attractions to bring more visitors to the City. In addition, Lake Lanier Olympic Park serves as the city's top attraction that serves over 200,000 visitors annually and produces an average annual economic impact to the community of over $4.5M.

FY2021 GOALS & OBJECTIVES:

1. *Increase Tourism Activity in Gainesville*

* *Recruitment of three new overnight events.*
* *Continue marketing new Explore Website and Branding through media campaigns, QR codes and on-site marketing.*
* *Creation of Mobile Welcome Center and Merchandise store.*
* *Bring more awareness and visibility to the Gainesville VIC by adding roadway signage at city entrance points, hold open house and work closer to surrounding cities.*

2. Encourage new business development and enhance established businesses around the Gainesville Square

* *Promote and create activities that utilize Midland Greenway to promote the expansion and vitalization of that area.*
* *Increase and promote Main Street Membership.*
* *While promoting new website- highlight the benefits of downtown.*
* *Promotion of façade and other grants available to Main Street Members.*

3. *Promote Community Awareness of City Services and Utilization of City Programs*

* *Creation of outreach presentation library to promote the services of the CVB.*
* *Creation of promotional marketing materials (video/visuals) that explain the services of the CVB and city programs.*
* *"Love where you Live" program.*

4 *Foster the development of the sports of rowing and canoe/kayak and to insure community inclusion in the use and development of programs and facilities at LLOP.*

* *Continue to provide quality services and events, adding new events and rentals.*
* *Offer a space for the community to recreate and gather safely and comfortable.*
* *Successfully begin to implement the parks master plan.*

PERFORMANCE MEASURES:

MEASURES	City Wide Strategic Priority	ACTUAL			Thru 12/31	BUDGET	
		FY2019	FY2020	FY2021	FY2022	FY22	FY23
Events Booked	RD	46	17	44	28	50	47
Main Street Events	RD	31	29	35	25	38	38
Total Main Street Members	S	14	29	29	32	30	35
LLOP Private Events Booked		21	9	16	8	35	16
LLOP Events		10	8	13	6	12	9
Social Media Followers	RD	25,265	36,453	40,584	42,551	29,000	45,000
Gainesville.org Users	RD	398,174	451,299	423,805	325,996	399,000	428,000
Hotel/Motel Revenue	S	$1,044,089	$1,192,582	$1,215,645	$1,059,420	$1,088,035	$1,500,000

REVENUE SOURCES & ASSUMPTIONS

Hotel/Motel Tax is a tax on room rentals at hotels and motels located within the City.

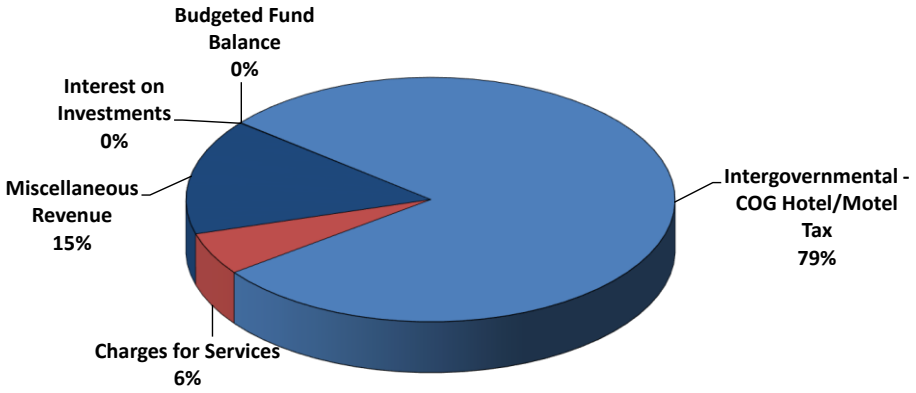
Charges for Services includes admissions, program and league fees, facility leases, concession operations, etc. Projections rely on historical trends and economic conditions.

Interest is based on economic conditions, interest rates, and cash flow projections.

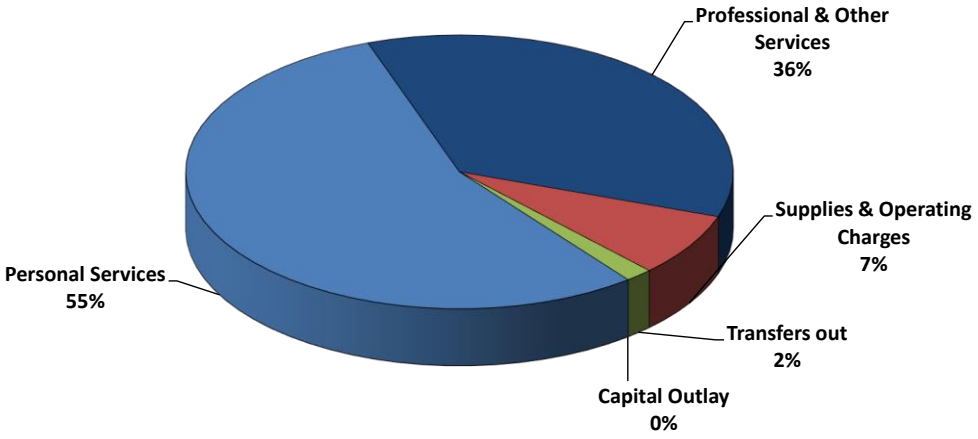
Budgeted Fund Balance in part represents prior year taxes collected in excess of budgeted amount and is used to fund capital purchases and other non-recurring expenditures.

GAINESVILLE CONVENTION AND VISITOR'S BUREAU FUND SUMMARY			
REVENUES	**FY2021 ACTUAL**	**FY2022 BUDGET**	**FY2023 BUDGET**
Intergovernmental - COG Hotel/Motel Tax	$ 775,815	$ 909,940	$ 1,189,655
Charges for Services	65,932	17,700	84,891
Interest on Investments	6,287	800	800
Miscellaneous Revenue	311,694	313,627	230,818
Transfers In	5,256	-	-
Budgeted Fund Balance	-	137,179	-
Total Revenues	1,164,984	1,379,246	1,506,164
EXPENDITURES			
Personal Services	697,981	737,367	830,320
Professional & Other Services	324,314	528,276	538,497
Supplies & Operating Charges	156,317	113,603	112,847
Transfers out	210,000	-	24,500
Capital Outlay	-	-	-
Total Expenditures	1,388,612	1,379,246	1,506,164
Excess Revenues Over/(Under) Expenditures	$ (223,628)	$ -	$ -

Revenues by Category



Expenditures by Category



LAND BANK AUTHORITY

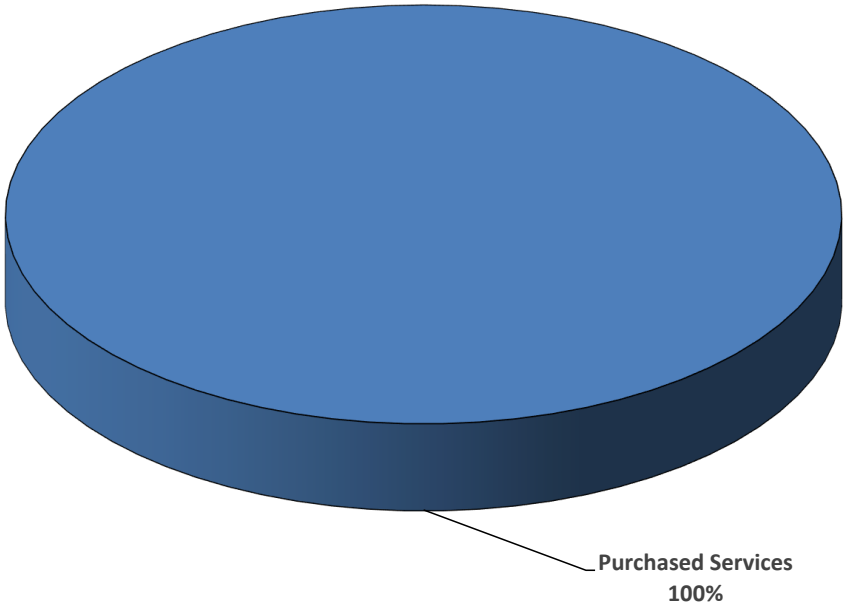
FUND DESCRIPTION:

This fund is used to account for any transactions associated with the management of property held by the Land Bank Authority.

INFORMATION TECHNOLOGY FUND SUMMARY

	FY2021* ACTUAL	FY2022 BUDGET	FY2023 BUDGET
Revenue			
Transfers in	$ 75,000	$ 50,000	$ 50,000
Budgeted Fund Balance	-	-	-
Total Revenue	75,000	50,000	50,000
Expenditures			
Purchased Services	-	50,000	50,000
Available for Capital Projects	-	-	-
Total Expenditures	-	50,000	50,000
Excess Revenues Over/(Under) Expenditures	**$ 75,000**	**$ -**	**$ -**

*** The Land Bank Authority was established during FY2021.**



CAPITAL IMPROVEMENT PROGRAM

FUND DESCRIPTION:

These budgets represent the first year of the present five year Capital Improvement Program (CIP). The section also includes a summary of the entire CIP, as well as more detailed information regarding those projects funded for the first year. Capital improvement budgets remain open until the project is completed.

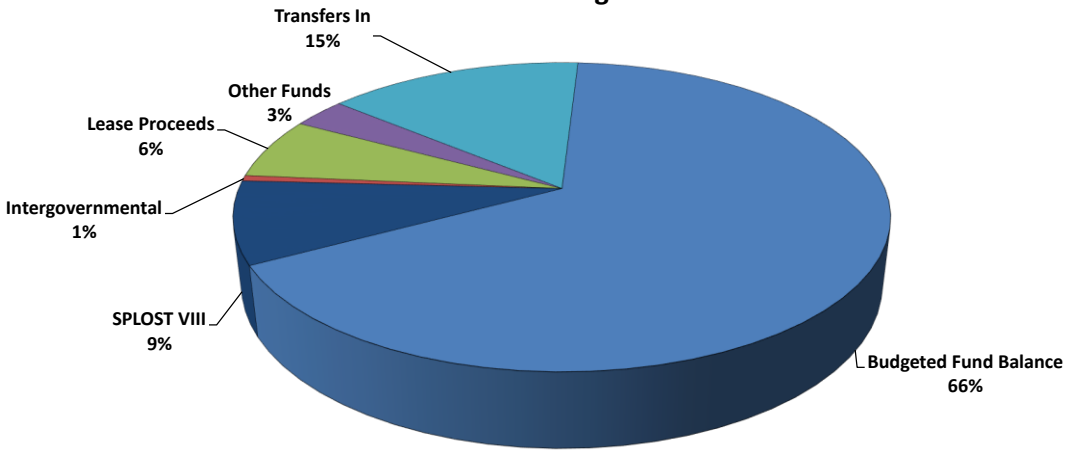
MISSION STATEMENT:

It is the mission of the Capital Improvement Program to identify, measure, and plan for future Capital needs while adhering to the central mission of the City of Gainesville.

