

## **Hall County Government Comprehensive Plan/UDC Update**

1. Preparation of a Comprehensive Plan is a requirement of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," and is essential in maintaining status as a Qualified Local Government (QLG). QLG status makes communities eligible for state assistance programs.
2. Hall County is growing more quickly than the rest of the state, and this means that it is important to provide guidance to developers, county staff, and the Board of Commissioners. Developers are looking for direction in knowing if they can build what they want to build, where they want to build. Staff uses the plan when evaluating new development, weighing proposals against future goals and planning efforts. The BOC will use the plan to guide decisions related to rezonings and new developments.
3. The updated Comprehensive Plan will balance population, economic, and employment growth with the desire to maintain rural character, greenspace, and natural resources, as well coordinate new development with infrastructure capacity.
4. Establishing 6 character areas and 14 future land uses will provide the opportunity to identify and define compatible development within certain areas. What is appropriate in one area of the county may be unsuitable in another.
5. While developing the new Comprehensive Plan, the county codes and regulations are also being updated within a new Unified Development Code (UDC). The UDC will make the code easier to understand and search, expand uses and consolidate them within a single table, and reorganize the information into a more modernized format.