

CHAPTER 11 CONSOLIDATED SHORT-TERM WORK PROGRAM

Each of the preceding chapters of this community agenda as appropriate provides a short-term work program. This chapter (Table 11.1) consolidates those work programs into a single table so that the City of Flowery Branch can more easily monitor implementation. Where public improvements are set up with more detailed cost estimates, those improvements are consolidated into Table 11.2, Schedule of Community Improvements, 2006-2010, which is also considered to be a part of the Short-term Work Program.

Table 11.1
Consolidated Short-Term Work Program
City of Flowery Branch, 2006-2010

Description	Year(s) To Be Implemented	Estimated Cost (\$)	Responsible Party	Possible Funding Sources
HOUSING				
Monitor citywide adherence to housing policies for desired mixes of housing types and recommended owner-renter ratio.	2006-2010		City Planner	
Review annexation, rezoning, and master plan proposals for consistency with housing policies	2006-2010		City Planner	
Identify and publicize local, state, federal, and private/nonprofit housing programs and incentives to upgrade existing housing units	2006-2010		City Planner/ City Manager	
Prepare, adopt, and enforce a housing code and residential property appearance standards	2006-2010		City Planner; code enforcement	Operating budget – code enforcement
Increase housing opportunities for seniors in Flowery Branch; add at least 50 units by 2010 specifically for elderly living	2010		City Planner	Through review of developments
ECONOMIC DEVELOPMENT				
Conduct a review of the City's water and sewer tap-on fees in comparison with needs and fees charged in surrounding and nearby jurisdictions, then evaluate whether such fees have an impact on recruitment of businesses and residents	2006	\$10,000	Director of Water and Sewer/ Sewer and Water Committee	Operating Budget
Assess needs of small and home-based businesses in the City	2006		Better Hometown Coordinator	
Contact community program coordinators at colleges, universities and technical institutes to determine how they can assist with the City's economic development and redevelopment efforts	2006		Better Hometown Coordinator	
Explore prospects with the Atlanta Falcons and interested business owner(s) to establish an Atlanta Falcons store in Old Town	2006-2007		Better Hometown Coordinator	
Establish an urban redevelopment agency, prepare an urban redevelopment plan for selected city blocks in Old Town in need of redevelopment (see also Redevelopment)	2006-2007	\$25,000	City Planner; Mayor and City Council	Operating Budget
Aggressively market opportunities for redevelopment	2006-2010		Better Hometown Coordinator; Greater Hall Chamber; Convention and Visitor's Bureau	
Work with Old Town merchants to identify and conduct promotional activities, and involve the business community in decision-making about matters that affect them	2006-2010		Better Hometown Coordinator	

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Flowers Branch Comprehensive Plan, Community Agenda**