CAPITAL IMPROVEMENTS PROGRAM FUND SUMMARY

REVENUES	FY2021 BUDGET	FY2022 BUDGET	FY2023 BUDGET
Intergovernmental:			
Georgia Department of Transportation	$ -	$ 300,000	$ 300,000
Federal Grants	893,800	402,000	-
Hall County	-	-	-
SPLOST VII	-	-	-
SPLOST VIII	6,469,800	4,684,476	4,415,000
Bond/Lease proceeds	645,000	22,554,000	3,270,000
GEFA Loans	-	60,500,000	-
Water Connection Fees	-	3,247,942	4,097,101
Airport Fund	247,000	-	70,000
Golf Course Fund	-	-	455,000
Solid Waste Fund	470,000	-	410,000
Community Service Center	121,200	-	671,250
Operating Expenditures	-	1,060,110	-
Transfers From:			
General Fund	1,179,447	3,832,278	3,740,150
Cemetery Trust Fund	-	55,000	30,000
Fire District	110,000	105,000	126,219
Hotel/Motel Tax Fund	-	67,425	-
Information Tech Fund	-	-	-
Department of Water Resources Operating Fund	20,000	-	-
Impact Fee Fund	-	1,000,000	1,870,000
Solid Waste Fund	-	-	-
Gainesville CVB	10,000	-	24,500
Parks and Recreation	-	1,825,000	1,855,000
Grants CIP Fund	-	300,000	300,000
Budgeted Fund Balance:			
DWR Fund Balance	25,000,000	26,717,000	33,782,000
SPLOST Fund Balance	-	-	61,792
CSC Fund Balance	-	-	-
Capital Projects Fund Balance	-	-	-
Total Revenues	$ 35,166,247	$ 126,650,231	$ 55,478,012

FY 2023 Funding Sources



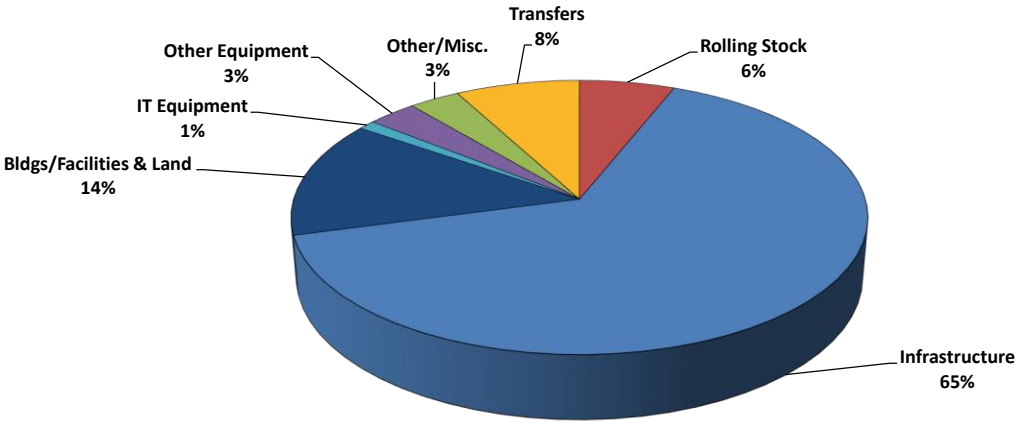
CAPITAL IMPROVEMENT PROGRAM FUND SUMMARY			
EXPENDITURES	FY2021 BUDGET	FY2022 BUDGET	FY2023 BUDGET
City Managers Office			
City Campus Improvements	-	-	125,000
Municipal Code Update	15,000	-	-
Multi Purpose Room Enhancements	61,500	-	-
Downtown Parking & Pedestrian Improvements	1,503,334	-	-
Placemaking Implementation	50,000	100,000	50,000
Fleet Van	50,000	-	-
Demolition Program	50,000	50,000	50,000
Signage Program	75,000	-	100,000
Midtown Greenway Park	250,000	-	-
Greenway Connectivity	-	-	315,000
Renaisance Pocket Park	-	-	100,000
Downey at South Enota Roundabout	-	-	23,011
Town Square Design and Improvements	-	500,000	250,000
Renaissance Pocket Park	-	300,000	-
Agenda Software	-	20,000	-
Elachee Bridge	-	550,000	200,000
Financial Services			
New Software and Enhanced Systems	130,000	-	-
Information Technology			
Expansion of Disk Storage	-	200,000	-
Internal Duress System	-	34,000	-
Network Upgrade	150,000	175,000	238,000
Multi Purpose Room Technology	48,425	-	-
Access Control Upgrade	-	-	55,000
Vehicle Replacement	-	-	-
Community Development Department			
Vehicles	-	31,000	-
Comprehensive Plan Update	75,000	75,000	-
Small Area Study	-	-	50,000
ULDC Update	-	-	100,000
Police			
Police Department Fleet (New)	290,000	670,000	320,000
Vehicle Mobile Data Terminal	71,000	71,000	71,000
Portable Radios	93,522	65,278	-
Police Servers	-	-	140,000
Police Computer Upgrades	-	-	37,400
Police Precinct	-	-	200,000
Fire Services			
Two Fleet Replacement Pumpers	296,466	-	-
Fleet Replacement Vehicles	45,000	45,000	135,000
Carbon Removal System	30,000	30,000	-
Intersection Pre-emption	35,000	30,000	30,000
Public Works - Public Land and Buildings			
Administrative Building Renovation	25,000	-	-
Boom Lift	-	55,000	-
Downtwon Lighting and Sidewalks	-	50,000	-
Parking Deck Sweeper	-	-	60,000
50 KW Portable Generator	-	-	60,000
Land Bank Authority			
Land Bank Authority	-	-	200,000

CAPITAL IMPROVEMENT PROGRAM FUND SUMMARY			
EXPENDITURES	FY2021 BUDGET	FY2022 BUDGET	FY2023 BUDGET
Public Works - Engineering			
Street Resurfacing (Major Projects)	250,000	550,000	550,000
Roadway Patching Program	50,000	125,000	125,000
In-House Paving Program	500,000	660,000	660,000
Roadway Beautification	-	100,000	100,000
Memorial Park Drive Improvements	250,000	-	-
Transportation Plan Implementation	25,000	350,000	630,000
Downtown Alley and Plaza Program	-	-	-
Sidewalk Program	100,000	100,000	100,000
Bridge Maintenance Program	-	25,000	25,000
Green Street Study Implementation	25,000	-	-
Traffic Calming / Road Safety Devices	40,000	50,000	50,000
Asphalt Preservation	50,000	50,000	25,000
Fleet Replacement	-	40,000	45,000
City Park Roundabout	450,000	-	-
Mundy Mill School Pedestrian Improvements	-	-	125,000
MLK Jr Blvd - EE Butler Pkway Intersection Improvement	-	-	50,000
Athens Street Improvements	-	-	250,000
Light Duty Garbage Truck	-	40,000	-
Public Works - Traffic			
Sign Truck	-	70,000	-
Intelligent Transportation Systems (ITS)	75,000	150,000	100,000
Transportation Master Plan Update	-	-	300,000
MUTCD Update Implementation	-	-	50,000
Replacement Bucket Truck	150,000	-	200,000
Fleet Replacement - Traffic Emergency Response	-	45,000	-
Roadway Sign Software and Inventory	-	-	50,000
Fleet Vehicle - Traffic Emergency Response	-	-	50,000
Public Works - Street Maintenance			
Right-of-way Tractor	135,000	-	-
Fleet Replacement - Crew Truck	70,000	-	-
Rubber Tire Loader	-	160,000	-
Dump Truck - Medium Duty	-	-	90,000
Replacement Fleet Vehicle	-	-	45,000
Replacement Fleet Vehicle	-	-	45,000
Mini Excavator	-	-	120,000
Dump Truck	-	105,000	-
Mowing Crew Truck	-	50,000	-
Inmate Trucks	-	90,000	-
Tandem Axle Dump Truck	-	-	190,000
Compact Track Loader	-	-	95,000
Volumetric Cement Mixer	-	150,000	-
Material Handling and Storage	-	60,000	-
Stormwater			
Stormwater Rehabilitation Program	1,000,000	1,000,000	1,000,000
Cemetery			
Fleet Replacement - Crew Cab Truck	-	90,000	-
Cemtery Office Parking	-	-	30,000
Mausoleum Remodel	-	55,000	-
Gainesville Convention and Visitors Bureau			
Historic City Hall	-	-	650,000
Green Street Park	-	-	230,000
Mobile Visitors Center	-	-	24,500
Lake Lanier Olympic Park Boathouse	-	16,900,000	-
Lake Lanier Olympic Park Storage Building	-	67,425	-

