



Henry County
Department of Planning & Zoning
Cheri Hobson-Matthews, Director

July 23, 2013

Atlanta Regional Commission
Attn: Jared Lombard
Land Use Division
40 Courtland Street NE
Atlanta, GA 30303

RE: Henry County, Georgia 2013-2017 STWP/CIE Annual Update and Transmittal Resolution

Mr. Lombard:

Please find enclosed the 2013-2017 Short Term Work Program/Capital Improvement Element Annual Update and Transmittal Resolution for Henry County, Georgia. Should you have any questions, pertaining to the document, please feel free to contact me.

Regards,

Cheri Hobson-Matthews
Director

cc: correspondence file

Enclosures

RESOLUTION NO. 13-144

HENRY COUNTY, GEORGIA

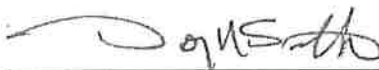
**SHORT TERM WORK PROGRAM AND CAPITAL IMPROVEMENTS ELEMENT
ANNUAL UPDATE TRANSMITTAL**

WHEREAS, Henry County, Georgia has prepared an annual update to its Short Term Work Program and Capital Improvements Element; and

WHEREAS, the annual update of the Short Term Work Program and Capital Improvements Element was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, as amended; and a Public Hearing was held on July 16, 2013, in the Henry County Administration Building.

NOW THEREFORE BE IT RESOLVED THAT the Henry County Board of Commissioners does hereby authorize the Henry County Planning and Zoning Department to transmit the annual update of the Short Term Work Program and Capital Improvements Element covering the five-year period 2013-2017, and this resolution to the Atlanta Regional Commission and Georgia Department of Community Affairs as required by the Georgia Planning Act.

BE IT SO RESOLVED this 16th day of July, 2013.



Tommy N. Smith, Chairman

ATTEST:



Shay Mathis, County Clerk

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

DIVISION: Planning and Zoning Services

Meeting Date:

July 16, 2013

Department Requesting Agenda Item:

Planning and Zoning

Action Type:

- ☒ *Action requested by BOC*
☐ *For informational purposes only*

Attachments/Exhibits for Agenda Item:

1. Legal Advertisement
2. Resolution to Transmit the Short Term Work Program 2013-2017 and Capital Improvements Element Annual Update
3. Short Term Work Program 2013-2017 and Capital Improvements Element Annual Update [Transmittal Version]
4. Approval Sheet for Agenda Item

Presenter:

Cheri Hobson-Matthews, Director

SHORT TERM WORK PROGRAM AND CAPITAL IMPROVEMENTS ELEMENT ANNUAL UPDATE TRANSMITTAL

The Short Term Work Program 2013-2017 and Capital Improvements Element Update (STWP/CIE) has been prepared by the Henry County Planning and Zoning Department with input from respective County Departments to update the status of projects undertaken to accomplish the goals and objectives of the Comprehensive Plan in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act. A Public Hearing and approval to transmit the STWP/CIE to the Atlanta Regional Commission (ARC) is requested.

Additional Comments / Recommendation:

Staff recommends approval to transmit the STWP/CIE to the Atlanta Regional Commission and Department of Community Affairs.

PUBLIC HEARING NOTICE

Henry County Zoning Advisory Board (ZAB)
Date: Thursday, July 18, 2013
Location: Henry County Administration
Building, 140 Henry Parkway,
McDonough, Georgia 30253
Work Session: 6:00 P.M.,
Conference Room B
Public Meeting: 7:30 P.M.,
Community Meeting Room

CONDITIONAL USE:

CU-13-08

JHJ 180 Henry, LLC/RCB 180 Henry, LLC of McDonough, GA requests a conditional use for properties located on the south west corner of the intersection of Mount Carmel Road and Mill Road, Land Lots 143 & 146 of the 6th District. The request is for an Assisted Living Facility and Senior Adult Housing in the RA (Residential-Agricultural) zoning district. District 2

CU-13-09

JHJ 180 Henry, LLC/RCB 180 Henry, LLC of McDonough, GA requests a conditional use for property located on the north east corner of the intersection of Mount Carmel Road and Mill Road, Land Lot 143 of the 6th District. The request is for a Daycare Center in the RA (Residential-Agricultural) zoning district. District 2
June-28-2013-H297407

PUBLIC HEARING NOTICE

Henry County Board of Commissioners
Date: Tuesday, July 16, 2013
Location: Henry County Administration
Building, 140 Henry Parkway,
McDonough, Georgia 30253
Public Meeting: 6:30 P.M.,
Community Meeting Room

SHORT TERM WORK PROGRAM:

Notice is hereby given that the Henry County Board of Commissioners will conduct a Public Hearing for the purpose of approving a resolution to transmit the Short Term Work Program and Capital Improvements Element Annual Update: 2013-2017 to the Atlanta Regional Commission. Copies of the document will be available at the Henry County Planning and Zoning Department, 140 Henry Parkway, McDonough, GA 30253.