Description	Year(s) To Be Implemented	Estimated Cost (\$)	Responsible Party	Possible Funding Sources
Periodically review and implement the recommendations, as appropriate, of the study of economic development potential in the I-985 corridor (sponsored by Hall County)	2006-2010		Better Hometown Coordinator/ City Manager	
Initiate a "Concerts on the Lake" program at Flowers Branch Park on Lake Lanier	2007		Better Hometown Coordinator	
Consider additional staffing beyond the Better Hometown Coordinator to staff the City's redevelopment agency and promote redevelopment and economic development efforts	2008-2009		Mayor and City Council	Operating Budget
WATER AND SEWER				
Complete study and mapping of the city's water system	2006	unknown	City Water and Sewer	Water/sewer fund or annual operating budget
Add laboratory building at sewage treatment plant (completed)	2006	\$362,000	City Water and Sewer	Water/sewer fund
Amend intergovernmental agreements to resolve disputes and/or add clarity to allocations of sewer capacity among Oakwood, Flowers Branch, and Hall County	2006	unknown	City Attorney	Annual operating budget (city attorney fees)
Incorporate reuse water service area boundaries into existing intergovernmental agreements with Oakwood and Hall County	2006	unknown	City Attorney	Annual operating budget (city attorney fees)
Prepare maintenance and replacement program for water and sewer lines, conduct a review of the city's water and sewer rate schedules (tap-on fees), and adjust to match identified needs for replacement and upgrade of systems	2006	\$20,000	City Water and Sewer	Water/sewer fund or annual operating budget
Establish a policy for the "oversizing" of water mains (land development regulations)	2006	Include in regulations	Water and Sewer; Planner	Operating budget
Develop city water conservation program, implementing objectives of the Metropolitan North Georgia Water Planning District	2006 (annual implementation thereafter)	\$22,000	City Water and Sewer	Operating budget
Add new well for additional water supply	2006	\$100,000	City Water and Sewer	Bond; water/sewer fund
Develop contingency plans for dealing with major water and sewer line breaks, loss of water sources during drought, and other possible damages to the water and sewer systems such as flooding	2006-2007	Unknown	City Water and Sewer	Water/sewer fund or annual operating budget
Prepare and/or update technical specifications for connection to the potable water, reuse water, and sanitary sewer systems	2006-2007	\$20,000	City Water and Sewer	Water/sewer fund or annual operating budget
Erect new 750,000 gallon ground storage tank	2006-2007	\$800,000	City Water and Sewer	Bond; water/sewer fund
Connect new well and new tank with water lines	2006-2007	unknown	City Water and Sewer	Water/sewer fund

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Description	Year(s) To Be Implemented	Estimated Cost (\$)	Responsible Party	Possible Funding Sources
Maintain and replace water lines as needed (annual expenditure)	2006-2010	\$100,000 annually	City Water and Sewer	Water/sewer fund
Extend lines of water reuse system (multiple projects) (annual expenditure)	2006-2010	\$1,500,000	City Water and Sewer	Water/sewer fund
Expand the sewer plant (wastewater reclamation facility) to 3.0 mgd capacity	2008	\$10,000,000	City Water and Sewer	Water/sewer fund; revenue bonds
Extend sanitary sewer lines along McEver Road, Atlanta Highway (part), and Hog Mountain Road	2006-2010	\$5,000,000	Hall County Water/Sewer	Hall County Capital Improvement Program
Maintain and replace sewer lines as needed (annual expenditure)	2006-2010	\$100,000 annually	City Water and Sewer	Water/sewer fund
Replace water and sewer department vehicles as needed	2006-2010	unknown	City Water and Sewer	Water/sewer fund or annual operating budget
STORMWATER MANAGEMENT				
Consider the need to provide a stormwater collection system in Old Town to ensure redevelopment, at the time a Redevelopment Plan is prepared	2006		City Planner; Director of Water and Sewer Dept.	Operating Budget
75 to 90 percent of the City's population will have achieved awareness of water resource protection issues	2006		To be assigned	Operating Budget
Respond to mandates of the Metropolitan North Georgia Water Planning District in terms of implementing its Districtwide Watershed Management Plan	2006-2010	\$22,000 (see previous page)	City will need to assign these responsibilities	Operating Budget
Complete inventory of stormwater system	2007	\$25,000	To be assigned	
Adopt an ordinance that establishes septic system inspection and maintenance programs, including requirements for pumping septic tanks every five years	2007		To be assigned; City Attorney	Technical Assistance from Metro N. Ga. Water Planning District
Provide training and certification programs for site designers and engineers to assure that the standards and criteria in the <i>Georgia Stormwater Management Manual</i> are met	2007-2010	\$1,500	To be assigned	Technical Assistance from Metro N. Ga. Water Planning District
Initiate water quality monitoring efforts as may be required to meet Water District mandates	2007	Unknown	To be assigned	Technical Assistance from Metro N. Ga. Water Planning District
Consider the feasibility of initiating a stormwater utility to help fund maintenance of stormwater facilities, either individually or in conjunction with Hall County	2007	Unknown	To be assigned; Consultant	Technical Assistance from Metro N. Ga. Water Planning District
Prepare a watershed improvement plan for substantially impacted watersheds (i.e., those that do not meet water quality standards and designated uses), as may be required	2007-2010	Unknown	To be assigned; Consultant	Technical Assistance from Metro N. Ga. Water Planning District

