

**APPENDIX A  
 REPORT OF SHORT-TERM WORK PROGRAM (STWP) ACCOMPLISHMENTS**

Description	Year(s) To Be Implemented	Status	Actual Cost (\$)
<b>HOUSING</b>			
Monitor citywide adherence to housing policies for desired mixes of housing types and recommended owner-renter ratio.	2006-2010	Complete; Ongoing Activity	
Review annexation, rezoning, and master plan proposals for consistency with housing policies	2006-2010	Complete; Ongoing Activity	
Identify and publicize local, state, federal, and private/nonprofit housing programs and incentives to upgrade existing housing units	2006-2010	Completed/On-going. In 2008 the City received a CHIP Grant from the Ga Dept of Community Affairs; To be continued in new STWP	\$189,515 from CHIP Grant
Prepare, adopt, and enforce a housing code and residential property appearance standards	2006-2010	Complete. In 2007 the City adopted the International Property Maintenance Code.	
Increase housing opportunities for seniors in Flowery Branch; add at least 50 units by 2010 specifically for elderly living	2010	Incomplete. Interest in developing senior living has slowed; depends on private sector interest, not included in STWP	
<b>ECONOMIC DEVELOPMENT</b>			
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	Complete. Since 2006 the City has conducted two utility rates studies and adopted a new schedule for water and sewer tap fees	\$20,000
Assess needs of small and home-based businesses in the City	2006	Ongoing; continued in new STWP	
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	Ongoing; continued in new STWP	
Explore prospects with the Atlanta Falcons and interested business owner(s) to establish an Atlanta Falcons store in Old Town	2006-2007	Incomplete; This item is no longer considered viable	
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	Completed. The City amended its redevelopment plan in 2008 but chose to create a Tax Allocation District instead of a redevelopment agency	\$25,000 \$56,000
Aggressively market opportunities for redevelopment	2006-2010	Complete and continued in STWP; redevelopment project approved and pending per market conditions	
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	Ongoing; continued in new STWP	
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	Incomplete. The county did not adopt the I-985 corridor study and the Greater Hall Chamber of Commerce does not have an Economic Development Plan for any part of the County	

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**Flowery Branch Comprehensive Plan, Community Agenda**

<b>Description</b>	<b>Year(s) To Be Implemented</b>	<b>Status</b>	<b>Actual Cost (\$)</b>
Initiate a "Concerts on the Lake" program at Flowery Branch Park on Lake Lanier	2007	Incomplete. The City has decided to move the concerts to Depot Park on Main Street	
Consider additional staffing beyond the Better Hometown Coordinator to staff the City's redevelopment agency and promote redevelopment and economic development efforts	2008-2009	Incomplete. Due to budgetary reasons the City has discontinued the Better Hometown Program	
<b>WATER AND SEWER</b>			
Complete study and mapping of the city's water system	2006	Completed. In 2007 the City hired a consultant to map the water, sewer and storm sewer system	\$40,000
Add laboratory building at sewage treatment plant	2006	Completed	\$373,000
Amend intergovernmental agreements to resolve disputes and/or add clarity to allocations of sewer capacity among Oakwood, Flowery Branch, and Hall County	2006	Ongoing; revision of intergovernmental agreements included in new STWP	
Incorporate reuse water service area boundaries into existing intergovernmental agreements with Oakwood and Hall County	2006	Ongoing; revision of intergovernmental agreements included in new STWP	
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	Completed	\$20,000
Establish a policy for the "oversizing" of water mains (land development regulations)	2006	Completed In 2009; the City adopted new standards and specifications for all utilities	
Develop city water conservation program, implementing objectives of the Metropolitan North Georgia Water Planning District	2006 (annual implementation thereafter)	Completed In 2010 the City adopted new water and sewer fees that included a tiered conservation rate	\$22,000
Add new well for additional water supply	2009	Complete In 2009; the City located and developed Well No 3	\$267,000
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	Ongoing; continued in new STWP (see water supply and water conservation planning work program)	Unknown
Prepare and/or update technical specifications for connection to the potable water, reuse water, and sanitary sewer systems	2006-2007	Completed In 2009; the City adopted new standards and specifications for all utilities	\$20,000
Erect new 750,000 gallon ground storage tank	2007-2009	Completed in 2008; the City completed construction of a new 750,000 above ground storage tank on Roberts Drive	\$688,000
Connect new well and new tank with water lines	2006-2007	Completed in 2008 as part of the Well No 3 project	See above
Maintain and replace water lines as needed (annual expenditure)	2006-2010	Ongoing; since 2006 the City has replaced approximately 3,680 linear feet of water lines; continued in new STWP	\$75,000 annually
Extend lines of water reuse system (multiple projects) (annual expenditure)	2006-2010	Ongoing; continued in new STWP	\$1,500,000