UNIFIED LAND DEVELOPMENT CODE TEXT

AMENDMENT:

ULDC-AM-13-04

An Ordinance by Henry County Georgia, to amend Chapter 7 Standards for Accessory and Temporary Uses, Section 7.04.00 Signs, in accordance with Sections 12.02.11 and 12.03.00 of the Henry County Unified Land Development Code. Countywide

ULDC-AM-13-06

An Ordinance by Henry County Georgia, to amend Chapter 2 Zoning Districts, Section 2.04.03, Keeping and raising of livestock, in accordance with Sections 12.02.11 and 12.03.00 of the Henry County Unified Land Development Code, and an amendment to Chapter 3-4: Public Safety, Subchapter 1: Animals, of the Henry County Code of Ordinances, to create Section 3-4-15, Backyard Chickens, for the purpose of providing supplemental standards as it pertains to the keeping and raising of backyard chickens on residentially zoned properties less than three (3) acres. Countywide

June-28-2013-H297341

2013-2017

**Henry County, Georgia
&
Henry County Water Authority**

**SHORT TERM WORK PROGRAM
&
CAPITAL IMPROVEMENTS ELEMENT
ANNUAL UPDATE**

**COMPILED AND PRESENTED BY:
HENRY COUNTY PLANNING & ZONING DEPARTMENT AS REQUIRED TO MAINTAIN QUALIFIED LOCAL
GOVERNMENT STATUS**

Henry County, Georgia 2013-2017: SHORT TERM WORK PROGRAM and Capital Improvements Element Annual Update

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Contributors:

Cheri Hobson-Matthews, HC Director of Planning and Zoning
Michael Harris, Planning and Zoning Services Division
David Simmons, HC Department of Transportation
Chief Brad Johnson, HC Fire Department
Roderick Burch, HC Water Authority
Roque Romero-Muniz; Lynn Planchon; Ron Burkhalter, HC SPLOST
Connie Mitchell, HC Assistant Finance Director
David A. Williamson, HC Director, Transit
Diane Reed, HC Director, Senior Services

Henry County Short Term Work Program									
Community Facilities									
Item	Activity	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Funding Source/Status
PARKS									
1)	Master Greenspace, Parks and Recreation Plan	✓	✓	✓	✓		Parks & Recreation and Planning & Zoning	\$100,000	Undetermined
2)	CIE Amendment	✓	✓	✓	✓	✓	BOC	\$25,000	General Funds
3)	Sandy Ridge Park	✓	✓	✓	✓		SPLOST	\$200,000	SPLOST II – Improvements
4)	Senior Citizen(s) Center-to serve Hampton Area/District 2, includes a Recreational Center element (2.8 million)	✓	✓	✓	✓		BOC, SPLOST, Senior Services	\$5,095,000	SPLOST/Contingent on Fiscal Resources
STORMWATER									
5)	Stormwater Monitoring Program	✓	✓				Stormwater Department, Cities	\$300,000	Stormwater Utility and General Funds
6)	Stormwater Management Plan Implementation	✓	✓	✓	✓		BOC	\$1,500,000	Utility Fee/On-going
MISCELLANEOUS COMMUNITY FACILITIES									
7)	Senior Citizen Therapeutic Pool (Heritage Senior Center)	✓	✓				BOC, City of McDonough	\$400,000	Undetermined
8)	Civic Center/Performing Arts Center		✓	✓	✓	✓	SPLOST	\$7,000,000	SPLOST/Contingent on Fiscal Resources
9)	Correctional Facility		✓	✓	✓	✓	SPLOST	\$10,000,000	SPLOST/Contingent on Fiscal Resources