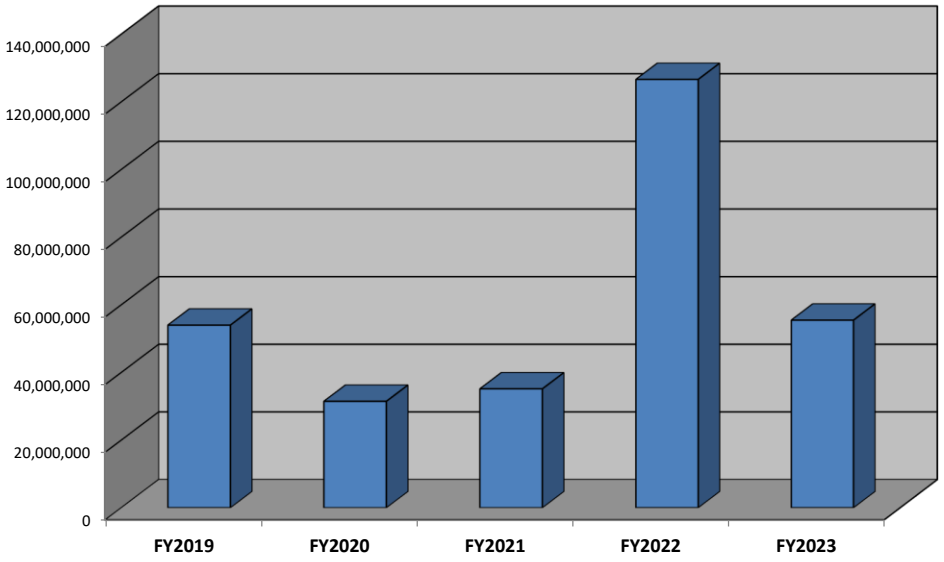
CAPITAL IMPROVEMENT PROGRAM FUND SUMMARY			
EXPENDITURES	FY2021 BUDGET	FY2022 BUDGET	FY2023 BUDGET
Parks and Recreation			
Youth Sports Complex	-	5,360,000	3,000,000
Civic Center Renovations	900,000	-	-
Midtown Greenway Improvements	900,000	1,350,000	-
Playground Improvements	-	200,000	-
LED Sport Field Lighting	-	500,000	-
Civic Center Network Security Cameras	-	-	55,000
Midland Greenway Improvements	-	-	740,000
Park Signage-System wide	-	-	200,000
Lanier Point Athletic Complex Improvements	-	-	330,000
Park Vehicles	-	153,000	55,000
Park Restroom Systemwide	-	200,000	-
Disc Golf at Wessell Park	-	22,000	-
Recreation Center	-	1,200,000	-
Greenway Lighting	-	-	200,000
LED Court/Field Lighting	-	-	295,000
Maintenance Equipment Building	-	-	200,000
Frances Meadows Poolpaks	-	300,000	475,000
Martha Hope Cabin Parking	-	-	400,000
Fitness Courts	-	-	200,000
Fair Street Pavillion - Playground	-	-	200,000
Facility Fire Alarm System	-	-	175,000
Community Service Center			
CSC Building Parking Lot	120,000	-	-
WEGO Transit Equipment	-	-	625,000
Gainesville Connection Buses, Software, Computers	950,000	-	-
Surveillance Cameras	30,000	-	-
CSC Roadway Access Improvements	-	130,000	-
HAT Vehicle parts inventory	-	100,000	-
MOW Fleet Replacement	35,000	35,000	35,000
HAT Building frunishings	-	25,000	-
HAT replacement PCs	-	15,000	-
HAT Parking Lot repaving	-	150,000	-
Senior Life Center Fleet Replacement	-	125,000	125,000
CSC Building Entrance	-	-	60,000
HAT Building Repairs and Maintenance	-	60,000	-
Solid Waste			
Downtown Solid Waste	-	120,000	-
Self Contained Debris Collector	240,000	-	-
Radios	-	-	40,000
Knuckleboom Trash Loader	-	225,000	275,000
Brush Chipper	80,000	-	-
Light Duty Garbage Truck	80,000	40,000	40,000
Automated Recycling Truck	-	300,000	-
Leaf Vacuum Machine	70,000	-	-
Mobile Trailer Compactor	-	-	55,000
Airport			
Maintenance Building	45,000	-	-
Replacement Fleet Vehicle	40,000	-	-
Slope Mower	40,000	-	-
Grounds Maintenance Mower	42,000	-	-
Grounds Maintenance Tractor	80,000	-	-
MALSR Security Fencing	-	85,000	70,000
Golf Course			
Two Toro 5010 Reelmaster Mowers	-	-	170,000
Driving Range Net	-	-	185,000
2 Sets of vertical mowing frames and cutter	-	22,110	-
Parking Lot	-	-	100,000
Protective Covers for TifEagle Greens	-	30,000	-
Vehicle Services			
Service Truck	-	60,000	-
Exhaust Fans	-	-	55,000
Emergency Fuel Trailer	-	-	25,000

CAPITAL IMPROVEMENT PROGRAM FUND SUMMARY			
EXPENDITURES	FY2021 BUDGET	FY2022 BUDGET	FY2023 BUDGET
Department of Water Resources			
DWR Data Management	300,000	-	-
Athens Highway Sanitary Sewer Extension	100,000	18,000,000	-
Squirrel Creek Sanitary Sewer Pump Station	100,000	-	-
Flat Creek WRF Dewatering Facility	100,000	24,500,000	3,500,000
Gillsville Hwy Sanitary Sewer Pump Station	100,000	10,000,000	-
Midtown Greenway Ext Stormwater Pond	1,500,000	-	-
New Water Meter Installations	1,750,000	-	-
Riverside Concrete Rehabilitation	100,000	5,000,000	-
Road Tractor Replacement	150,000	-	-
Rubber Tire Loader Replacement	145,000	-	-
Tanks Maintenance Program	650,000	700,000	150,000
Sanitary Sewer Main Improvements	1,500,000	-	-
Scada & Telemetry System Improvements	1,000,000	-	300,000
Automated Meter Infrastructure	150,000	150,000	150,000
Asset Management Implementation and Improvements	600,000	300,000	-
Glenwood Drive Roundabout Utilities Relocation	300,000	-	-
Green Street Widening	-	250,000	-
Lakeside WTP PAC Feed System	-	1,600,000	-
Rilla Road Booster Pump Station Improvements	-	1,500,000	-
Riverside WTP High Service Pump #5 Replacement	-	400,000	-
Riverside WTP Backwash System	-	100,000	-
Flat Creek Water Reclamation Facility Improvements	-	1,527,000	-
Thompson Bridge Road Utilities Relocation	-	300,000	-
IT Upgrades	300,000	250,000	-
Lakeside WTP Filter Rehabilitation	100,000	5,000,000	-
Lift Station Improvements	1,000,000	1,250,000	-
Linwood Membranes	1,250,000	-	-
FY22 New Water Meter Installations	-	1,750,000	-
Water Reclamation Facilities Electrical Control Upgrades	200,000	250,000	250,000
Water Treatment Plants Electrical Control Upgrades	200,000	250,000	250,000
FY22 Sanitary Sewer System Improvements	-	1,500,000	-
Inert Landfill Closure	-	-	-
Maintenance Facility Relocation	11,975,000	2,000,000	6,587,000
Meter Maintenance Program	750,000	1,000,000	-
Utility Service Truck	-	155,000	-
FY22 Water Main Improvements	-	1,500,000	-
10 Wheel Dump Truck Replacement	120,000	-	-
Fleet Replacement - Utility Service Truck	260,000	-	-
Water Main Improvements	100,000	-	-
DWR System Improvements	200,000	-	-
Downtown Utilities Improvements	-	200,000	-
CCTV Van Replacement	-	-	500,000
Clarks Bridge Road Sewer Lift Station	-	-	1,000,000
Crane Truck	-	-	200,000
Dawsonville Highway Utlities Relocation	-	100,000	600,000
Dump Truck Replacement	-	-	120,000
Environmental Services Backup Generator	-	-	500,000
Flat Creek Maintenance Facility Expansion	-	-	250,000
Flat Creek WRF Primary Clarifiers	-	400,000	1,153,000
FY23 New Water Meters Installations	-	-	3,000,000
FY23 Water Main Improvements	-	-	4,750,000
FY23 WTP Improvements	-	-	500,000
Linwood WRF Sludge Press and Holding Tank	-	100,000	3,147,000
Old Cornelia Hwy - Old Athens Road SS Extension	-	-	1,000,000
Sardis Road Connector Utilities Relocation	-	4,550,000	4,500,000
Valve Insertion Equipment	-	-	175,000
Water Treatment Plants NPDES Permit Compliance	-	200,000	1,200,000
Squirrel Creek Sanitary Sewer Lift Station	-	2,435,000	-
Transfer to Other Funds	-	4,492,418	4,397,101
Capital Reserves	-	-	-
Total Expenditures	$ 35,166,247	$ 126,650,231	$ 55,478,012

Expenses by Category



Five-Year Budgeted Funding Trend



DEBT SERVICE FUND

FUND DESCRIPTION:

The Debt Service Fund is used to account for the accumulation of resources and payment of general government long-term debt principal and interest from governmental resources.

Entering into fiscal year 2023, the City of Gainesville's general obligation debt is projected to be $42,680,000.

Frances Meadows Center	$	4,890,000
Parking Deck	$	1,420,000
Main Street Property	$	3,295,000
Parking Deck Expansion	$	4,175,000
Olympic Park Boat House (Estimated)	$	18,000,000
Youth Sports Complex (Estimated)	$	3,400,000
Youth Sports Complex Entrance (Estimated)	$	3,000,000
Retail Space (Estimated)	$	4,500,000

Georgia law provides that general obligation debt be no greater than 10% of the City's total assessed value. This 10%, minus general obligation bonds outstanding is classified as the government's legal debt margin. A computation of the City's legal debt margin follows:

Net General Obligation Bond Tax Digest	$	6,821,277,447
Debt Limit - 10% of Assessed Value	$	682,127,745
Less General Obligation Bonds Outstanding		42,680,000
Legal Debt Margin	**$**	**639,447,744.47**

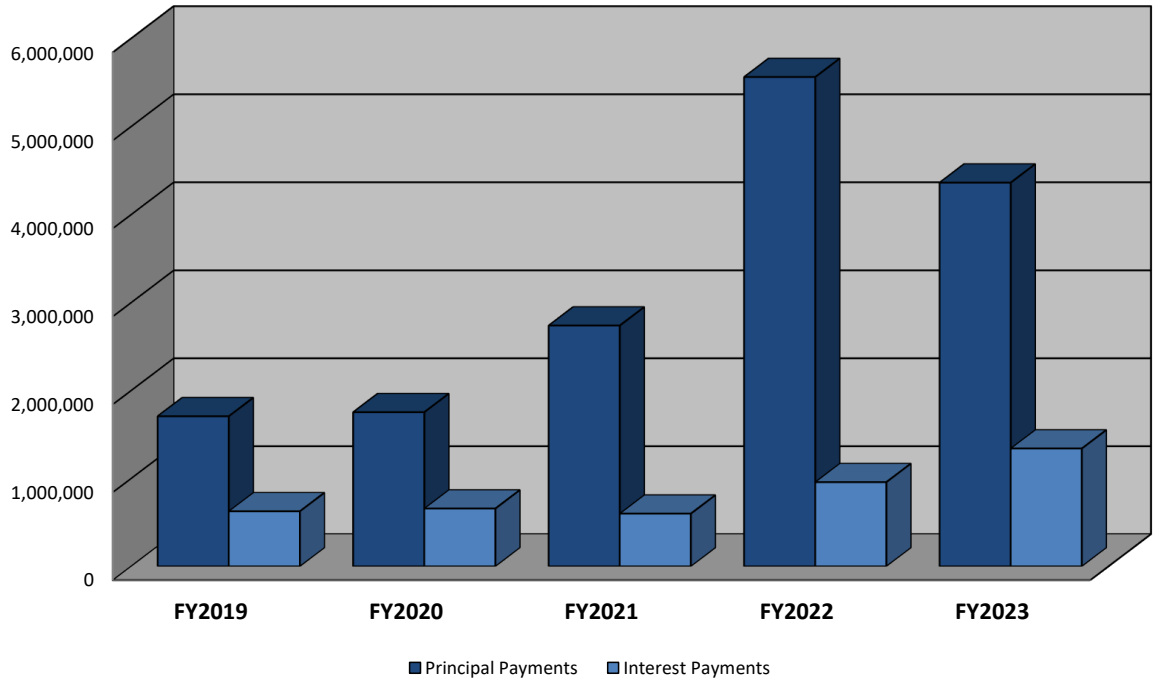
Bonded debt per capita, based on an estimated population of 44,080 is $968.

The City anticipates $270,000 in new capital leases during FY2023.