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Description	Year(s) To Be Implemented	Estimated Cost (\$)	Responsible Party	Funding Sources
TRANSPORTATION -- GENERAL				
Complete downtown streetscape project	2006	\$402,000	City Planner	TEA-21
Monitor the proposal to develop commuter rail between Atlanta and Gainesville	2006-2010		City Planner	
Implement the transportation policies at the time of site plan and preliminary plat review.	2006-2010		City Planner	
Include specific provisions for off-street, public parking lots as a part of the Old Town redevelopment plan	2006-2007		City Planner	Fund under redevelopment plan
Acquire right-of-way and construct connector road between Snelling Street and Lights Ferry Road	2006-2008	Unknown	Mayor and City Council	Funding to be determined
Acquire right-of-way and construct connector road between Atlanta Highway and Mitchell Street, including CSX Railroad underpass	2006-2008	Unknown	Mayor and City Council	Funding to be determined; Georgia DOT
Implement selected pedestrian and bicycle improvements to provide safe alternate forms of transportation, in accordance with the project schedule of improvements provided in this chapter (see Table 6.3).	2006-2010	See Table 6.3	Public Works Director or City Engineer	Funding to be determined
Implement a pavement management system that improves the rideability rating of all local roads from "3" or "4" to "2" or better within five years.	2006-2010		Public Works Director or City Engineer	Annual operating budget; LARP
Develop a plan to convert two-way streets to one-way streets, as may be appropriate, to provide for sidewalks within existing right-of-ways.	2006-2007	\$20,000	Traffic Engineering Consultant	Annual operating budget
Prepare and adopt an access management and enhancement plan for parts of Atlanta Highway within the City limits	2008	\$20,000	Urban design/ Planning Consultant	Annual operating budget
Martin Road Interchange Study	2006-2010	Unknown	MPO	MPO
Improvements of I-985 and Spout Springs Road Interchange.	2006-2010	Unknown	MPO	MPO
Study or assessment of north-south access through/around Downtown Flowers Branch.	2006-2010	Unknown	MPO	MPO
TRANSPORTATION – STREETS				
Flowers Branch Streetscape (Main St.)	2005-2010	\$402,000	City	Federal Grant
Winder Highway Widening from Cedar Ridge Drive to SR 211	2005-2010	\$15,670,000	County; State	See MPO Plan
Friendship/ Thompson Mill Road Widening and Relocation from I-985 to SR 211	2005-2010	\$33,527,000	County; State	See MPO Plan
McEver Road Intersections	2005-2010	\$7,500,000	County; State	See MPO Plan
One-Way Pairing of Streets in Old Town	2005-2010	Cost of signs	City	Capital Budget
Widen Mitchell Street between Main and Pine for trucks	2005-2010	\$100,000	City	Capital Budget
Widen Mitchell Street to the Marina (Corps property) or designate as a one-way out of Starboard Marina	2005-2010	\$150,000 or cost of signs	City	Capital Budget
Designate Gainesville Street as a one-way into Starboard Marina	2005-2010	Cost of signs	City	Capital Budget
Designate Jones Street as one-way	2005-2010	Cost of signs	City	Capital Budget
Improve intersection of Jones and Gainesville Street	2005-2010	\$150,000	City	Capital Budget