Henry County Fire Department Short Term Work Program

Item	Activity	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Funding Source/Status
FIRE DEPARTMENT									
10)	Construct New Fire Station at South Mt. Carmel				✓	✓	Henry County Fire Department	\$1,700,000	Undetermined
11)	Pumper for South Mt. Carmel				✓	✓	Henry County Fire Department	\$500,000	Undetermined
12)	Ladder Truck for South Mt. Carmel				✓	✓	Henry County Fire Department	\$1,000,000	Undetermined
13)	Ambulance for Mt. Carmel Station				✓	✓	Henry County Fire Department	\$190,000	Undetermined
14)	Construct New Fire Station at Hampton Locust Grove Road and Strickland Road				✓	✓	Henry County Fire Department	\$1,600,000	Undetermined
15)	Pumper for Station at Hampton Locust Grove Road and Strickland Road				✓	✓	Henry County Fire Department	\$500,000	Undetermined
16)	Ladder Truck for Station at Hampton Locust Grove Road and Strickland Road				✓	✓	Henry County Fire Department	\$900,000	Undetermined
17)	Ambulance for Station at Hampton Locust Grove Road and Strickland Road				✓	✓	Henry County Fire Department	\$190,000	Undetermined
18)	Rescue 1 Ambulance Replacement			✓			Henry County Fire Department	\$190,000	Undetermined
19)	Rescue 2 Ambulance Replacement				✓		Henry County Fire Department	\$190,000	Undetermined
20)	Rescue 3 Ambulance Replacement		✓				Henry County Fire Department	\$190,000	Undetermined
21)	Rescue 5 Ambulance Replacement			✓			Henry County Fire Department	\$190,000	Undetermined
22)	Rescue 6 Ambulance Replacement				✓		Henry County Fire Department	\$190,000	Undetermined
23)	Rescue 7 Ambulance Replacement				✓		Henry County Fire Department	\$190,000	Undetermined
24)	Rescue 8 Ambulance Replacement		✓				Henry County Fire Department	\$190,000	Undetermined
25)	Rescue 9 Ambulance Replacement		✓				Henry County Fire Department	\$190,000	Undetermined
26)	Rescue 10 Ambulance Replacement			✓			Henry County Fire Department	\$190,000	Undetermined
27)	Rescue 12 Ambulance Replacement			✓			Henry County Fire Department	\$190,000	Undetermined
28)	Rescue 13 Ambulance Replacement		✓				Henry County Fire Department	\$190,000	Undetermined

29)	Rescue 14 Ambulance				✓				Henry County Fire Department	\$190,000	Undetermined
30)	Training Facility: Burn building, and Training offices					✓		✓	Henry County Fire Department	\$20,000,000	Undetermined
31)	Replacement Fire Station for Station #2 (Locust Grove)	✓		✓	✓				Henry County Fire Department	\$1,700,000	SPLOST III Contingent on Fiscal Resources
32)	Replacement Fire Station for #8 (Flippen Road)							✓	Henry County Fire Department	\$1,700,000	SPLOST III Contingent on Fiscal Resources
33)	E-1 2006 Ferrara Engine							✓	Henry County Fire Department	\$500,000	Undetermined
34)	E-2 2001 Pierce Engine				✓				Henry County Fire Department	\$500,000	Undetermined
35)	E-4 1996 E-One Engine			✓					Henry County Fire Department	\$500,000	Undetermined
36)	E-5 2001 Ferrara Engine							✓	Henry County Fire Department	\$500,000	Undetermined
37)	Q-6 2001 Ferrara Ladder				✓				Henry County Fire Department	\$1,000,000	Undetermined
38)	E-7 1997 Freightliner			✓					Henry County Fire Department	\$500,000	Undetermined
39)	E-8 2006 Ferrara Engine										
40)	E-10 2001 Ferrara Engine				✓				Henry County Fire Department	\$500,000	Undetermined
41)	E-12 2001 Ferrara Engine				✓				Henry County Fire Department	\$500,000	Undetermined
42)	E-13 2001 Pierce Saber							✓	Henry County Fire Department	\$500,000	Undetermined
43)	Sq-10 2001 Pierce Rescue Truck							✓	Henry County Fire Department	\$500,320	Undetermined
44)	Sq-1b 1994 F-450 Rescue			✓					Henry County Fire Department	\$250,000	Undetermined
45)	Ladder 3 1997 100' Platform Ladder			✓					Henry County Fire Department	\$1,000,000	Undetermined
46)	Brush 11 Chevy 3500 4x4				✓				Henry County Fire Department	\$95,000	Undetermined
47)	Brush 12 Chevy 3500 4x4				✓				Henry County Fire Department	\$95,000	Undetermined
48)	Batt 1 Ford Expedition			✓					Henry County Fire Department	\$35,000	Undetermined
49)	Batt 2 Ford Expedition			✓					Henry County Fire Department	\$35,000	Undetermined

50)	Car 1 SUV						✓		Henry County Fire Department	\$35,000	Undetermined
51)	Car 2 SUV						✓		Henry County Fire Department	\$35,000	Undetermined
52)	Dually F-350 2dr					✓			Henry County Fire Department	\$45,000	Undetermined
53)	EMS Captain Vehicle					✓			Henry County Fire Department	\$35,000	Undetermined
54)	Fire Captain Vehicle					✓			Henry County Fire Department	\$35,000	Undetermined
55)	Training Chief Vehicle							✓	Henry County Fire Department	\$35,000	Undetermined
56)	Inspections Vehicle							✓	Henry County Fire Department	\$25,000	Undetermined
57)	Inspections Vehicle							✓	Henry County Fire Department	\$25,000	Undetermined
58)	Inspections Vehicle					✓			Henry County Fire Department	\$25,000	Undetermined
59)	Inspections Vehicle					✓			Henry County Fire Department	\$25,000	Undetermined
60)	Inspections Vehicle							✓	Henry County Fire Department	\$25,000	Undetermined
61)	Training Bus (Used)							✓	Henry County Fire Department	\$6,500	Undetermined
62)	Training Bus (Used)							✓	Henry County Fire Department	\$6,500	Undetermined
63)	Replace/Upgrade Cardiac Monitors					✓			Henry County Fire Department	\$275,500	Undetermined
64)	QRV Medical Response Unit						✓		Henry County Fire Department	\$160,000	Undetermined
65)	QRV Medical Response Unit						✓		Henry County Fire Department	\$160,000	Undetermined
66)	QRV Medical Response Unit						✓		Henry County Fire Department	\$160,000	Undetermined
67)	Lucas CPR Devices						✓		Henry County Fire Department	200,000	Undetermined