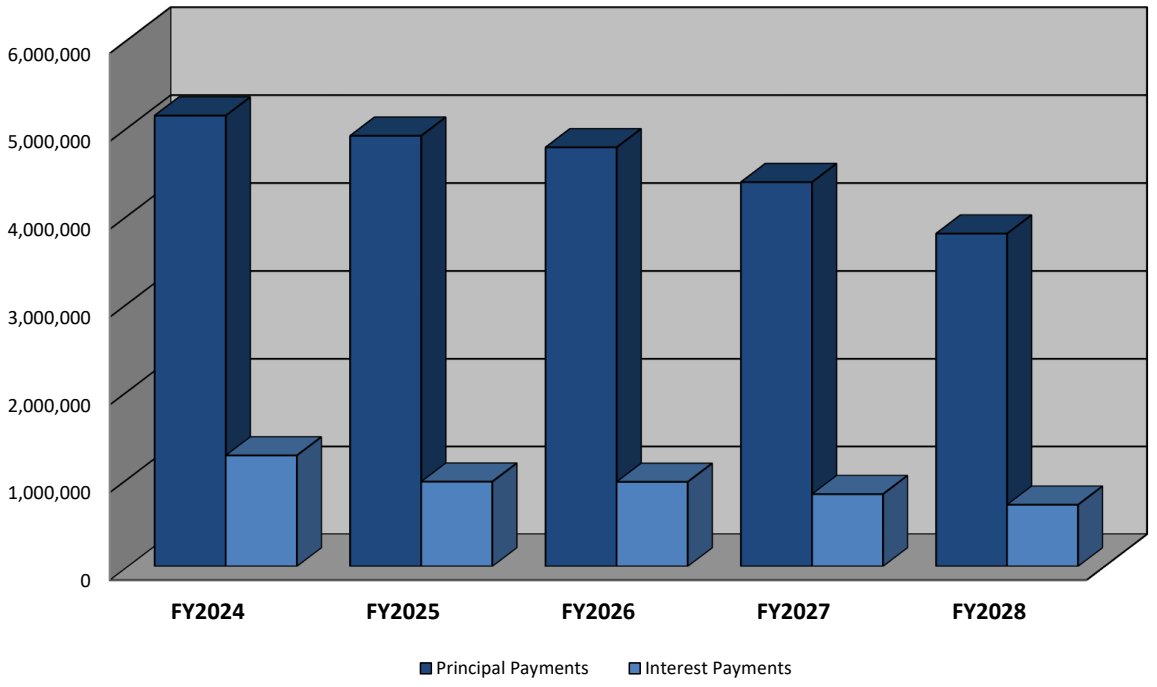
DEBT SERVICE FUND SUMMARY

REVENUES	**FY2021 ACTUAL**	**FY2022 BUDGET**	**FY2023 BUDGET**
Millage Rate	0.510	0.510	0.510
Taxes	$ 2,868,823	$ 2,931,176	$ 3,337,734
Interest on Investments	17,676	11,306	10,129
Transfers in	209,354	1,162,932	518,456
Miscellaneous Revenue	-	-	304,765
Budgeted Fund Balance	-	2,417,419	1,534,954
Total Revenues	3,095,853	6,522,833	5,706,038
EXPENDITURES			
Bond Principal and Interest	2,378,881	6,022,832	4,814,347
Lease Principal and Interest	959,918	497,801	889,491
Other Costs	4,171	2,200	2,200
Available for Future Debt Service	-	-	-
Total Expenditures	3,342,970	6,522,833	5,706,038
Excess Revenues Over/(Under) Expenses	$ (247,117)	$ -	$ -

Five Year Principal and Interest Trend



Five Year Principal and Interest Projections



DEPARTMENT OF WATER RESOURCES

DEPARTMENT DESCRIPTION:

The Department of Water Resources Fund is used for activities connected with the development, operation and maintenance of water and sewer service in the City of Gainesville and parts of Hall County. This is an enterprise fund, financed and operated in a manner similar to private business enterprises. Such funds are self-supporting in nature where the costs, including depreciation, of providing goods or services on a continuing basis are financed or recovered primarily through user charges.

MISSION STATEMENT:

It is the mission of the Gainesville Department of Water Resources to provide ample quantities of safe, aesthetically pleasing water at adequate pressures to our customers, and to provide this water at the lowest possible price that will allow the system to be safely operated and expanded. Furthermore, it is our goal to collect and treat all wastewater generated in our service area in a safe and environmentally-sound manner at the lowest possible price. We will endeavor to meet these goals while managing our resources as a responsible steward for the future of our community and while providing the highest level of customer service possible.

GOALS & OBJECTIVES:

1. ***Ensure financial stability.***

* Continue implementing the 10-year planned approved by Mayor/Council. This allows us to accelerate our capital improvements program and provide necessary operational resources while setting predictable rates.
* Utilize financial management tools, experts, and technology to maximize revenue and control costs.

2. ***Ensure operational reliability.***

* Continue implementing a model asset management program to maintain DWR assets while managing risk, providing a consistent level of service, and maximizing return on investment.
* Explore and begin implementing a cost-effective and environmentally friendly solids processing/reuse/disposal solution possibly in partnership with others.
* Continue implementing capital projects and other improvements to enhance and expand our systems while optimizing power, chemical, solids handling, and other costs.

3. ***Develop a world class work force.***

* Provide a safe work environment and proactive safety program for all DWR employees.
* Enhance relationships with high schools, technical schools, and universities for recruiting and outreach.
* Develop retention strategies, including training opportunities, defining career paths, and strategic assignments.

PERFORMANCE MEASURES:

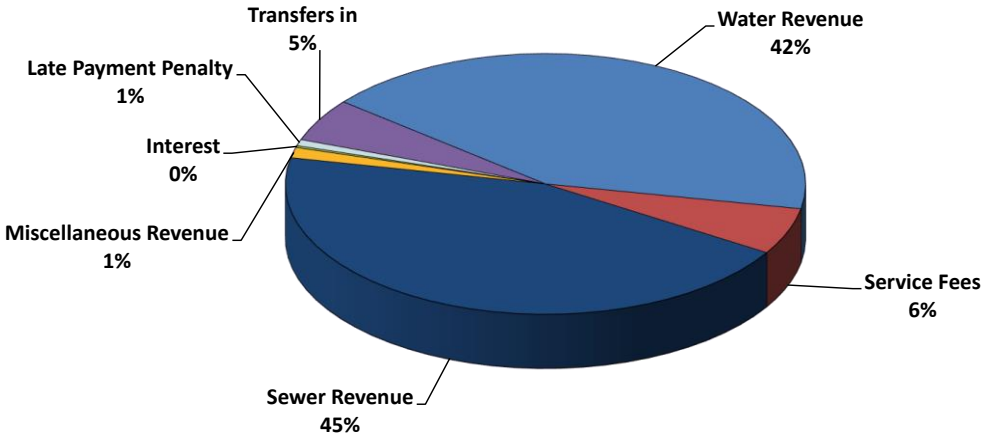
MEASURES	City Wide Strategic Priority	ACTUAL			Thru 12/31	BUDGET	
		FY2019	FY2020	FY2021	FY2022	FY2022	FY2023
Revenue, $M	S	80.6	79.9	83.9	39.4	74.1	77.1
Number of active accounts	S	54,729	55,859	57,270	58,308	57000	59,000
Water pumped to system, annual average mgd	ED	19	19.3	19.4	17.9	19.8	19.8
Treated wastewater returned, highest monthly average, mgd	ED	12.4	13.1	12.1	11.5	12	12
Permit compliance at all 4 plants, %	S	100%	99%	99%	99%	100%	100%
Complete all safety activities, %	CS	NA	NA	100%	98%	100%	100%
Real water losses, gallons/connection/day (calendar yr)	S	22	20	29	14	3000%	30
Sewer spills/overflows, gallons	S	2,200	21,900	2,017,700	54,266	0	0
Work orders generated, % completed	S	NA	92%	3,804/84%	1,784/82%	0.9	3,000/85%
Capital improvement projects, $M investment	ED	16.3	27.7	21.9	8.6	20	30

REVENUE SOURCES & ASSUMPTIONS
Water Revenue is the second largest revenue source in this fund. The service area includes a large portion of Hall County. Rates are different for inside City and outside City customers due to differing service costs.
Account Service Fees are the third largest revenue source in this fund. This fee is billed to each account on the system as a base fee that recovers the cost to read the meter and generate a bill, regardless of consumption.
Water Tapping Fees are levied to recoup the actual cost of tapping the water mains for new or additional users tapping onto an existing water line. The projected revenue is based on historical trend review and analysis, coupled with construction start projections.
Service Fees are charged when service to a user is terminated for non-payment, and as a penalty for a returned check.
Late Payment Penalties of 10% of the amount due are charged if payments reach Customer Service after the due date on the billing.
Sewer Revenue is the largest revenue source in this fund, with the majority of the service area inside the City limits. This revenue category has seen an increase due to new housing developments in the City limits that are served by the City's sanitary sewer system.
Surcharges are charged to large industrial and commercial customers if their pollutant load is in excess of what is found in the normal residential effluent waste. This revenue is based on historical trends but is totally dependent on the industry permit limits.
Sewer Tapping Fees are charged for a new customer to tap onto the City's Sanitary Sewer System. This charge is set to recover the City's cost to install the actual tap to the City's sewer for new or expanded service. This projection is based on historical trend.
Interest Revenue is based on cash balances, the economy, and interest rates.
Water/Sewer Connection Fees are charged to enable the system to fund its expansion. These fees are based on the prorated cost of providing service with each new tap to the system and vary depending on tap size. Projections are based on anticipated new customer acquisition.

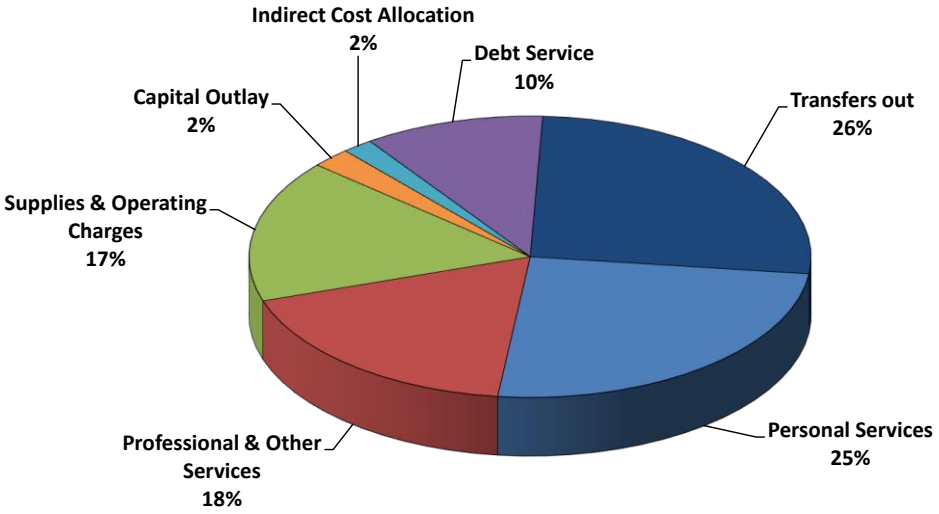
DEPARTMENT OF WATER RESOURCES FUND SUMMARY