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Expand the sewer plant (wastewater reclamation facility) to 3.0 mgd capacity	2008	Ongoing; The City has received preliminary approval and a Waste Load Allocation from GaEPD for a plant expansion to 2.0 mgd; continued in STWP	\$12,000,000
Extend sanitary sewer lines along McEver Road, Atlanta Highway (part), and Hog Mountain Road	2006-2010	Ongoing; Sewer service has been extended near the Hog Mountain Rd./Spout Springs Rd. intersection. A proposed sewer line is being designed to serve portions of McEver Rd. and Atlanta Highway; continued in STWP	\$1,750,000
Maintain and replace sewer lines as needed (annual expenditure)	2006-2010	Ongoing; Since 2006 the City has replaced approximately 700 linear feet of sewer lines; continued in STWP	\$20,000 annually
Replace water and sewer department vehicles as needed	2006-2010	Ongoing; since 2006 the City has purchased 8 vehicles for the water and sewer departments	Unknown
<b>STORMWATER MANAGEMENT</b>			
Consider the need to provide a stormwater collection system in Old Town to ensure redevelopment, at the time a Redevelopment Plan is prepared	2006	Incomplete due to lack of funding; Continued in new STWP	Unknown
75 to 90 percent of the City's population will have achieved awareness of water resource protection issues	2006	Completed and ongoing; an annual report is submitted to GaEPD describing the City's NPDES and Watershed Protection Plan; continued in STWP	
Respond to mandates of the Metropolitan North Georgia Water Planning District in terms of implementing its District wide Watershed Management Plan	2006-2010	Completed and ongoing; an annual report is submitted to GaEPD describing the City's NPDES and Watershed Protection Plan; continued in STWP	
Complete inventory of stormwater system	2007-2009	Completed. In 2007-09 the City hired a consultant to map the water, sewer and storm sewer system. The maps will be updated as needed	\$40,000
Adopt an ordinance that establishes septic system inspection and maintenance programs, including requirements for pumping septic tanks every five years	2007	Completed; Ongoing	
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	Completed and ongoing. Two City employees are certified by the GSWCC as level 1A Certified Personnel	\$500 annually
Initiate water quality monitoring efforts as may be required to meet Water District mandates	2007	Completed and ongoing. The City continues to comply with requirements of the GaEPD approved Watershed Protection Plan	\$35,000 annually
Consider the feasibility of initiating a stormwater utility to help fund maintenance of stormwater facilities, either individually or in conjunction with Hall County	2007	Incomplete; Political climate is not conducive to establishing a stormwater utility	

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Flowers Branch Comprehensive Plan, Community Agenda**

<b>Description</b>	<b>Year(s) To Be Implemented</b>	<b>Status</b>	<b>Actual Cost (\$)</b>
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	Completed; in 2008 the City received approval from GaEPD for a Watershed Protection Plan	\$50,000
<b>TRANSPORTATION</b>			
Complete downtown streetscape project	2006	Completed in 2008	\$502,000
Monitor the proposal to develop commuter rail between Atlanta and Gainesville	2006-2010	No activities; not continued	
Implement the transportation policies at the time of site plan and preliminary plat review	2006-2010	Ongoing; part of city's routine planning staff functions	
Include specific provisions for off-street, public parking lots as a part of the Old Town redevelopment plan	2006-2007	Ongoing; the City has approved a public-private partnership for construction of a multi-level parking deck as part of Old Town approved redevelopment project – to be completed in conjunction with redevelopment project as market conditions permit	\$1,200,000
Acquire right-of-way and construct connector road between Snelling Street and Lights Ferry Road	2006-2008	Incomplete due to lack of funding; continued in STWP	\$632,000 (excluding right of way)
Acquire right-of-way and construct connector road between Atlanta Highway and Mitchell Street, including CSX Railroad underpass	2006-2008	No longer consider feasible – dropped from STWP	
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).	2006-2008	Incomplete due to lack of funding; STWP refers to projects per approved MPO plan	See Table 6.3
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	Completed; in 2010 the City contracted with Hall County Government to prepare a pavement inventory plan. However, no resurfacing has taken place due to lack of funding; continued in STWP	\$1,900
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	Review completed in 2010 as part of Downtown Transportation Study; not yet implemented due to lack of funding; continued in STWP	
Prepare and adopt an access management and enhancement plan for parts of Atlanta Highway within the City limits	2006-2008	Incomplete due to lack of funding; City zoning ordinance adopted in 2006 addresses access management	
Martin Road Interchange Study	2006-2010	Completed	Unknown
Improvements of I-985 and Spout Springs Road Interchange.	2006-2008	Incomplete due to lack of funding; project not evident in MPO plan	Unknown
Study or assessment of north-south access through/around Downtown Flowers Branch.	2006-2010	Completed. In early 2010 the City conducted a transportation study to evaluate transportation improvements within and around the downtown area	\$ 30,000 (\$20,000 from MPO)