Henry County Short Term Work Program									
Transportation									
Item	Activity	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Funding Source/Status
MISCELLANEOUS TRANSPORTATION PROJECTS									
68)	HWY 138 Median Landscaping	✓	✓	✓			SPLOST	20,000	SPLOST
69)	Jonesboro Road Corridor Landscaping	✓	✓				GDOT, HCDOT, City of McDonough	\$500,000	GDOT, General Fund, City of McDonough
70)	Henry Pkwy Paths	✓	✓				HCDOT/GDOT	\$300,000	TE Funds/Design in Progress
71)	(HE-180) Landscape Improvements for the I-75 @ S.R. 20/81 Interchange	✓	✓				GDOT, Henry County	\$250,000	Federal Earmark, GDOT Gateway Funds, General Funds Underway
72)	Panola Mountain Greenway Trail	✓	✓	✓			HCDOT, PATH Foundation and GDOT	\$1,128,000	In-kind Service-HCDOT, PATH Foundation and GDOT TE Funds
73)	Nash Farm Trails	✓	✓	✓			HCDOT and GDOT	\$549,500	In-kind Service-HCDOT and GDOT TE Funds
MAJOR TRANSPORTATION & INTERSECTION TIP PROJECTS									
74)	Transit Services: Operating and Capital Expenses		✓				Henry County Transit	515,771	DOT 5311 Transit Funds, General Funds/LOA-ANNUAL CONTRACT
75)	Transit Services: Administrative Expenses; transit services operating expenses; assistance; administrative costs, maintenance repair, vehicle repair		✓				Henry County Transit	525,683	Annual contract with Georgia Department of Human Services- no match required
76)	Transit Capital Projects and studies	✓	✓				Henry County Transit	\$2,326,789	FTA 5307 Transit Funds 80/20 match
77)	(HE-109) Rock Quarry Road Extension fm US 23 (North Henry Blvd) to Valley Hill Road-TERMINI EXTENDED	✓	✓				CITY OF STOCKBRIDGE	\$497,000 (PE Only)	CITY OF STOCKBRIDGE, SPLOST DESIGN UNDERWAY

78)	(HE-110) Campground Ext. from Brannan to Meadowbrook (from east of intersection with US 23/42 to Jodeco near intersection with Oak Grove Road)	✓	✓	✓	✓	✓	✓	SPLOST	\$18,000,000	SPLOST DESIGN COMPLETED R/W ACQUISITION UNDERWAY
79)	(HE-118B) Metro Arterial Connector-McDonough Parkway Extension-Phase II from US 23/42 (Atlanta Street) to SR 155 Decatur Road)	✓	✓	✓	✓	✓	✓	SPLOST, HCDOT	\$7,654,840	SPLOST, HCDOT Design Underway
80)	(HE-126A1) Hampton Locust Grove Road from SR 20 (McDonough Road) to SR 155	✓	✓	✓	✓	✓	✓	SPLOST, GDOT	\$17,978,000	SPLOST, FEDERAL
81)	(HE-126A2) Hampton Locust Grove Road at Towaliga River Bridge	✓	✓	✓	✓	✓	✓	SPLOST	\$1,336,000	SPLOST, STATE FEDERAL
82)	(HE-126B) Bill Gardner Parkway at SR 155 to Lester Mill Road (4 lanes) and from Lester Mill to I-75 South (6 lanes)	✓	✓	✓	✓	✓	✓	SPLOST	\$11,500,000	SPLOST DESIGN UNDERWAY ON HOLD DUE TO FISCAL CONSTRAINTS
83)	(HE-134A) Fairview Road Widening fm Cook Road to Thurman-Project will be split into 3 phases	✓	✓	✓	✓	✓	✓	SPLOST	\$13,255,000	SPLOST UNDER CONSTRUCTION
84)	(HE-170) Anvil Block Road Widening - See (HE-134A)	✓	✓	✓	✓	✓	✓	SPLOST	\$750,000	SPLOST R/W ACQUISITION IP
85)	Hudson Bridge - Jonesboro Roads Parallel Connector	✓	✓	✓	✓	✓	✓	TRANSPORTATION PLANNING, SPLOST, HCDOT	\$2,000,000	SPLOST, PRIVATE, LCI SUPPLEMENTAL GRANT FUNDS
INTERSECTION, SIGNAL, AND NEW PROJECTS NOT SHOWN IN TIP										
86)	Mount Carmel and South Mount Carmel Road: turning lanes and traffic signal			✓	✓	✓	✓	PRIVATE	Undetermined	PRIVATE FUNDS
87)	Crumbley Road @ SR 155 Signal						✓	SPLOST	\$1,478,160	SPLOST POSTPONED
88)	East Atlanta Road @ Thurman Road	✓	✓	✓	✓	✓		SPLOST, HCDOT	\$1,450,000	HCDOT, SPLOST CONTINGENT ON FISCAL RESOURCES
89)	Old Hwy 3 @ SR 81	✓	✓	✓	✓	✓		SPLOST	\$1,910,000	SPLOST R/W UNDERWAY