REVENUES	FY2021 ACTUAL	FY2022 BUDGET	FY2023 BUDGET
Water Revenue	$ 34,030,887	$ 30,574,614	$ 30,913,102
Water Connection Fees	-	-	-
Water Connection Administration Fees	113,154	69,677	85,220
Water Tapping Fees	2,063,097	1,321,241	1,568,474
Account Service Fees	4,195,592	3,978,487	4,159,451
Service Fees	284,590	264,024	300,000
Late Payment Penalty	549,132	560,796	600,000
Sewer Revenue	33,054,424	31,683,647	33,091,750
Surcharge	928,189	800,000	1,079,367
Sewer Tapping Fees	45,900	20,520	30,780
Sewer Connection Fees	-	-	-
Sewer Connection Administration Fees	72,493	26,836	36,594
Recovery of Bad Debts	-	-	-
Miscellaneous	963,744	899,910	996,206
Interest	1,386,825	568,538	180,000
Gain(Loss) Sale of Fixed Assets	(6,368)	-	-
Intergovernmental Revenue	120,648	57,772	-
Contributions	1,955,958	-	-
Transfers In	10,420,360	3,247,942	4,097,101
Budgeted Net Position	-	-	-
Total Revenues	$ 90,178,625	$ 74,074,004	$ 77,138,045
EXPENDITURES			
Personal Services	11,666,343	18,039,476	19,210,261
Professional & Other Services	8,439,989	11,633,583	13,939,071
Supplies & Operating Charges	9,733,967	11,239,319	12,635,299
Capital Outlay	3,319,926	739,500	1,750,360
Total Operating Expenditures	33,160,225	41,651,878	47,534,991
Indirect Cost Allocation	1,290,306	1,351,351	1,366,451
Miscellaneous	73,256	-	-
Depreciation	16,517,130	-	-
Contingency	-	-	-
Debt Service	3,089,150	17,016,131	8,004,500
Transfer to E&R Fund	68,925	10,677,847	11,431,632
Transfer to Other Funds	3,381,432	3,376,797	8,800,471
Total Expenditures	$ 57,580,424	$ 74,074,004	$ 77,138,045
Excess Revenues Over/(Under) Expenses	$ 32,598,201	$ -	$ -

Revenues by Category



Expenditures by Category



SOLID WASTE DEPARTMENT

DEPARTMENT DESCRIPTION:

Serving the City of Gainesville Residents by maintaining a clean and healthy environment by collecting and disposing of waste and recycling refuse through, bi-weekly garbage pickup, weekly curbside refuse and yard waste as needed, weekly recycling pickup, dead animals, white goods, bulky items, and special pickup on a call-in basis (user fee) charged, litter control, and special pickup of solid waste and recycling at City sponsored events.

MISSION STATEMENT:

The mission of the Solid Waste Department is to enhance the overall condition of the residential area of the city by providing a proactive and creative approach to maintaining a clean and sanitary environment through education, enforcement, and the removal of all discarded waste.

GOALS & OBJECTIVES:

1. ***Collaborate with outside agencies to promote and improve the appearance, health and safety of the City.***
   * Continue efforts with Keep Hall Beautiful and the Lake Lanier Association and partners.
   * Work with local school systems to promote solid waste and recycling education.
2. ***Effectively manage residential recycling***
   * Provide recycling resources to community events as requested.
   * Distribute, as requested, the 35 gallon recycling containers to residents.
   * Monitor community recycling to develop a more streamlined program.
3. ***Implement new technologies to efficiently monitor solid waste operations***
   * Use software to track solid waste collection routes to ensure efficiency.
   * Work with the Department of Water Resources to develop tracking of new customers to ensure fees are accurate with the services provided.

PERFORMANCE MEASURES:

MEASURES	City Wide Strategic Priority	ACTUAL			Thru 12/31	BUDGET	
		FY2019	FY2020	FY2021	FY2022	FY2022	FY2023
Number of Customers	S	6754	6,909	7,101	7,186	7,250	7,300
Annual Waste Tonnage Picked up	SC	8434	8,901	9,741	4,975	9,000	9,200
Annual Household Stop Volume	SC	1,404,832	1,437,072	1,477,008	1,494,688	1,508,000	1,518,400
Recycling (% by weight)	SC	12.13%	8.58%	8.06%	7.65%	11.00%	8.00%
Tons Recycled	SC	859	721	746	363	770	750

REVENUE SOURCES & ASSUMPTIONS

Residential Collection is comprised of the existing user fee for residential garbage collection for twice weekly at the house and/or curbside pick-up. Included in this fee is once a week curbside rubbish and debris removal. Also included in this fee is once a week recycling pickup and a recycling container. The calculation is based on the annual average number of households served. The collection fee for all these services is $32.10 per month for this budget year.

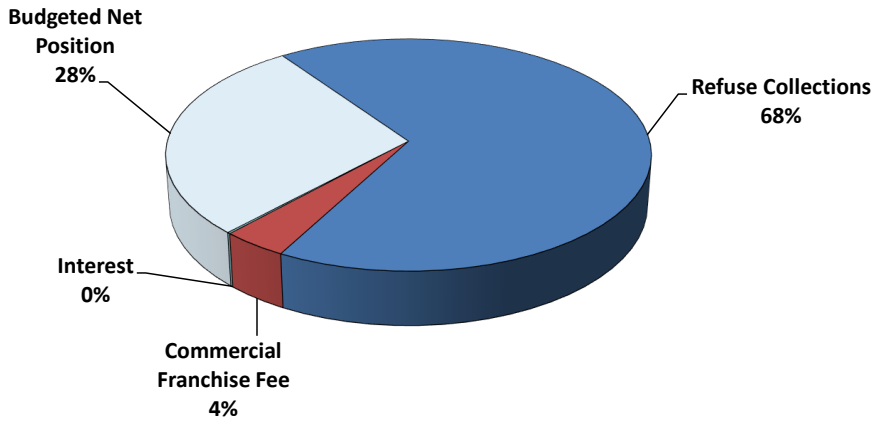
Commercial Franchise program began in FY 1994. Fees are projected at 5% of the gross receipts for all commercial garbage vendors. Assumptions are based on historical trends.

Special Services are recorded here such as the pick-up of white goods and furniture. Collection was started in FY 1995. Assumptions are based on historical trends and conservative estimates.

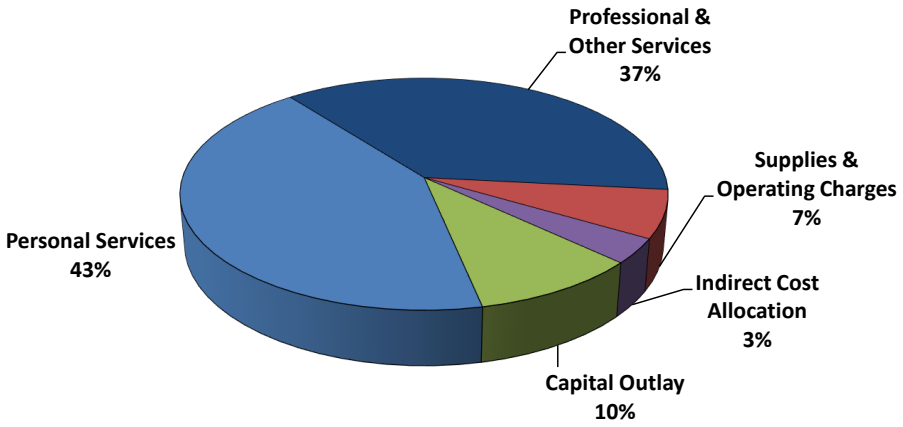
Landfill host fee is a fee paid on a per ton basis by landfills to the host city in accordance with State law.

SOLID WASTE FUND SUMMARY			
REVENUES	**FY2021 ACTUAL**	**FY2022 BUDGET**	**FY2023 BUDGET**
Refuse Collections	$ 2,812,568	$ 2,902,700	$ 2,821,960
Commercial Franchise Fee	168,001	165,000	165,000
Interest	27,027	7,500	7,500
Other Revenue	469,464	-	-
Budgeted Net Position	-	1,014,186	1,180,722
Total Revenues	$ 3,477,060	$ 4,089,386	$ 4,175,182
EXPENDITURES			
Personal Services	1,450,867	1,726,196	1,785,491
Professional & Other Services	913,249	1,149,538	1,553,539
Supplies & Operating Charges	183,564	252,200	279,700
Depreciation	319,167	-	-
Indirect Cost Allocation	146,452	146,452	146,452
Transfer to Other Funds	-	-	-
Capital Outlay	-	815,000	410,000
Total Expenditures	$ 3,013,299	$ 4,089,386	$ 4,175,182
Excess Revenues Over/(Under) Expenses	$ 463,761	$ -	$ -

Revenues by Category



Expenditures by Category



AIRPORT

DEPARTMENT DESCRIPTION:

The Lee Gilmer Memorial Airport is owned and operated by the City of Gainesville's Public Works Department. The airport offers 81 T-Hangars and 12 Corporate Hangars which are available to lease for both private and corporate aircraft. The Lee Gilmer Memorial Airport consists of two runways. Runway 11/29 is 4,001x 100' and runway 5/23 is 5,500 x 100' with Medium-intensity Approach Lighting System with Runway Alignment Indicator Lights (MALSR) and ILS (Instrument Landing System).

Unicom Frequency: 123.075.
ASOS: 126.475

MISSION STATEMENT:

To provide high quality, efficient services and superior infrastructure to all users of the Lee Gilmer Memorial Airport.

GOALS & OBJECTIVES:

1. ***Ensure the airport is maintained in the safest manner possible.***
* Identify and address all potential safety hazards that occur at or near the airport.
* Utilize FAA-GDOT grant funding to improve runway safety by the removing of obstructions.
* Maintain and update the safest navigational aids as per FAA requirements.

2. ***Enhance the appeal of airport facilities.***
* Utilize City and grant funding to further improve security of Airport property.
* Maintain all facilities in such a manner which will be most appealing to industrial park and hangar users.

3. ***Procure & utilize available alternative funding sources.***
* Airport management and consultants will strive to identify and utilize all available avenues of funding. Work with partners to exhaust OneGA grant.

PERFORMANCE MEASURES:

MEASURES	City Wide Strategic Priorities	ACTUAL			Thru 12/31	BUDGET	
		FY2019	FY2020	FY2021	FY2022	FY2022	FY2023
Months of Accident Free Operation	CS	12	12	12	12	12	12
Number of Operations Annually (Takeoffs & Landings)	S	31,000	31,000	31,000	16,000	32,000	33,000
Number of Based Aircraft	S	135	136	138	140	138	140
Alternative Funding obtained	S	$ 1,783,768	$ 69,000	$ 23,000	$ 23,000	$300,000	$ 500,000

REVENUE SOURCES & ASSUMPTIONS

Funding Sources: Charges for Services, Federal & State Grants

T-Hangar Rent includes the monthly rental of T-Hangars. There are five types of T-Hangars designed for two different sizes of aircraft, single engine and multi-engine planes. The projections are based on 85% occupancy , economy, and historical trends.

Corporate Hangar Rent includes the monthly rents of corporate hangars and related office space. The revenue projection is based on 91% occupancy at established rental rates.