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Description	Year(s) To Be Implemented	Status	Actual Cost (\$)
<b>TRANSPORTATION – STREETS</b>			
Flowers Branch Streetscape (Main St.)	2005-2010	Completed	\$502,000
Winder Highway Widening from Cedar Ridge Drive to SR 211	2005-2010	Completed	\$15,670,000
Friendship/ Thompson Mill Road Widening and Relocation from I-985 to SR 211	2006-2008	Incomplete due to lack of funding; Referenced via MPO plan (see Chapter 6)	
McEver Road Intersection improvements	2006-2008	Incomplete due to lack of funding; Referenced via MPO plan (see Chapter 6)	
One-Way Pairing of Streets in Old Town	2005-2010	Study completed but not yet implemented due to lack of funding	Unknown
Mitchell Street road improvements	2006-2008	Incomplete due to lack of funding; included as unfunded long-range project	\$1,320,000 (estimated)
Designate Gainesville Street as a one-way into Starboard Marina	2005-2010	Completed	\$1,500
Designate Jones Street as one-way	2005-2010	Completed	\$32,000
Improve intersection of Jones and Gainesville Street	2006-2008	Incomplete due to lack of funding; projects reassessed as part of Downtown Transportation Study	\$40,000 (excludes right of way)
Reconfigure Jones Street intersection with Mitchell Street to 90 degrees	2006-2010	Completed	\$32,000
Pine Street extension to Railroad Avenue	2006-2010	Incomplete; to be completed as part of approved redevelopment Project; included in STWP	\$495,000 (estimated)
Knight Drive extension to Mitchell Street	2006-2008	Incomplete due to lack of funding; projects reassessed as part of Downtown Transportation Study	
Friendship Road widening from I-985 to Lake Lanier Islands	2011-2020	Incomplete due to funding; Referenced via MPO plan (see Chapter 6)	
New I-985 Interchange – Martin Road	2011-2020	Incomplete due to lack of funding; Referenced via MPO plan (see Chapter 6)	
Atlanta/Buford Highway Widening from Thompson Mill Road to SR 347	2011-2020	Incomplete; dropped; no longer considered a project by the MPO	
Spout Springs Road Widening from Hog Mountain Rd to Gwinnett Co.	2011-2020	Incomplete due to lack of funding; Referenced via MPO plan (see Chapter 6)	
Martin Road Widening from new interchange to SR 53	2011-2020	Incomplete due to lack of funding; Referenced via MPO plan (see Chapter 6)	
Lights Ferry Road – Snelling Street Connection and intersection improvements at Mitchell Street and Lights Ferry Road	2010-2015	Incomplete due to lack of funding; Referenced via MPO plan (see Chapter 6)	\$632,000 (excludes right of way)
Grade-Separation of CSX Railroad and Snelling Street	2011-2020	Incomplete; No longer considered a project by the MPO	
McEver Road Widening (SR 347 to Jim Crow Road)	2021-2030	Incomplete; No longer considered a project by the MPO	
Atlanta Highway/ Falcon Parkway Widening from Radford Road to SR 53	2021-2030	Incomplete due to lack of funding; Referenced via MPO plan (see Chapter 6)	
McEver Road Widening (Jim Crow Rd to SR 53)	2021-2030	Incomplete; No longer considered a project by the MPO	