90)	Panola @ S.R. 155: Intersection and Signalization						✓	SPLOST	\$1,000,000	SPLOST POSTPONED
91)	E. Atlanta/Mays/Stagecoach: Intersection and Signalization and Bridge						✓	SPLOST	\$2,400,000	SPLOST/POSTPONED
92)	S.R. 81 East/Mt. Bethel/Wynn: Intersection and Signalization	✓	✓	✓				HCDOT, SPLOST	\$1,000,000	SPLOST R/W UNDERWAY
93)	S.R. 20/Lawrenceville Street: Intersection and Signalization		✓					GDOT	\$570,000	GDOT
94)	Jodoco @ Blackhall Road: Intersection and Signalization	✓	✓	✓	✓			GDOT, SPLOST	\$1,500,000	GDOT, SPLOST WAITING FOR PFA AND ARC TIP NUMBER
95)	Extend-Airline Road from Old Jackson/SR 81						✓	SPLOST	\$1,500,000	SPLOST/ POSTPONED
96)	Extend: Davis Dr-SR 42						✓	SPLOST	\$75,000	SPLOST/CITY OF STOCKBRIDGE DESIGN ONLY/POSTPONED
97)	Hemphill @ SR 138		✓	✓	✓			SPLOST	\$1,200,000	SPLOST, HCDOT GENERAL FUND
98)	Fairview Rd/Austin/Swan Lake Rd	✓	✓	✓	✓			HCDOT	\$1,200,000	R/W UNDERWAY CAPITAL FUNDS POSTPONED
99)	Bill Gardner Pkwy Right Turn Lane @ Tanger Blvd	✓						HCDOT	\$300,000	Capital Funds, City of Locust Grove, and Private/Design Complete; PUNCH LIST UNDERWAY
100)	Phillips @ SR 20/81	✓	✓					HCDOT	\$1,543,000	City of McDonough, GDOT (LMIG) & HCDOT Design & R/W Complete
101)	Monarch Village Way & Brentwood Pkwy @ Walt Stephens Road	✓						HCDOT	\$450,000	City of Stockbridge Construction Complete
102)	Prologis (Home Depot Dist Center) @ SR 155	✓	✓	✓				HCDOT	\$500,000	GDOT (LMIG) & Private Design Complete
DIRT ROAD PROJECTS										
103)	Amah Lee-Old SR 3 to end: Dirt Road paving		✓					HCDOT, PRIVATE	\$230,000	PRIVATE
104)	Elliott-East Lake to Crumbley: Dirt Road Construction		✓	✓	✓	✓	✓	SPLOST	\$1,100,000	SPLOST POSTPONED

105)	Harris Drive (Leguin Mill to South Bethany)	✓	✓	✓				SPLOST	\$2,000,000	SPLOST R/W UNDERWAY
106)	New Hope Road (EOP to Peeksville)	✓	✓	✓				SPLOST	\$1,800,000	SPLOST CST UNDERWAY
107)	Peeksville Road from Old Jackson to New Hope				✓	✓	✓	SPLOST	\$500,000	SPLOST, PRIVATE DEVELOPER ON HOLD
108)	Western Corridor Phase I	✓	✓	✓	✓	✓	✓	SPLOST	2,581,000	SPLOST ON HOLD
109)	Higgins Road	✓	✓	✓				HCDOT	\$280,000	Capital Funds CONSTRUCTION UNDERWAY
ROADWAY RESURFACING/DRAINAGE										
110)	Full Depth Reclamation (17 Roads) and Resurfacing (35 Roads, including FDR Roads)	✓	✓					HCDOT	\$5,373,671	SPLOST & GDOT (LMIG)
111)	Full Depth Reclamation (24 Roads) and Resurfacing (35 Roads, incl FDR Roads)		✓					HCDOT	\$3,750,372	GDOT (LMIG), HCDOT & SPLOST
112)	Local Streets-Severe Deterioration: Resurfacing	✓	✓	✓	✓	✓	✓	HCDOT, SPLOST, GDOT	\$1,250,000	SPLOST, HCDOT, GDOT

Henry County Short Term Work Program Land Use

Item	Activity	2013	2014	2015	2016	2017	Party	Cost Estimate	Funding Source/Status
113)	Create an inventory of scenic views and scenic routes for preservation	✓	✓				P&Z	NA	Undetermined
114)	Adopt DCA Model Code 4-1, encouraging preservation of agriculture	✓	✓				P&Z	NA	Undetermined
115)	Adopt DCA Model Code 4-3, requiring new non-agricultural development to provide buffer between agricultural land.	✓	✓				P&Z	NA	Undetermined
116)	Study the possibility of implementing a Transfer of Development Rights (TDR) program.		✓				P&Z	N/A	Postponed
117)	Adopt DCA Model Code 3-10, ensuring new residential infill development is compatible with its neighborhood.	✓	✓	✓	✓		P&Z	N/A	On-going
118)	Amend building codes with standards more appropriate to the rehabilitation of older buildings, encouraging reinvestment in blighted areas.	✓	✓	✓	✓		P&Z	N/A	On-going
119)	Explore opportunities to establish Tax Allocation Districts (TAD) in declining areas to provide public financing for redevelopment activities through the pledge of future incremental increase in property taxes generated by the resulting new development.	✓	✓	✓	✓		BOC, P&Z, HCDA	N/A	On-going
120)	Establish minimum design requirements (DCA model code 2-3), standards, and specifications for improvements within subdivisions, including sidewalks, curbs, gutters, and street lighting improvements.	✓	✓	✓	✓		P&Z	N/A	On-going

Henry County Short Term Work Program Housing									
Item	Activity	2013	2014	2015	2016	2017	Party	Cost Estimate	Funding Source/Status
121)	Adopt inclusive housing regulations for developers to include a certain percentage of affordable homes in a market-rate home development.	✓	✓				P&Z	N/A	General Funds
122)	Develop incentives for housing developers to connect to existing and planned greenway trails when appropriate.		✓	✓			P&Z	N/A	Postponed
123)	Explore opportunities to provide financial or regulatory incentives to developers for infill housing.		✓	✓			BOC	N/A	Postponed
124)	Implement a Traditional Neighborhood Development (TND) Ordinance that permits the construction of traditional-style neighborhoods.		✓	✓			P&Z	N/A	Postponed
125)	Neighborhood Stabilization Program		✓				Finance Dept.	\$6,609,511	DCA; HUD (NSP); On-going
126)	HUD Community Development Block Grant (CDBG)	✓					CDBG/Planning and Zoning Services Division	\$971,000	HUD-On going

Henry County Short Term Work Program Natural and Cultural Resources

Item	Activity	2013	2014	2015	2016	2017	Party	Cost Estimate	Funding Source/Status
127)	Enact regulations requiring a system of multi-use trail linkages through new developments.	✓	✓	✓	✓		P&Z	N/A	On-going
128)	Identify scenic byways in the county and apply for nomination through the states Scenic Byways program.			✓			P&Z	N/A	Postponed
129)	Create an ordinance requiring analysis of environmental effects of proposed developments that may suggest mitigation measures.	✓	✓	✓	✓		P&Z	N/A	On-going
130)	Utilize sustainable/green design for development.	✓	✓	✓	✓		P&Z	N/A	On-going

HENRY COUNTY FINANCIAL IMPACT FEE REPORT

Henry County Impact Fee Financial Report for Public Facilities	Library	Park & Recreation	Fire Protection	Sheriff's Protection	Police Protection	Emergency 911	Greenspace	Administration	CIE Prep
	Henry County	Henry County	Henry County	Henry County	Henry County	Henry County*	Henry County	Henry County	Henry County
Service Area									
Impact Fee Fund Balance from FY 2011	28,230.62	1,044,142.39	10,496.48	7,006.74	4,518.16	152,493.27	6,491.91	1,580.58	17.95
Impact Fees Collected in FY 2012**	27,828.44	113,200.61	69,826.70	46,739.68	29,935.52	4,930.79	4,244.11	8,901.57	101.12
Accrued Interest	64.10	260.73	160.85	107.67	68.96	11.36	9.78	20.50	0.23
(Administration / Other Cost)	-	-	-	-	-	-	-	-	-
(Impact Fee Refund)	-	-	-	-	-	-	-	-	-
(Project Expenditures)	-	882,934.08	75,506.72	40,000.00	32,049.06	153,911.15	-	-	-
Impact Fee Fund Balance Ending FY 2012	56,123.16	274,669.65	4,977.31	13,854.09	2,473.58	3,524.27	10,745.80	10,502.65	119.30

*Prior year adjustment of \$100.00 was made to Emergency 911 FY 2011 balance.