Industrial Park Rent is for the rent of land in the Industrial Park. Revenues are very stable due to tenant stability over the past several years. All leases for the Airport Industrial Park are long-term leases.

Fuel Flowage Fee has been greatly improved with the Champion Aviation FBO (Fixed Base Operator) lease effective September 1, 2016 and with the addition of Lanier Aviation self serve gas fuel sales. The FBO fuel flowage was formerly assessed at 4 tiers: The first 17,000 gallons delivered per month was levied at $0.04 per gallon; from 17,001 to 21,000 gallons the fee was $0.06 per gallon; from 21,001 to 25,000 gallons, the fee was $0.08 per gallon; and any amount over 25,000 gallons was assessed at $0.10 per gallon. With the new FBO lease, the fuel flowage was assessed at $0.10 per gallon. The fuel flowage for Lanier Aviation is $0.10 per gallon.

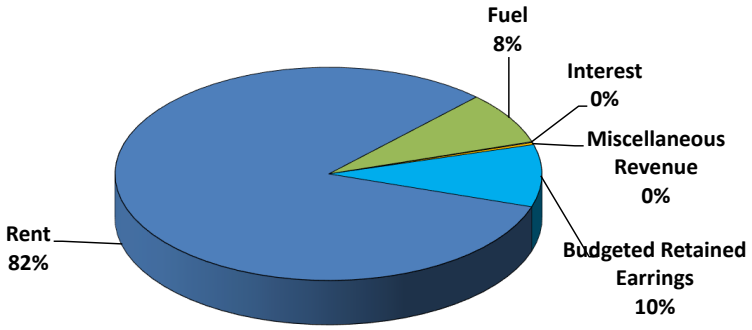
Fixed Base Operator (FBO) Lease is the lease of the facilities at the airport to the Fixed Base Operator, Champion Aviation Services, Inc. effective September 1, 2016. Monthly rate for this lease was initially set at $2,349.22 and is to be adjusted every five years based on the All Urban Consumer Price Index CPI-U.

Interest Income projections are based on cash balances, interest rates, and the economy.

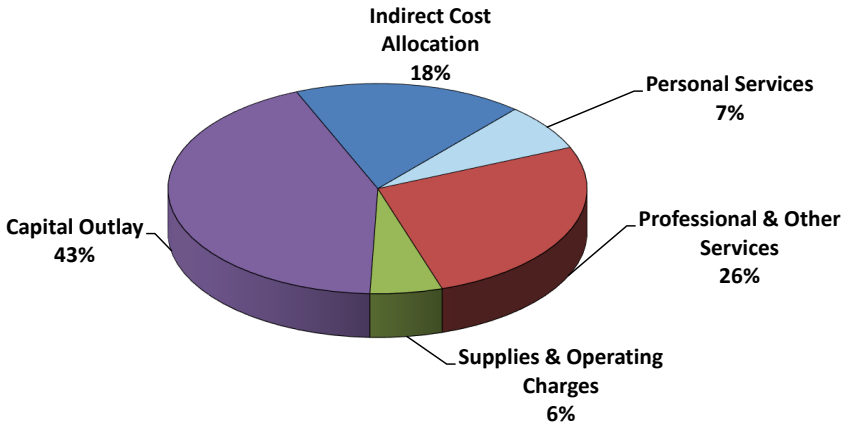
Other Income includes the flight center SASO fees, late payment fees, and wash rack fees.

AIRPORT FUND SUMMARY			
REVENUES	**FY2021 ACTUAL**	**FY2022 BUDGET**	**FY2023 BUDGET**
T-Hangar Rent	$ 374,826	$ 383,112	$ 378,556
Corporate Hangar Rent	429,092	429,084	429,092
Industrial Park Rent	160,444	160,512	163,654
Fuel	80,492	85,732	93,696
Intergovernmental	-	-	-
Interest	7,443	1,200	1,500
Miscellaneous Revenue	12,226	2,811	3,861
Grants	69,000	-	-
Budgeted Net Position	-	-	111,573
Total Revenues	$ 1,133,523	$ 1,062,451	$ 1,181,932
EXPENDITURES			
Personal Services	63,495	80,047	84,949
Professional & Other Services	163,493	288,541	312,641
Supplies & Operating Charges	39,312	62,700	65,900
Capital Outlay	-	421,602	508,881
Indirect Cost Allocation	209,561	209,561	209,561
Debt Service	-	-	-
Available for Capital Projects	-	-	-
Depreciation	623,929	-	-
Total Expenditures	$ 1,099,790	$ 1,062,451	$ 1,181,932
Excess Revenues Over/(Under) Expenses	$ 33,733	$ -	$ -

Revenues by Category



Expenditures by Category



CHATTAHOOCHEE GOLF COURSE

DEPARTMENT DESCRIPTION:

Chattahoochee Golf Course was designed by renowned architect Robert Trent Jones Sr. and opened in 1960. The course features 18 holes of Championship Golf, a practice range, two practice putting greens, a short game area, an indoor teaching facility for full swing analysis as well as an indoor putting lab. The clubhouse features a fully stocked golf pro shop, restaurant and men's and ladies locker rooms. The course was renovated in 2006 by Kevin Hargrave and Course Crafters. Chattahoochee Golf Club is the home of Tommy Aaron, the 1973 Masters Champion.

MISSION STATEMENT:

To enhance the quality of life for our citizens by providing affordable golf through first class customer service and quality golf course conditions.

GOALS & OBJECTIVES:

1. ***Improve golf course facility infrastructure.***

* Oversee the renovation of the basement area of the clubhouse - old men's and women's locker rooms.
* Repair and Improve deteriorating drainage areas in front of and behind #6 green.

2. ***Enhance the quality of life for local citizens through golf.***

* Create a new junior golf league to replace the PGA junior league. Local teams with all matches at Chattahoochee
* Upgrade Golf Genius to provide real time scoring for tournaments and events.
* Create a new yardage book to reflect the course renovations.

3. ***Increase City Golf Course awareness throughout the region.***

* Install a new City of Gainesville/Chattahoochee Golf Course sign at the entrance of Tommy Aaron Drive.
* Provide weekly photos and course renovation info vis Facebook and Instagram.
* Utilize the marketing tools of the new stand alone website to promote CGC.

PERFORMANCE MEASURES:

MEASURES	City Wide Strategic Priority	ACTUAL			Through 12/31	BUDGET	
		FY2019	FY 2020	FY 2021	FY 2022	FY2022	FY2023
Number of tournaments for online system.	RD	67	105	83*	8*	110	110
Number of participants for The Herd Jr. Program.	RD	18	18	N/A	N/A	20	20
Number of hits on website video.	RD	6558	5670	7,824	7,919	10,000	10,000
Number of Social Media Hits.	RD	2419	6,407	6,581	3,674	5,000	7,000
Number of participants for PGA Junior League.	RD	14	18	26	0**	24	30
Number of new email addresses collected.	RD	N/A	682	179*	206	500	500

* Course was closed 5 months for renovation.

** Begins in March

REVENUE SOURCES & ASSUMPTIONS

Charges for Services include a varying range of greens fees, golf cart rental fees, driving range fees, handicap services, and locker fees. Projections rely on historical data from the last three years. Revenue has been very stable to declining somewhat over the past three years (due to the uncertain economy and increased competition).

GREENS FEES, CART FEES, AND & OTHER REVENUE

Weekend AM - The largest source of green fee revenue.

Weekday Green Fee - Available to every golfer that plays CGC during the week.

Senior - Discounted green fee only available to residents 62 years and older.

Early Twilight - Discounted green fee that is available to all patrons generally 5 hours before sun sets.

Twilight - Discounted green fee that is available to all patron generally 3 hours before sun sets.

Weekend - Hall Co. green fee offered between Weekend AM and twilight times.

Guest - Chattahoochee Country Club Members Guest Fees. This revenue should increase with the corporate agreement with CCC.

High School - High school discount is given to students during the week, and on weekends after 2:00. This class of green fees has been the stable over the past several years.

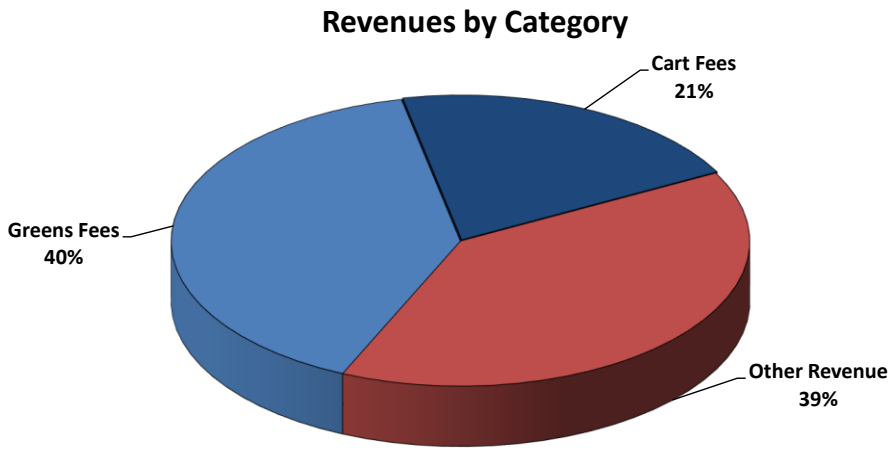
College - College discount given to students during the week. This fee has remained steady over the past years.

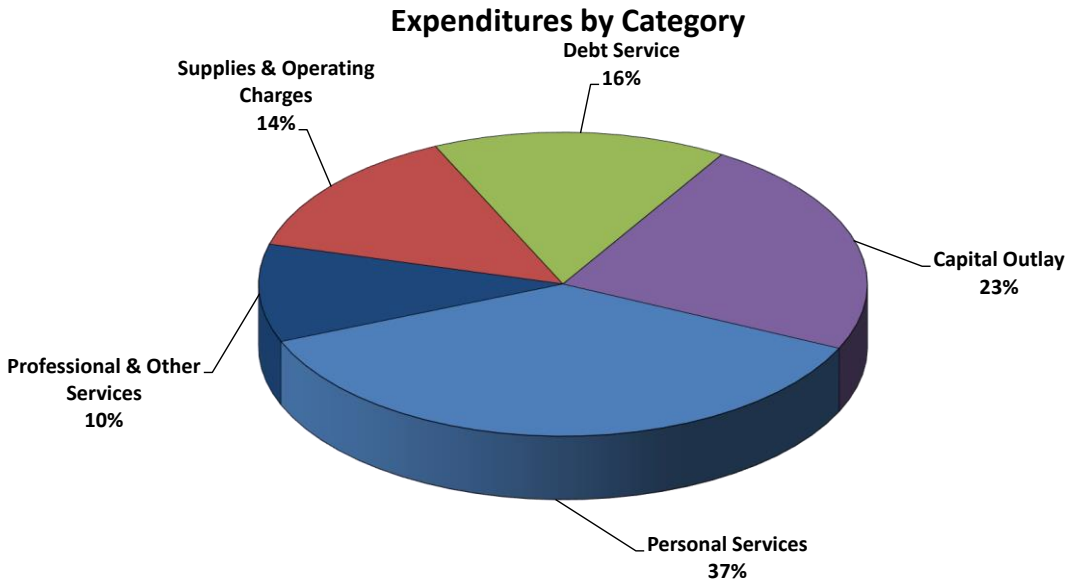
Cart Rental Fees - Cart revenues are the largest source of revenue and have remained steady over the past three years.