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Description	Year(s) To Be Implemented	Estimated Cost (\$)	Responsible Party	Funding Sources
Reconfigure Jones Street intersection with Mitchell Street to 90 degrees	2006-2010	\$100,000	City	Capital Budget
Pine Street extension to Railroad Avenue	2006-2010	\$275,000	City	Capital Budget
Knight Drive extension to Mitchell Street	2006-2010	\$225,000	City	Capital Budget
Monitor the proposal to develop commuter rail between Atlanta and Gainesville	2006-2010		City Planner	
Implement the transportation policies at the time of site plan and preliminary plat review	2006-2010		City Planner	
Include specific provisions for off-street, public parking lots as a part of the Old Town redevelopment plan	2006-2007		City Planner	Fund under redevelopment plan
Implement a pavement management system that improves the rideability rating of all local roads	2006-2010		Public Works Director or City Engineer	Annual operating budget; LARP
Prepare and adopt an access management and enhancement plan for parts of Atlanta Highway within the City limits	2008	\$20,000	Urban design/ Planning Consultant	Annual operating budget
Friendship Road widening from I-985 to Lake Lanier Islands	2011-2020	\$5,328,000	County; State	See MPO Plan
New I-985 Interchange – Martin Road	2011-2020	\$11,010,000	County; State	See MPO Plan
Atlanta/Buford Highway Widening from Thompson Mill Road to SR 347	2011-2020	\$3,146,000	County; State	See MPO Plan
Spout Springs Road Widening from Hog Mountain Rd to Gwinnett Co.	2011-2020	\$18,411,000	County; State	See MPO Plan
Martin Road Widening from new interchange to SR 53	2011-2020	\$11,044,000	County; State	See MPO Plan
Lights Ferry Road – Snelling Street Connection and intersection improvements at Mitchell Street and Lights Ferry Road (see also grade separation project described immediately below)	2011-2020	\$385,000	State; City	Federal and state
Grade-Separation of CSX Railroad and Snelling Street (see also project described immediately above)	2011-2020	\$20,000,000	State; City	Federal and state
McEver Road Widening (SR 347 to Jim Crow Road)	2021-2030	\$14,962,000	County; State	See MPO Plan
Atlanta Highway/ Falcon Parkway Widening from Radford Road to SR 53	2021-2030	\$11,775,000	County; State	See MPO Plan
McEver Road Widening (Jim Crow Rd to SR 53)	2021-2030	\$14,962,000	County; State	See MPO Plan
Hog Mountain Road Widening (Gwinnett County to Atlanta Hwy/ Falcon Pkwy)	2021-2030	\$17,485,000	County; State	See MPO Plan
SIDEWALKS AND BIKE WAY PROJECTS				
Greenway: Park Connector from City Park to Alberta Banks Park	2011-2020	\$729,740	City	TBD; GO Bond
Greenway: Neighborhood Park Connector from East Main Street - Flowery Way	2011-2020	\$248,600	City	GO Bond; Capital Budget
Sidewalk, Railroad Avenue from Snelling Street to Chattahoochee Street	2011-2020	\$65,184	City	Capital Budget
Sidewalk, East Main Street from Atlanta Highway to Thurman Tanner Road	2011-2020	\$174,132	City	Capital Budget
Sidewalk, Spring Street from Atlanta Highway to Cul-de-Sac	2011-2020	\$82,236	City	Capital Budget
Sidewalk, Cantrell Road from Atlanta Highway to Beacon Ridge Lane	2011-2020	\$146,272	City	Capital Budget
Sidewalk, Main Street from Mitchell Street to Gainesville Street	2011-2020	\$20,692	City	Capital Budget

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Description	Year(s) To Be Implemented	Estimated Cost (\$)	Responsible Party	Funding Sources
Sidewalk, Gainesville Street from Mitchell Street to McEver Road	2011-2020	\$439,180	City	Capital Budget
Sidewalk, Gainesville Street from McEver Road to North Overby Road	2011-2020	\$315,840	City	Capital Budget
Sidewalk, Lights Ferry Road from Mitchell Street to Gainesville Street	2011-2020	\$11,732	City	Capital Budget
Sidewalk, Mitchell Street from Tanner to City Park	2011-2020	\$33,180	City	Capital Budget
Sidewalk, Radford Road to unnamed residential street	2011-2020	\$144,732	City	Capital Budget
Bikeway, Mulberry Street from Phil Niekro Boulevard to Hog Mountain Road	2020 or later	\$381,880	City	Capital Budget
Bikeway, Atlanta Highway from Thurman Tanner Road to Hog Mountain Road	2020 or later	\$385,720	City; State	Capital Budget; State TIP
Bikeway, Hog Mountain Road from Wade Orr Road to Mulberry Street	2020 or later	\$224,160	City; County	Capital Budgets
Bikeway, Hog Mountain Road from Mulberry Street to Atlanta Highway	2020 or later	\$620,120	City; County	Capital Budgets
Bikeway, McEver Road from Lights Ferry Road to Gaines Ferry Road	2020 or later	\$465,680	County; State	Capital Budget; State TIP
Bikeway, McEver Road from Radford Road to McBrayer Road	2020 or later	\$454,160	County; State	Capital Budget; State TIP
Bikeway, Sims/White Road from McEver Road to Thurman Tanner Road	2020 or later	\$444,880	City	Capital Budget
Bikeway, Thurman Tanner Road from Sims/White Road to Atlanta Highway	2020 or later	\$463,960	City; County	Capital Budgets
Bikeway Loop, McEver Road from Lights Ferry Road to Radford Road	2020 or later	\$329,000	County; State	Capital Budget; State TIP
Bikeway Loop, Radford Road from McEver Road to Thurman Tanner Road	2020 or later	\$229,560	City; County	Capital Budgets
Bikeway Loop, Thurman Tanner Road from Atlanta Highway to Phil Niekro Boulevard	2020 or later	\$530,600	City; County	Capital Budgets
Bikeway Loop, Phil Niekro Boulevard from Thurman Tanner Road to Atlanta Highway	2020 or later	\$188,600	City; State	Capital Budget; State TIP
Bikeway Loop, Snelling/Church/Tanner from Railroad Avenue to Gainesville Street	2020 or later	\$125,000	City	Capital Budget
Bikeway Loop, Lights Ferry Road from Gainesville Street - McEver Road	2020 or later	\$369,640	City; County	Capital Budgets
Prepare and adopt conservation subdivision provisions in the City's new (rewritten) land use regulations	2006	Funded	City Planner; consultant	
NATURAL RESOURCES				
Consider the appropriateness of regulations to protect steep slopes	2006	Funded	City Planner; consultant	
Include provisions for tree protection and street tree planting within subdivision in the City's new (rewritten) land use regulations	2006	Funded	City Planner; consultant	
Consider the appropriateness of additional provisions limiting clearing and grading	2006	Funded	City Planner; consultant	
Acquire lands within designated greenways for water quality protection and recreation	2011-2020	See Community Facilities	Mayor and City Council	See Community Facilities
Participate in basin-wide Lake Lanier watershed protection planning efforts	2011-2020		City Planner	
When justified, hire a water quality inspector or other personnel to assist with enforcement of water quality regulations	2008-2010	\$40,000 plus benefits	City Planner; code enforcement	Operating budget – code enforcement

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Description	Year(s) To Be Implemented	Estimated Cost (\$)	Responsible Party	Funding Sources
Identify sites, acquire easements or land, and install gateway improvements in three identified locations of the city (annually)	2007-2009	\$50,000 (annually)	Community Development	Operating budget
HISTORIC PRESERVATION				
Provide more detailed mapping and historic information for historic resources in Flowery Branch (prior to or in conjunction with redevelopment plan for Old Town), citywide if possible	2006-2008	\$10,000 - \$15,000	Historic Preservation Commission (HPC); City Planner	Consider matching grant funds from SHPO
Publicize the benefits and incentives of National Register District status	2006-2010		HPC; City Planner	
Reconsider the boundaries of the existing local historic districts	2006-2008	\$0 - \$2,500	Mayor and City Council; HPC, City Planner	RDC technical assistance; Operating Budget
Prepare a master plan for preservation and redevelopment of Old Town	2006-2007	\$25,000	HPC, Urban Redevelopment Agency; City Planner; Consultant	Operating Budget
Create a citywide local landmark program	2007	\$0 - \$5,000	Mayor and City Council; HPC, City Planner; Consultant	RDC technical assistance; Operating Budget
Expand the existing national register district	2007	\$0 - \$5,000	HPC, City Planner; Consultant	RDC technical assistance; Operating Budget
Provide more formal guidance to development, redevelopment, and demolitions in the form of design guidelines	2007-2008	\$0 - \$10,000	HPC, Urban Redevelopment Agency; City Planner; Consultant	Operating Budget
Fill city staff position to manage Old Town Redevelopment, Better Home Town and the Historic Preservation Commission	2006	\$40,000 plus benefits	Mayor and City Council	Operating Budget
CHARACTER AREAS				
Apply the Character Area Map as a guide in annexation, rezoning, special use, and development recommendations and decision-making	2006-2010		City Planner	Operating Budget
Refine existing design guidance and add additional design guidelines as appropriate to further implement the desired outcomes of the Character Area Map	2006-2010		City Planner	Operating Budget
LAND USE				
Rewrite the City's zoning, subdivision, and environmental land use regulations into a unified development code	2005-2006	\$22,300	Consultant and City Planner	Operating Budget
COMPREHENSIVE PLAN AMENDMENT				
Amend the comprehensive plan as appropriate at any time the city annexes an accumulated area of 100 acres or more	(As applicable)	\$1,500 to \$5,000 per amendment	City Planner	Operating Budget

Table 11.2
Schedule of Community Improvements
City of Flowery Branch, 2006-2010

Note: See also separate program for transportation

Capital Improvement	2006	2007	2008	2009	2010	Total \$	Funding Sources
Construct New 10,000 square foot City Hall							
Purchase land (10 acres)			650,000			650,000	To be determined – no current funding source has been identified
Architecture and engineering site improvement and building construction plans (@ 15% of building construction costs)			225,000			225,000	
Land preparation and site Improvements				80,000		80,000	
Building Construction (10,000 square feet @ \$150 per square foot)				750,000	750,000	1,500,000	
Total			875,000	830,000	750,000	\$2,455,000	

Capital Improvement	2006	2007	2008	2009	2010	Total \$	Funding Sources
Construct Police Headquarters Building							
Purchase land (1 acre)			65,000			65,000	To be determined – no current funding source has been identified
Architecture and engineering site improvement and building construction plans (@ 15% of building construction costs)			191,250			191,250	
Land preparation and site Improvements				40,000		40,000	
Building Construction (8,500 square feet @ \$150 per square foot)				637,500	637,500	1,275,000	
Total			256,250	677,500	637,500	\$1,571,250	

Capital Improvement	2006	2007	2008	2009	2010	Total \$	Funding Sources
1. Construct new 12,000 square foot new community/recreation center							
Purchase land (1 acre)			65,000			65,000	Funding Source to be Determined
Architecture and engineering site improvement and building construction plans (@ 15% of building construction costs)			225,000			225,000	
Land preparation and site Improvements			40,000			40,000	
Building Construction (12,000 square feet @ \$125 per square foot)				750,000	750,000	1,500,000	
Total			320,000	750,000	750,000	\$1,830,000	

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2. Construct greenway connecting City Park and Albert Banks Park							
Purchase land						--	Funding Source to be Determined
Trail Construction (6,634 linear feet @ \$110 per linear foot)				729,740		729,740	
Total	-		--	729,740	--	\$729,740	
3. Construct greenway from East Main Street to Flowery Way							
Purchase land			50,000			50,000	Funding Source to be Determined
Trail Construction (6,634 linear feet @ \$110 per linear foot)				124,000	124,000	248,000	
Total			50,000	124,000	124,000	\$298,000	
4. Acquire and Improve Civic Park							
Purchase land				250,000		250,000	Funding Source to be Determined
Site improvements					125,000	125,000	
Total				250,000	125,000	\$375,000	