** Revenues were increased by \$100.00 for collection of a prior year returned item.

Development Impact Fees Facilities/Activity
Schedule of Capital Improvements July 1, 2011 through June 30, 2012

	Years	Responsible Party	Cost Estimate	Funding Sources	STATUS
Library System	2012	Henry County	0.00	Impact Fees 100%	Complete 1
Parks and Recreation					
Fire Protection					
Sheriff Protection					
Police Protection					
Green Space Acquisition					
Administration	2012	Henry County	0.00	Impact Fees 100%	Complete 2
CIE Preparation	2012	Henry County	0.00	Impact Fees 100%	Complete 2

No Capital purchases for FY 2012

Item	Activity	2013	2014	2015	2016	2017	Party	Cost	Funding Source Status	Status
1	Bear Creek WWTP 2						HCWA	18,360,000	GEFA	complete
2	Indian Creek WWTP Expansion from 1.5 to 3.0 MGD			✓			HCWA	17,389,000	GEFA & Operating revenues & Impact fees	not started
3	Polybutylene service line replacements	✓	✓	✓			HCWA	5,965,000	Operating revenues	cancelled
4	McDonough West system improvements						HCWA	3,680,000	Operating revenues	complete
5	Walnut Creek WWTP expansion (4.0 mgd to 8.0 mgd)						HCWA	47,638,000	GEFA	complete
6	Big Cotton Indian Creek P/S expansion						HCWA	150,000	Operating revenue	cancelled
7	Flat Shoals Church Road water main						HCWA	690,700	GEFA & Developer contributions	cancelled
8	Hwy 81 P/S Supply Main						HCWA	1,569,300	Operating revenue	cancelled
9	Towaliga Regional pump station & force main						HCWA	12,000,000	GEFA & Developer contributions	cancelled
10	Tusahaw basin gravity sewers ph 1						HCWA	10,000	GEFA & Developer contributions	postponed
11	Tusahaw Reservoir Recreation area ph 2						HCWA	1,650,000	operating revenue	complete
12	Tusahaw Reservoir Recreation area ph 3			✓			HCWA	1,159,000	operating revenue	not started
13	Tusahaw WTP ph 2 (13 mgd to 26 mgd)			✓			HCWA	27,555,000	Operating Revenue & Impact Fees	not started

Item	Activity	2013	2014	2015	2016	2017	Party	Cost	Funding Source Status	Status
14	Dekalb ground storage tank & booster station						HCWA	3,475,000	operating revenue	cancelled
15	Tussahaw transmission Main Phase 3	✓					HCWA	6,512,000	GEFA	complete
16	Sludge handling system at WTP				✓		HCWA	5,000,000	Operating revenues & GEFA	not started
17	Leguin Mill WWTP- ph 1				✓		HCWA	1,030,000	operating expenses	not started
18	Leguin Mill WWTP- ph 2						HCWA	10,900,000	GEFA	postponed
19	East lake Road ph 2 FM relocate						HCWA	82,836	SPLOST	complete
20	Old Conyers Rd / Flat Rock Rd relocate						HCWA	174,000	SPLOST	complete
21	SCADA system upgrade	✓	✓				HCWA	1,300,000	operating revenue	in progress
22	Rehab / system improvements	✓	✓	✓	✓	✓	HCWA	10,000,000	operating revenue	in progress
23	Study & acquisition of tank sites	✓	✓				HCWA	1,050,000	operating revenue	in progress
24	Supplemental water source						HCWA	6,010,000	operating revenue	postponed
25	Camp Creek Sewer replacement					✓	HCWA	5,386,000	GEFA	not started
26	McDonough Pkwy W/L relocate						HCWA	109,515	SPLOST	complete

Item	Activity	2013	2014	2015	2016	2017	Party	Cost	Funding Source Status	Status
27	Peeksville Rd @ Keys Rerry W/L						HCWA	63,363	SPLOST	complete
28	Elections renovation- Phillips						HCWA	28,129	SPLOST	complete
29	Eagles Landing Pkwy W/S line						HCWA	1,639,828	SPLOST	complete
30	SR 20 @ Airline Rd W/L relocate						HCWA	96,833	SPLOST	complete
31	Hampton Locust Grove Rd						HCWA	350,000	SPLOST	complete
32	South Bethany Rd						HCWA	268,000	SPLOST	complete
33	Rocky Creek Rd						HCWA	216,000	SPLOST	complete
34	Campground Rd extension		✓				HCWA	1,485,000	operating revenue	not started
35	Moccasin Gap Rd W/L ext						HCWA	110,000	operating revenue	complete
36	Birch Creek to Greens?Saratoga						HCWA	305,100	operating revenue	complete
37	Hunt Ridge S/D						HCWA	146,888	operating revenue	complete
38	Summertown S/D system improve						HCWA	188,428	operating revenue	complete
39	Wolf Creek MH & pipe rehab						HCWA	192,000	operating revenue	complete