Handicap Fees - GSGA service that updates and maintains golfer's handicaps. The amount is $40 per year per golfer. The course pays $25.00 for each golfer to the GSGA for the use of their system.

Driving Range Fees - From sales of range tokens. These fees have been stable over the past three years.

CHATTAHOOCHEE GOLF COURSE FUND SUMMARY			
REVENUES	**FY2021 ACTUAL**	**FY2022 BUDGET**	**FY2023 BUDGET**
Greens Fees	$ 605,004	$ 633,066	$ 785,721
Cart Fees	302,992	301,136	401,762
Other Revenue	129,484	541,191	773,646
Interest On Investments	2,909	-	-
Transfers In from General Fund	1,279,082	40,360	-
Budgeted Net Position	-	-	-
Total Revenues	$ 2,319,471	$ 1,515,753	$ 1,961,129
EXPENDITURES			
Personal Services	532,911	693,314	723,231
Professional & Other Services	196,247	194,455	204,105
Supplies & Operating Charges	249,028	253,600	272,200
Debt Service	45,473	308,784	306,593
Amortization/Depreciation	312,647	-	-
Capital Outlay	(6,200)	65,600	455,000
Total Expenditures	$ 1,330,106	$ 1,515,753	$ 1,961,129
Excess Revenues Over/(Under) Expenses	$ 989,365	$ -	$ -





GENERAL INSURANCE FUND

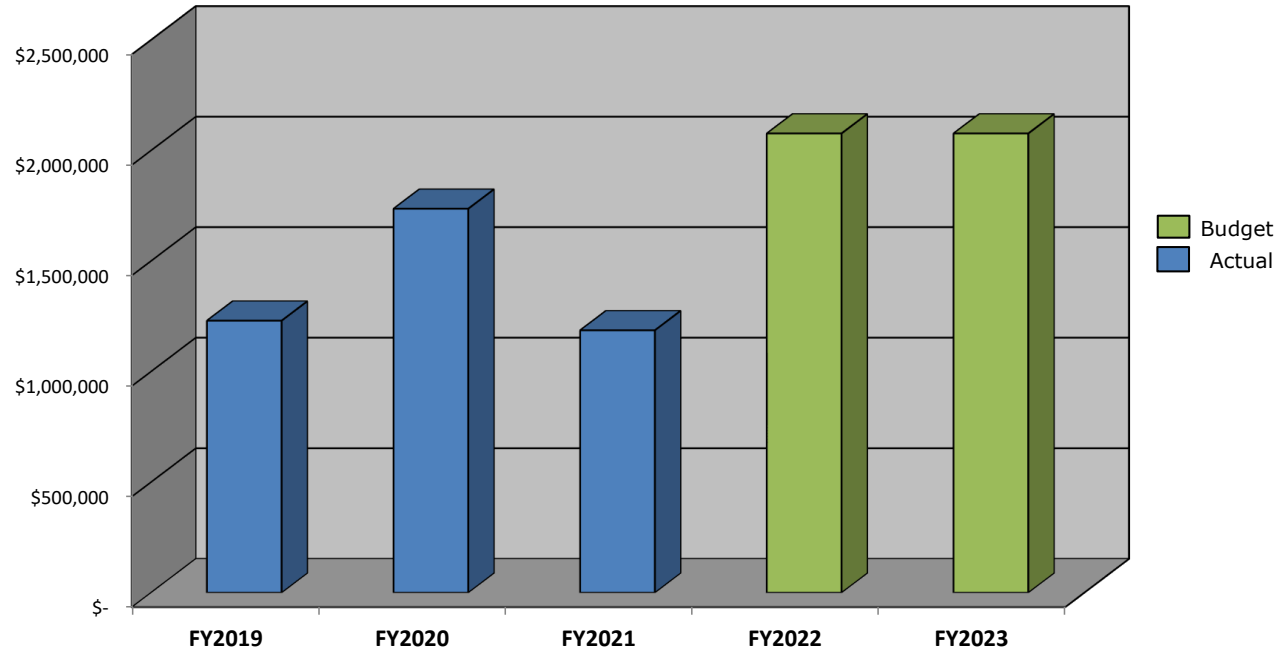
FUND DESCRIPTION:

The General Insurance Fund will account for property, liability, and workers' compensation insurance provided to the City departments. This is an internal service fund which is used to provide goods and services provided to the departments and agencies within the city. Costs of these goods and services are charged to the specific departments or units.

GENERAL INSURANCE FUND SUMMARY

	FY2021 ACTUAL	FY2022 BUDGET	FY2023 BUDGET
Revenue			
Premiums and Losses Paid by Departments	$ 1,175,481	$ 2,023,902	$ 2,023,902
Interest	15,773	15,000	15,000
Other	10,978	-	-
Budgeted Net Position	-	38,121	38,121
Total Revenue	$ 1,202,232	$ 2,077,023	$ 2,077,023
Expenditures			
Professional & Other Services	1,008,789	1,024,352	1,024,352
Supplies & Operating Charges	-	875,000	875,000
Indirect Cost Allocation	177,671	177,671	177,671
Transfers Out	-	-	-
Total Expenditures	$ 1,186,460	$ 2,077,023	$ 2,077,023
Excess Revenues Over/(Under) Expenditures	**$ 15,772**	**$ -**	**$ -**

Five Year Budget Trend



EMPLOYEE BENEFITS FUND

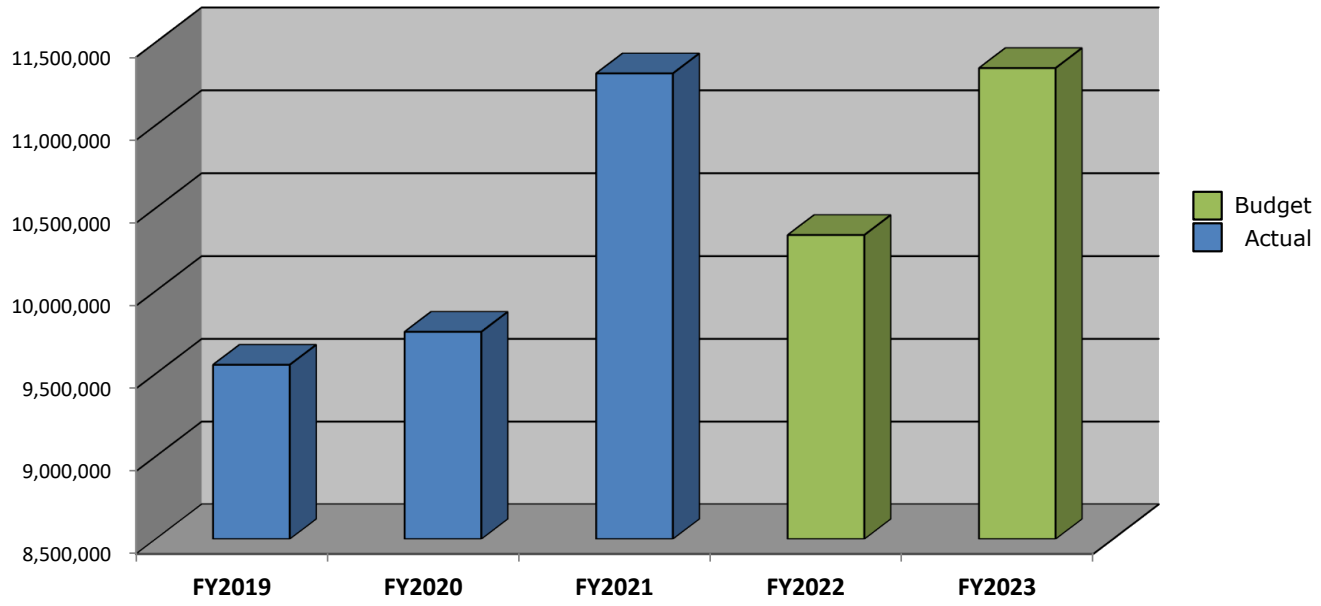
DEPARTMENT DESCRIPTION:

The Employee Benefits Fund accounts for the cost of providing life, health and other insurance benefits to City employees and retirees and their dependents, plus administrative costs and claims associated with these insurance components. As this is an internal service fund, which is used to provide goods and services to the departments and agencies within the city, costs of these goods and services are charged to the various departments.

EMPLOYEE BENEFITS FUND SUMMARY

REVENUES	FY2021 ACTUAL	FY2022 BUDGET	FY2023 BUDGET
Premiums	$ 9,551,863	$ 9,288,230	$ 10,569,930
Interest	45,067	2,200	2,200
Transfers in	13,700	-	-
Budgeted Net Position	-	1,046,764	772,164
Total Revenues	9,610,630	10,337,194	11,344,294
EXPENDITURES			
Health Insurance Premiums/Claims Expense	8,611,960	7,430,643	8,362,743
Life Insurance Premiums	428,712	293,627	293,627
Vision Insurance Premiums	-	48,827	48,827
Dental Insurance Premiums	456,963	373,724	373,724
Long-term Disability Insurance		139,473	139,473
Medical Clinic Operations	861,329	837,100	912,100
Administration/Wellness Program	-	-	-
Other Costs	953,137	1,213,800	1,213,800
Total Expenditures	$ 11,312,101	$ 10,337,194	$ 11,344,294
Excess Revenues Over/(Under) Expenditures	$ (1,701,471)	$ -	$ -

Employee Benefits Five Year Trend



VEHICLE SERVICES FUND

DEPARTMENT DESCRIPTION:

The Vehicle Services operation of Public Works is responsible for providing preventive maintenance and repairs to City vehicles and equipment ranging from automobiles and trucks to large trucks and construction equipment. Departments whose vehicles are serviced include Public Works, Fire, Police, and Hall Area Transit buses. Vehicle Services includes fueling services at the Public Works yard and the Public Utilities shop. Services within the Division include the Fuel Master (the fuel management system), repair and maintain the fleet wash bay, and emergency (24 hour on call) repair on vehicles to ensure safe and reliable operation of City owned vehicles.

MISSION STATEMENT:

To provide automotive and equipment repairs with dedication to vehicle safety and commitment to delivering secure, effective, and professional vehicle services.

GOALS & OBJECTIVES:

1. ***Increase functional time of all City vehicles & equipment.***
   * Respond to emergency calls in less than 20 minutes.
   * Implement workmanship standards to reduce repeat repairs.
   * Improve and build on the technical skills of all shop staff by attending any relevant continuing education opportunities.
2. ***Enable departmental managers to effectively manage their fleet's fuel usage.***
   * Ensure adequate fuel levels to meet departmental needs.
   * Provide monthly reports for departmental fuel usage.
3. ***Effectively & efficiently mange vehicle services inventory.***
   * Adhere to best management practices for inventory policies.
   * Optimize inventory control policies using software upgrades as a guide for further enhancements.
   * Proactively manage outside vendors, parts and supplies.