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<b>Description</b>	<b>Year(s) To Be Implemented</b>	<b>Status</b>	<b>Actual Cost (\$)</b>
Hog Mountain Road Widening (Gwinnett County to Atlanta Hwy/ Falcon Pkwy)	2021-2030	Incomplete; No longer considered a project by the MPO	
<b>SIDEWALKS AND BIKEWAY PROJECTS</b>			
Greenway: Park Connector from City Park to Alberta Banks Park	2011-2020	Incomplete; greenway projects retained in long-range plan for city	
Sidewalk, Railroad Avenue from Snelling Street to Chattahoochee Street	2011-2020	Ongoing as part of the City's current TE Grant project; continued in STWP	
Sidewalk and bikeway projects – note: several projects were listed in the 2006 community agenda as long-range	2011-2020	Incomplete due to lack of funding; sidewalk improvement program was too aggressive given available funding and is not continued in this STWP	
<b>NATURAL RESOURCES</b>			
Prepare and adopt conservation subdivision provisions in the City's new (rewritten) land use regulations	2006	Completed as part of updated Zoning Code in 2006	
Consider the appropriateness of regulations to protect steep slopes	2006	Completed as part of updated Zoning Code in 2006	
Include provisions for tree protection and street tree planting within subdivision in the City's new (rewritten) land use regulations	2006	Completed as part of updated Zoning Code in 2006	
Consider the appropriateness of additional provisions limiting clearing and grading	2006	Completed as part of updated Zoning Code in 2006	
Acquire lands within designated greenways for water quality protection and recreation	2011-2020	Incomplete due to lack of funding; continued in STWP	
Participate in basin-wide Lake Lanier watershed protection planning efforts	2011-2020	Completed and ongoing; the City continues to comply with requirements of the GaEPD approved Watershed Protection Plan	
When justified, hire a water quality inspector or other personnel to assist with enforcement of water quality regulations	2008-2010	Not necessary; duties assigned to existing staff within the City's Wastewater Department	
Identify sites, acquire easements or land, and install gateway improvements in three identified locations of the city (annually)	2007-2009	Incomplete due to lack of funding; continued in STWP	
<b>HISTORIC PRESERVATION</b>			
Maintain a copy of 2008 Survey at City Offices for use by Historic Preservation Commission (HPC), city staff & citizens; continue to update	On-going	Completed; updated not yet needed and not anticipated to be needed during next 5 years	
Follow designation process in adding updated Railroad and Cotton local districts, residential district(s), and local landmarks, based on HPC's determination of final districts and boundaries	2008	Completed in 2008; the City reestablished the local historic district boundaries.	
Prepare a master plan for preservation and redevelopment of Old Town	2008	Completed and adopted in 2008 as part of community agenda	
Expand the existing National Register district	2009-2010	Incomplete; included in STWP as long range	
Provide more formal guidance to development, redevelopment, and demolitions in the form of design guidelines	2009-2010	Partially complete in 2008; city prepared guidelines for key redevelopment area; other guidelines considered not necessary at this time	

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<b>Description</b>	<b>Year(s) To Be Implemented</b>	<b>Status</b>	<b>Actual Cost (\$)</b>
Upgrade part time position to a full time staff position to manage Old Town Redevelopment and Better Home Town Program	2009-2010	Due to funding limitations this position is no longer considered viable	
<b>CHARACTER AREAS</b>			
Apply the Character Area Map as a guide in annexation, rezoning, special use, and development recommendations and decision-making	2006-2010	Ongoing; part of city's routine planning staff functions	
Refine existing design guidance and add additional design guidelines as appropriate to further implement the desired outcomes of the Character Area Map	2006-2010	Incomplete; to be continued in selected areas as part of specific plans for Special Planning Areas; 2 of 3 included in STWP	
<b>LAND USE</b>			
Rewrite the City's zoning, subdivision, and environmental land use regulations into a unified development code	2005-2006	Completed in 2006	\$40,000
<b>REDEVELOPMENT</b>			
Establish an urban redevelopment agency, or Downtown Development Authority, to pursue redevelopment projects in selected city blocks in Old Town	Long Range	Incomplete due to lack of funding and interest in citizens to fill the Development Authority; instead city established a tax allocation district	
Aggressively market opportunities for redevelopment	2008-2013	Partially complete and ongoing; a redevelopment project has been approved; included in STWP	unknown
Maintain existing parking in the right-of-way of the railroad, and work with the railroad to secure additional off-street parking in the railroad right-of-way, as redevelopment occurs.	2008-2013	Completed and ongoing; in 2007 the City secured a landscape, parking and beautification lease with Norfolk Southern Corporation	\$2,500 annually
<b>COMPREHENSIVE PLAN AMENDMENT</b>			
Amend the comprehensive plan as appropriate at any time the city annexes an accumulated area of 100 acres or more	(As applicable)	Completed in 2006 and 2008; continued in STWP	\$1,500 to \$5,000 per amendment
<b>CAPITAL IMPROVEMENTS</b>			
Construct new city hall	2010	Incomplete; city leased space to cover short-term costs; city has now purchased land for project; city hall project is included in STWP	
Construct police headquarters building	2010	Incomplete; city has now purchased land for project; city hall project is included in STWP	
Construct community recreation center	2010	Incomplete; project dropped because Hall County has provided a community center in South Hall County and city elected not to pursue a development impact fee program to fund community centers	
Acquire and improve city (civic) park	2010	Incomplete, but city has purchased land in Old Town and will incorporate park land into future development plans	