Item	Activity	2013	2014	2015	2016	2017	Party	Cost	Funding Source Status	Status
40	Industrial Blvd Sewer Rehab						HCWA	195,570	operating revenue	complete
41	Lake Cindy & James Cir W/L rehab						HCWA	350,000	operating revenue	complete
42	GDOT project- SR 138						HCWA	338,655	GDOT & operating revenue	complete
43	SR 20 @ 19/41						HCWA	393,150	GDOT & operating revenue	cancelled
44	Jodeco Road @ I-75	✓					HCWA	1,023,380	GDOT & operating revenue	in progress
45	Jonesboro Road (west)			✓	✓		HCWA	2,228,000	operating revenue	not started
46	Towaliga basin gravity sewers & temp P/S & F.M.						HCWA	3,975,000	operating revenue	complete
47	Pullin Rd L/S Inst & F.M.						HCWA	654,216	operating revenue	complete
48	East lake Tank Improvements						HCWA	90,000	operating revenue	complete
49	McDonough East Water Svc Transfers						HCWA	49,400	operating revenue	complete
50	The Farm Rd W/L relocate						HCWA	8,808	HCDOT	complete
51	Highland Dr W/L relocate						HCWA	6,901	HCDOT	complete
52	E Atlanta Rd Bridge						HCWA	12,938	SPLOST	complete

Item	Activity	2013	2014	2015	2016	2017	Party	Cost	Funding Source Status	Status
53	E Lake Pkwy F.M. & W/L relocate						HCWA	72,358	SPLOST	complete
54	Bethany @ SR 81 East						HCWA	33,874	SPLOST	complete
55	Simpson Mill Rd W/L relocate						HCWA	259,736	SPLOST	complete
56	Pullin Rd re-align						HCWA	16,142	SPLOST	complete
57	Hwy 20/81 @ Simpson St Sewer rehab						HCWA	242,537	operating revenue	complete
58	Rocky Branch Sewer extension						HCWA	769,985	operating revenue	postponed
59	McDonough Bypass north						HCWA	3,580,000	operating revenue	postponed
60	Water meter replacements		✓	✓	✓	✓	HCWA	8,000,000	operating revenue	not started
61	W Campground Rd 2 MG Elevated Storage Tank		✓				HCWA	2,228,000	Operating Revenue & Impact Fees	not started
62	Hwy 81 E Elevated Storage Tank			✓			HCWA	3,398,000	Operating Revenue & Impact Fees	not started
63	Lower Birch Creek gravity sewer to Westridge					✓	HCWA	4,336,000	Operating Revenue	not started
64	Lower Towaliga Reservoir Pump Station rehab	✓					HCWA	160,000	operating revenue	in progress
65	Gardner Reservoir Pump Station rehab	✓					HCWA	130,000	operating revenue	in progress

Item	Activity	2013	2014	2015	2016	2017	Party	Cost	Funding Source Status	Status
66	Upper Walnut Creek Pump Station rehab	✓					HCWA	50,000	operating revenue	in progress
67	Tussahaw Filters 2, 3 & 4 rehab	✓					HCWA	400,000	operating revenue	in progress
68	Towaliga WTP 7 venturi meters	✓					HCWA	35,000	operating revenue	in progress
69	Feqars De / Wynn Dr W/L rehab	✓					HCWA	299,000	operating revenue	in progress
70	Saratoga Woods W/L rehab	✓					HCWA	792,000	operating revenue	in progress
71	W Panola Rd L/S & F.M. & gravity sewers	✓					HCWA	451,000	operating revenue	in progress
72	SR 155 @ Kellytown relocate	✓					HCWA	511,000	operating revenue	in progress
73	Fairview Rd ph 12- W Panalona Rd	✓					HCWA	57,000	SPLOST	in progress
74	Fairview Rd relocate	✓					HCWA	575,000	SPLOST	in progress
75	SR 81 W. @ SR 3 W/L relocate	✓					HCWA	197,000	SPLOST	in progress
76	SR 20-81 Phillips Dr Intersection	✓					HCWA	71,000	SPLOST	in progress
77	Water sampling stations	✓					HCWA	34,000	operating revenue	in progress

Henry County Water Authority

Public Facility	Water	Sewer
Service area	Henry County	Henry County
Impact Fee Fund Balance from FY2011	0	0
Impact Fees collected in In FY2012	365,346	1,130,191
Accrued Interest	761	2,355
(Administration / Other Costs)	0	0
(Impact Fee Refunds)	0	0
(Project Expenditures)	366,107	1,132,545
Impact Fee Fund Balance Ending FY2012	0	0

Public Facility	Water							
Service Area	Henry County							
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percent of funding from Impact fees	Other Funding Sources	Expenditures for 2012	Impact fees encumbered through 2012	Status/Remarks
Debt service on Bond issues				9%	operating revenues & property tax	366,107	0	ongoing
Total of costs, expenditures & impact fees encumbered			0			366,107	0	

Public Facility		Sewer						
Service Area		Henry County						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percent of funding from Impact fees	Other Funding Sources	Expenditures for 2012	Impact fees encumbered through 2012	Status/Remarks
Debt service on Bond issues				22%	operating revenues & property tax	1,132,545	0	ongoing
Total of costs, expenditures & impact fees encumbered			0			1,132,545	0	