PERFORMANCE MEASURES:

MEASURES	City Wide Strategic Priority	ACTUAL			Thru 12/31	BUDGET	
		FY2019	FY2020	FY2021	FY2022	FY2022	FY2023
Vehicles and Equipment Maintained	S	420	430	445	462	445	462
Work Orders Completed	S	3000	3,961	3,648	1,402	3,900	3,200
% Repeat Repairs	S	2%	2%	2%	0.5%	2%	2%
% Total Fleet Downtime	S	5%	5%	5%	5%	5%	5%

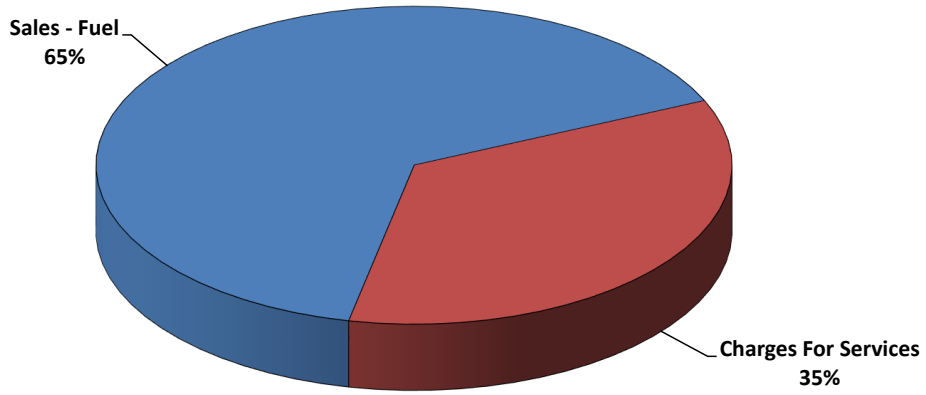
REVENUE SOURCES & ASSUMPTIONS

Charges for Services: These are charges for maintenance and routine services on city owned vehicles, to the various user departments.

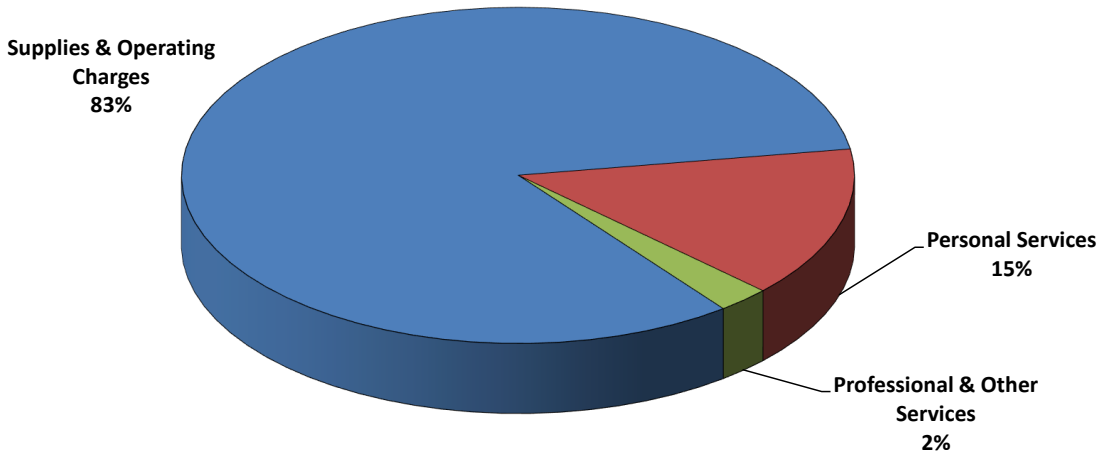
Fuel sales: These are the charges for the purchase of fuel for each City owned vehicle with each department.

VEHICLE SERVICES FUND SUMMARY			
REVENUES	**FY2021 ACTUAL**	**FY2022 BUDGET**	**FY2023 BUDGET**
Charges For Services	$ 901,823	$ 1,063,619	$ 1,068,460
Sales - Fuel	1,059,249	1,000,000	1,987,000
Other	1,864	-	-
Transfers in	-	-	-
Budgeted Net Position	-	-	-
Total Revenues	$ 1,962,936	$ 2,063,619	$ 3,055,460
EXPENDITURES			
Personal Services	396,468	419,021	444,383
Professional & Other Services	35,243	67,269	77,289
Supplies & Operating Charges	1,494,676	1,577,329	2,533,788
Depreciation	36,549	-	-
Capital Outlay	-	-	-
Transfers Out	-	-	-
Total Expenditures	$ 1,962,936	$ 2,063,619	$ 3,055,460
Excess Revenues Over/(Under) Expenditures	$ -	$ -	$ -

Revenues by Category



Expenditures by Category



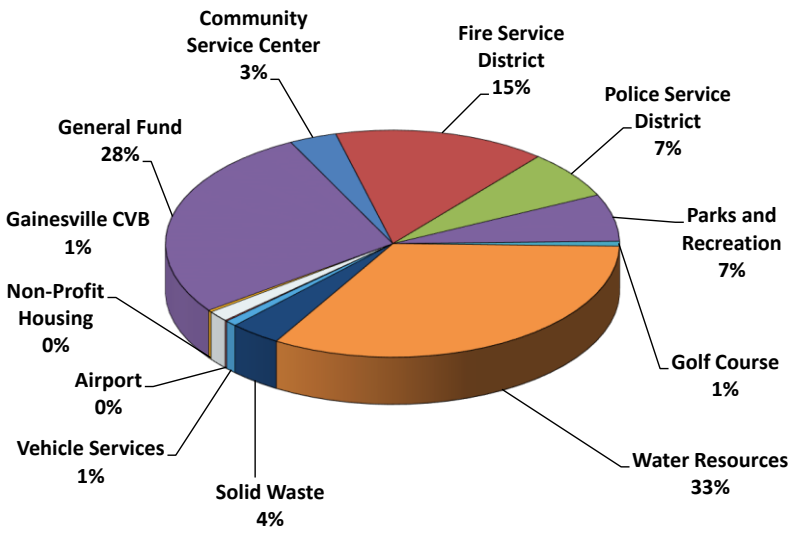
FISCAL YEAR 2023 PROPOSED POSITIONS

(5-year Summary)

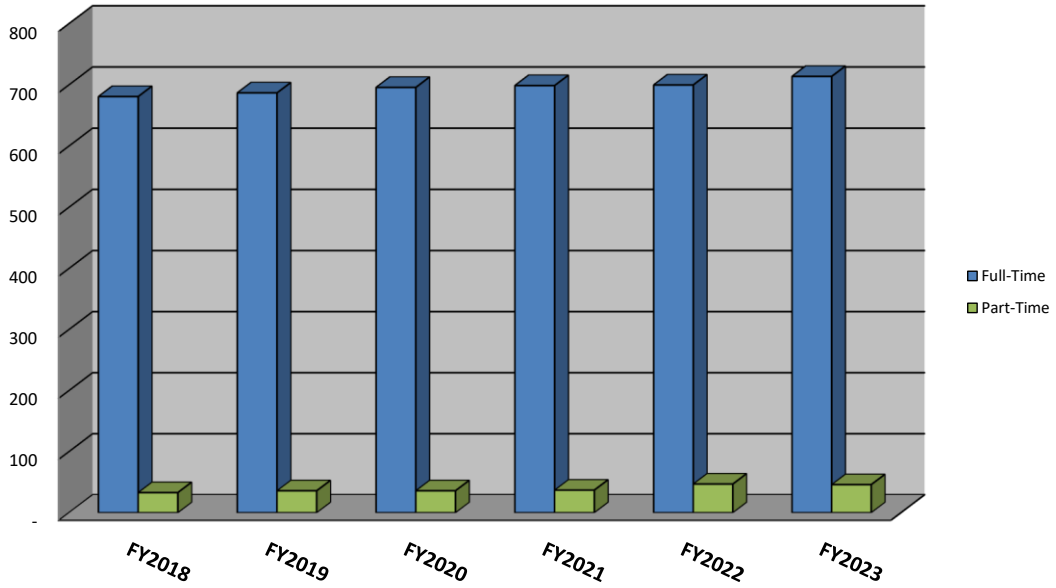
	Budget									
	FY2019		FY2020		FY2021		FY2022		FY2023	
DEPARTMENTS	FT	PT	FT	PT	FT	PT	FT	PT	FT	PT
City Council		6		6		6		6		6
City Manager	6		6	1	6	1	6	2	6	2
Financial Services	14		14	1	14	1	14	1	14	1
Information Technology	9		9		9		9		10	
Human Resources Department	10		10		10		10		10	
Municipal Court	8	2	8	2	8	2	8	2	8	2
Community Development Dept.	16	7	17	7	17	7	18	7	18	7
Police Department	117	3	118	3	118	3	69	3	69	3
Public Land and Buildings	6		6		6		6		6	
Engineering Services	11		11		11		12		12	
Traffic Services	7		7		7		7		7	
Streets	25		25		25		24		24	
Storm Water	5		5		5		5		5	
Cemetery	8		8		8		8		8	
Total General Fund	**242**	**18**	**244**	**20**	**244**	**20**	**196**	**21**	**197**	**21**
Fire Service District	103		103		104		104		108	
Police Service District	-		-		-		49		49	
Community Service Center	26	17	25	16	25	17	24	26	24	25
Cable TV	2	1	-	-	-	-	-	-	-	-
Parks and Recreation	40	Varies	44	Varies	43	Varies	43	Varies	48	Varies
Airport	1		1		1		1		1	
Department of Water Resources	232	-	234	-	234	-	234		237	
Solid Waste Department	25	-	25	-	25	-	26		26	
Golf Course	5	Various	5	Various	5	Various	5	Various	5	Various
Vehicle Services	6	-	6	-	6	-	6		6	
Gainesville Convention and Visitor's Bureau	4	-	7	-	10	-	10		11	
Non-Profit Housing	1	-	2	-	2	-	2		2	
TOTAL AUTHORIZED POSITIONS	**687**	**36**	**696**	**36**	**699**	**37**	**700**	**47**	**714**	**46**

* Total Increase in position is 14. Added an IT Special Projects Manager, 4 Fire Fighter/Emts, 1 Recreation Manager, 3 Parks Maintenance Workers, 1 Guest Services Coordinator 2 Pump Station Techs, 1 Shop Foreman and a Sport Alliance Manager 1/2 year.

Authorized Positions by Fund FY 2023



Five-Year Positional Change Chart



CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 6/2/2022

Presenter: Abb Hayes

Item of Business: Public Comments Regarding Proposed Fiscal Year 2023 Budget

Meeting Date: 6/7/2022

Purpose of Request:

To allow for public comments pertaining to the proposed FY22 budget.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments: