

Transmittal Resolution

Cherokee County, Georgia


WHEREAS, the Cherokee County Board of Commissioners has prepared an annual update to the Capital Improvement Element and Short Term Work Program; and

WHEREAS, the 2016 annual update of the Capital Improvement Element and Short Term Work Program 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, and a Public Hearing was held in Cherokee Hall of the Cherokee County Administration Building on October 4, 2016 at 6:00p.m.

BE IT THEREFORE RESOLVED, that the Cherokee County Board of Commissioners does hereby submit the 2016 annual update of the Capital Improvements Element and Short Term Work Program covering the five-year period 2016-2020 to the Atlanta Regional Commission for Regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 4th day of October, 2016

BY: _____


L.B. Ahrens, Chairman

ATTEST: _____


Christy Black, County Clerk





**Annual Impact Fee Financial Report
& Short Term Work Plan Update
2016**

CHEROKEE COUNTY		Annual Impact Fee Financial Report - 2016*							
	Public Facilities						Admin		
	Libraries	Fire Protection	Parks/Recreation	Transportation	Public Safety Facility	Sheriff's Patrol	Administration	CIE Prep**	TOTAL
Impact Fee Fund Balance Oct 1, 2014	\$699,631	\$782,975	\$457,013	\$1,516,165	\$1,746,384	(\$18,124)	\$332,852	\$12,691	\$5,529,587
Impact Fees Collected (Oct. 2014 through Sept. 2015)	\$249,581	\$527,108	\$251,961	\$58,004	\$246,465	\$9,766	\$40,304	\$0	\$1,383,190
Accrued Interest	\$1,387	\$1,326	\$985	\$2,577	\$3,123	\$0	\$587	\$21	\$10,007
(Impact Fee Refunds)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Expenditures)	\$0	(\$363,970)	\$0	\$0	\$0	\$0	(\$2,018)	\$0	(\$365,988)
Impact Fee Fund Balance Oct 1, 2015	\$950,600	\$947,438	\$709,959	\$1,576,746	\$1,995,972	(\$8,358)	\$371,138	\$12,712	\$6,556,208
Total Fees Collected	\$3,417,231	\$8,780,606	\$4,754,235	\$5,761,746	\$5,010,335	\$472,792	\$845,838	\$155,103	\$29,197,886
Total Interest Accrued	\$139,109	\$504,291	\$186,067	\$515,000	\$329,656	\$20,916	\$28,605	\$9,725	\$1,733,368
Impact Fees Encumbered	\$3,532,097	\$9,284,898	\$4,940,302	\$3,010,060	\$5,339,991	\$493,708	\$874,443	\$164,829	\$27,640,327

*This annual report covers the last completed fiscal year - October, 2014 to September, 2015.

** Cherokee County discontinued collecting this fee in 2007. Remaining funds are encumbered for updating the CIE and other Impact Fee documents.

CHEROKEE COUNTY		Capital Improvements Project Update 2016-2020*						
Public Facility: Libraries								
Project Description		County-wide						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding From Impact Fees	Other Funding Sources	Impact Fee Expenditures for FY 2015	Impact Fees Encumbered*	Status/Remarks
New Woodstock Library Facility	2003	2005	\$4,400,000	29%	General Fund, State of Georgia	\$0	\$1,276,000	Complete
R.T. Jones Library Facility Addition	2009	2011	\$1,402,007	30%	General Fund, State of Georgia	\$0	\$420,000	Complete
Waleska Library Facility	2018	2020	\$4,307,000	54%	General Fund, State of Georgia	\$0	\$0	
Library Collection Materials	2003	2003	\$272,344	56%	General Fund	\$0	\$152,513	Complete
Library Collection Materials	2003	2003	\$194,741	55%	General Fund	\$0	\$107,108	Complete
Library Collection Materials	2003	2003	\$367,845	74%	General Fund	\$0	\$273,993	Complete
Library Collection Materials	2004	2004	\$98,973	55%	General Fund	\$0	\$54,435	Complete
Library Collection Materials	2005	2005	\$65,314	53%	General Fund	\$0	\$34,616	Complete
Library Collection Materials	2006	2006	\$217,873	52%	General Fund	\$0	\$89,052	0
Library Collection Materials	2007	2007	\$223,690	52%	General Fund	\$0	\$116,319	Complete
Library Collection Materials	2008	2008	\$353,088	92%	General Fund	\$0	\$324,841	Complete
** Cherokee County discontinued collecting this fee in 2007. Remaining funds are encumbered for updating the CIE and other Impact Fee documents.					General Fund	\$0	\$330,935	Complete
Library Collection Materials	2010	2010	\$365,325	92%	General Fund	\$0	\$336,099	Complete
Library Collection Materials	2011	2011	\$369,899	92%	General Fund	\$0	\$16,187	In Process
Library Collection Materials	2012	2012	\$373,493	92%	General Fund	\$0	\$0	
Total of Costs, Expenditures & Impact Fees Encumbered			\$13,371,304			\$0	\$3,532,097	

**Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2015.

CHEROKEE COUNTY		Capital Improvements Project Update 2016-2020*						
Public Facility: Fire Protection								
Service Area: County-wide except Canton and Woodstock								
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding From Impact Fees	Other Funding Sources	Impact Fee Expenditures for FY 2015	Impact Fees Encumbered*	Status/Remarks
Station 2 Renovation/Expansion	2003	2004	\$65,000	96%	Fire District*	\$0	\$62,400	Complete
Fire Engine 9	2003	2003	\$275,000	89%	Fire District*	\$0	\$244,750	Complete
Fire Engine 20	2003	2003	\$306,000	87%	Fire District*	\$0	\$266,220	Complete
Training Van	2003	2003	\$50,000	88%	Fire District*	\$0	\$44,000	Complete
Holly Springs Fire Station 8	2003	2004	\$1,200,000	100%	None	\$0	\$677,683	Complete
Rescue Unit (Mass Response)	2003	2004	\$216,000	100%	Fire District*	\$0	\$216,000	Complete
Air Truck	2003	2004	\$355,000	100%	Fire District*	\$0	\$355,000	Complete
Fire Engine	2003	2004	\$400,000	87%	Fire District*	\$0	\$348,000	Complete
Station 1 Expansion	2003	2005	\$150,000	88%	Fire District*	\$0	\$132,000	Complete
Station 19 Replacement	2004	2006	\$1,500,000	81%	Fire District*	\$0	\$482,124	Complete
Ambulance Purchase	2004	2009	\$2,050,000	100%	None	\$0	\$2,050,000	Complete
Supply Warehouse	2005	2008	\$2,325,000	90%	Fire District*	\$0	\$1,559,829	Complete
Fire Engine	2007	2007	\$350,000	100%	None	\$0	\$350,000	Complete
Fire Engine x 3	2008	2008	\$1,125,000	100%	None	\$0	\$1,125,000	Complete
Heavy Vehicles x 3	2009	2009	\$971,000	90%	Fire District*	\$0	\$0	
Airport Crash Truck	2010	2010	\$800,000	90%	Fire District*	\$0	\$0	
Fire-Emergency Services Training Facility	2010	2015	\$3,141,850	100%	Fire District*	(\$363,970)	\$1,371,891	In Process
Station 13 Replacement	2018	2019	\$1,200,000	81%	Fire District*	\$0	\$0	
Station 15 Relocation & Replacement	2019	2020	\$1,500,000	81%	Fire District*	\$0	\$0	
Total of Costs, Expenditures & Impact Fees Encumbered			\$17,979,850			(\$363,970)	\$9,284,898	

**Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2015.

* A combination of the Fire District, SPLOST and the Insurance Premium Tax Funds

CHEROKEE COUNTY		Capital Improvements Project Update 2016-2020*						
Public Facility: Parks and Recreation								
Service Area: County-wide								
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding From Impact Fees	Other Funding Sources	Impact Fee Expenditures for FY 2015	Impact Fees Encumbered*	Status/Remarks
Clayton Area / Weatherby Park	2004	2007	\$2,000,000	20%	General Fund	\$0	\$406,890	Complete
Fields Landing Park Expansion (was Suttalee Area Community Park)	2003	2009	\$700,000	35%	General Fund	\$0	\$245,000	Complete
Biello Park (Little River/Mill Creek County-wide Park Phase I)	2003	2010	\$4,000,000	83%	General Fund	\$0	\$3,320,000	Complete
Waleska City Park (Cline Park)	2004	2005	\$375,000	93%	General Fund	\$0	\$399,553	Complete
Hobgood Park	2006	2007	\$425,000	100%	General Fund	\$0	\$425,000	Complete
Park Maintenance Facility	2015	2017	\$750,000	100%	Parks Bond	\$0	\$143,859	Design Phase
Total of Costs, Expenditures & Impact Fees Encumbered						\$0	\$4,940,302	

**Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2015.

CHEROKEE COUNTY		Capital Improvements Project Update 2016-2020*						
Public Facility: Transportation								
Service Area: County-wide								
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding From Impact Fees	Other Funding Sources	Impact Fee Expenditures for FY 2015	Impact Fees Encumbered*	Status/Remarks
Towne Lake Parkway (road improvement)	2000	2001	2001	42%	GADOT, General Fund	\$0	\$840	Construction Complete - Reimbursement Phase
Business 5 (road widening and relocation)	2000	2001	2001	22%	GADOT, General Fund	\$0	\$440	Construction Complete - Reimbursement Phase
Riverstone Boulevard (new road construction)	2000	2001	\$1,145,349	22%	GADOT, General Fund	\$0	\$251,977	Construction Complete - Reimbursement Phase
Bell Ferry Road (design and safety planning)	2000	2003	\$784,956	46%	General Fund	\$0	\$361,080	Construction Complete - Reimbursement Phase
Rope Mill Road (new road construction)	2000	2001	\$5,252,228	15%	GADOT, General Fund	\$0	\$787,834	Construction Complete - Reimbursement Phase
Reinhardt College Road (new road construction)	2000	2001	2001	21%	GADOT, General Fund	\$0	\$420	Construction Complete - Reimbursement Phase
Revise rezoning process to provide better information on land use changes and infrastructure impact for each proposal.	2004	2006	2006	35%	GADOT, General Fund	\$0	\$1,607,468	Construction Complete - Reimbursement Phase
East Cherokee Drive (road widening)	2005	2007	2007	23%	GADOT, General Fund	\$0	\$0	Construction Complete - Reimbursement Phase
Total of Costs, Expenditures & Impact Fees Encumbered			\$7,192,549			\$0	\$3,010,060	

**Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2015.

CHEROKEE COUNTY		Capital Improvements Project Update 2016-2020*						
Public Facility: Public Safety Facility								
Service Area: County-wide (except fire administration)								
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding From Impact Fees	Other Funding Sources	Impact Fee Expenditures for FY 2015	Impact Fees Encumbered*	Status/Remarks
Public Safety Facility	2000	2002	\$33,599,204	58%	General Fund	\$0	\$5,214,480	In Process
Special Purpose Vehicle Garage	2006	2007	\$125,512	100%	None	\$0	\$125,511	Complete
Total of Costs, Expenditures & Impact Fees Encumbered			\$33,599,204			\$0	\$5,339,991	

*"Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2015.

CHEROKEE COUNTY		Capital Improvements Project Update 2016-2020*						
Public Facility: Sheriff's Patrol								
Service Area: Unincorporated county								
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding From Impact Fees	Other Funding Sources	Impact Fee Expenditures for FY 2015	Impact Fees Encumbered*	Status/Remarks
Uniform Patrol Div Office # 19	2005	2006	\$1,295,000	58%	General Fund	\$0	\$493,708	Complete
Total of Costs, Expenditures & Impact Fees Encumbered			\$1,295,000			\$0	\$493,708	

*"Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2015.

Short Term Work Plan

Project Description	FY2016	FY2017	FY2018	FY2019	FY2020	Estimated Total Cost	Funding Sources	Responsible Party
Natural and Historic Resources								
Develop the Etowah River Greenway	X	X	X	X	X	\$2,000,000	County Greenspace Program	BOC, Parks & Rec.
Develop Environmental Awareness Program	X	X	X	X	X	\$10,000	US EPA, Ga DNR	Engineering, Recycling
Develop and adopt a countywide Historic Preservation Ordinance	X	X				Unknown	County, GA DNR	BOC, Planning & Land Use, Historical Society
Pursue qualification as a "Certified Local Government" under the Historic Preservation Division of Georgia DNR	X	X				Unknown	County, GA DNR	Planning & Land Use, Historical Society
Develop Historic Property Resource Kit	X	X				Unknown	County	Planning & Land Use, Historical Society
Develop Historic Resources Map	X	X				Staff Time	County	GIS, Planning & Land Use, Historical Society
Continue to update the Cemetary Location Map as needed	X	X	X	X	X	Staff Time	County	GIS, Planning & Land Use, Historical Society
Investigate developing a National Register nomination for the Reinhardt Campus area in	X	X				\$6,500	Historical Society	Historical Society, City of Waleska
Continue to participate in the Etowah River Habitat Conservation Plan (HCP). Consider adoption of Low Impact Development Guidelines to support the HCP.	X	X				Staff Time	0	0
Develop a countywide greenspace/land conservation plan.	X	X				\$50,000 + Staff Time	County	BOC, Planning & Land Use, GIS, Parks & Rec.
Develop program to acquire or set aside property identified in countwide greenspace plan.	X	X	X	X	X	Unknown	County Greenspace Program	BOC, Planning & Land Use, Parks & Rec.
collecting this fee in 2007. Remaining								
Facilitate stakeholder meetings concerning agribusiness and agritourism in the county.	X	X				Staff Time	Farm Bureau, Chamber of Commerce	Farm Bureau, Chamber of Commerce
Prepare Tax Increment/Finance District Guidelines	X	X				Unknown	County	BOC, Finance, Planning & Land Use
Develop and promote business and manufacturing sites within Cherokee County, especially Bluffs Business Park.	X	X	X	X	X	Staff Time	Development Authority	Development Authority, Chamber of Commerce
Continue the focused marketing campaign targeting industries identified in the Cherokee County Economic Strategic Plan	X	X	X	X	X	Staff Time	Development Authority	Development Authority, Chamber of Commerce

Project Description	FY2016	FY2017	FY2018	FY2019	FY2020	Estimated Total Cost	Funding Sources	Responsible Party
Enhance the entrepreneurship and small business support programs with a comprehensive range of financial assistance, training, networking, professional advice and educational opportunities.	X	X	X	X	X	Staff Time	Development Authority	Development Authority, Chamber of Commerce
Continue the Business Expansion & Retention Program and advocacy for existing industry.	X	X	X	X	X	Staff Time	Development Authority	Development Authority
Implement the Georgia Department of Economic Development's Business InSight program for analysis of existing industry.	X	X	X	X	X	Staff Time	Development Authority	Development Authority
Focus resources on supporting and expanding existing partnerships between local business and educational institutions, such as the CCSD Advisory Committees, Career Pathways, Partners in Education and Cherokee Focus.	X	X	X	X	X	Staff Time	CCSD, Chamber of Commerce	Cherokee County School District, Chamber of Commerce
Coordinating and streamline permitting processes and development regulations across all communities in Cherokee County.	X	X				Staff Time	County	Planning & Land Use, Engineering, Building Inspection, Fire Marshal
Encourage the redevelopment of underutilized shopping centers along major transportation corridors to broaden the retail and personal service offerings in Cherokee County.	X	X	X			Staff Time	County	BOC, Planning & Land Use
Housing								
Upgrade Dilapidated Housing	X	X	X	X	X	Unknown	private	Private Developers
Continue to use federal funds (CDBG & HOME) for the Cherokee County Home Repair Program targeted for low-income seniors and affordable home ownership programs.	X	X	X	X	X	\$1,750,000	County, CDBG	Community Services, GUCC
Construct housing for the elderly and handicapped.	X	X	X	X	X	Unknown	state and federal programs, private	Private Developers
Develop Senior Housing regulations.						Staff Time	County	BOC, Planning & Land Use
Identify areas with adequate infrastructure to provide affordable housing opportunities.	X	X	X	X	X	Staff Time	County	GIS, Planning & Land Use, Engineering
Facilitate County-wide meetings to encourage cooperation on affordable housing financing from federal and state sources.	X	X				Staff Time	County	Planning & Land Use
Review development ordinances to identify constraints and barriers to providing affordable housing.	X	X	X	X	X	Staff Time	County	Planning & Land Use

Project Description	FY2016	FY2017	FY2018	FY2019	FY2020	Estimated Total Cost	Funding Sources	Responsible Party
Community Facilities								
Review periodically Service Delivery strategies, level of services, and develop a plan to provide services to accommodate new growth.	X	X	X	X	X	Unknown	County	BOC, Public Safety, Engineering
Continue to identify, fund and implement Bells Ferry LCI projects	X	X	X	X	X	\$17,000,000	GDOT, ARC, County, Private	BOC, Planning & Land Use, Engineering, Private Developers
Parks and Recreation								
East Park (Cherokee Veterans)	X	X	X			\$8,000,000	Parks Bond	Recreation & Parks, BOC
Kenny Askew Park Renovations	X					\$200,000	Parks Bond	Recreation & Parks, BOC
Patriots Park	X	X	X			\$7,173,350	Parks Bond	Recreation & Parks, BOC
Park Maintenance Facility	X	X	X			\$750,000	Parks Bond, Impact Fees	Recreation & Parks, BOC
Thacker Property (Alison Lane)					X	\$500,000	Parks Bond	Recreation & Parks, BOC
Transportation								
Roadway Improvements	X	X	X	X	X	\$60,000,000	GDOT, General Fund	BOC
Develop a Context-Sensitive Design Process such as the one recommended by the Georgia Department of Transportation.			X	X		Unknown	County, DCA, ARC	Engineering, Planning & Land Use
Expand Ride/Share Program	X	X	X	X	X	\$15,000	County, ARC, GRTA	Community Services
Install Park/Ride Lots	X	X	X	X	X	\$25,000 per lot	County, ARC, GRTA	Engineering, BOC
Develop Alternative Transportation Education Program	X	X	X	X	X	\$30,000	County, ARC	Engineering, ARC
Bells Ferry Road widening (2 phases)				X	X	\$28,444,533	Impact Fees	Engineering
Public Safety								
Fire Station 1 Replacement	X	X	X			\$1,500,000	Impact Fees, Fire District Fund	Fire Department, BOC
Fire Station 2 Replacement (Ball Ground)	X	X				\$1,500,000	Impact Fees, General Fund	Fire Department, BOC
Fire Station 3 Replacement	X					\$1,500,000	Fire District, SPLOST	Fire Department, BOC
Fire Station 5 Replacement	X			X	X	\$1,800,000	Fire District, SPLOST	Fire Department, BOC
Fire Station 13 Replacement Station			X	X		\$1,200,000	Impact Fees, General Fund	Fire Department, BOC
Fire Station 15 Relocation & Replacement Station				X	X	\$1,500,000	Impact Fees, General Fund	Fire Department, BOC

Project Description	FY2016	FY2017	FY2018	FY2019	FY2020	Estimated Total Cost	Funding Sources	Responsible Party
Future Fire Station (new)				X	X	\$1,085,000	Impact Fees, General Fund	Fire Department, BOC
Fire - Emergency Services Training Facility	X					\$3,141,850	Impact Fees, SPLOST	Fire Department, BOC
Purchase property for Future Fire Facilities	X	X	X	X	X	\$750,000	County	Fire Department, BOC
Airport Crash Truck			X	X		\$800,000	Impact Fees, Fire District	Fire Department, BOC
Ladder Truck				X	X	\$1,000,000	Impact Fees	Fire Department, BOC
Fire Apparatus Replacement Program	X	X	X	X	X	\$800,000	SPLOST, Impact Fees	Fire Department, BOC
EMS Squad Replacement Program	X	X	X	X	X	\$700,000	County	Fire Department, BOC
Small Fleet Replacement Program	X	X	X	X	X	\$180,000	County	Fire Department, BOC
Library Services								
Library Collection Materials	X	X	X	X	X	\$835,512	Impact Fees, General Fund, SPLOST	Library System, BOC
Waleska Library Facility				X	X	\$4,307,000	Impact Fees, General Fund, State of Georgia	Library System, BOC
Water and Sewage								
Expand Sewer Service Area	X	X	X	X	X	\$60,000,000	CCWSA	County Water & Sewer Authority
Consolidate Water/Sewer Operations with one (1) Agency	X	X	X	X	X	Staff Time	CCWSA	County Water & Sewer Authority
School System								
Construct New Schools	X	X	X	X	X	\$41,000,000	Tax, bonds	Board of Education
Construct Additions to Existing Schools	X	X	X	X	X	\$235,000,000	Tax, bonds	Board of Education
Land Use & GIS								
Establish an agency to pursue implementing the Bells Ferry LCI Plan.	X	X	X			Unknown	County	BOC, Planning & Land Use
Create small area plans for areas experiencing significant growth pressures or infrastructure issues.	X	X	X	X	X	\$500,000	County	Planning & Land Use
Revise State Route 92 Corridor standards and regulations.	X	X	X			Staff Time	County	BOC, Planning & Land Use

Project Description	FY2016	FY2017	FY2018	FY2019	FY2020	Estimated Total Cost	Funding Sources	Responsible Party
Develop master plan for downtown Waleska and consider design guidelines for the "college-entertainment" core	X	X	X			Unknown	City, Reinhart College	Planning & Zoning, City of Waleska, Reinhart College
Continue to update annually the 5-year Capital Improvements Plan and STWP.	X	X	X	X	X	Staff Time	County	Planning & Land Use, Engineering, Public Safety, Parks & Rec.
Conduct annual review of Future Development Map, rezonings and capital projects for plan & map adjustments.	X	X	X	X	X	Staff Time	County	Planning & Land Use
Send a summary of all minor amendments annually to ARC.	X	X	X	X	X	Staff Time	County	Planning & Land Use
Develop Unified Code that combines the zoning ordinance, subdivision regulations and development regulations to consistently implement elements of the Community Agenda.	X	X	X			\$75,000 + Staff Time	County	Planning & Zoning, Engineering
Revise rezoning process to provide better information on land use changes and infrastructure impact for each proposal.	X	X	X			Staff Time	County	Planning & Zoning
Create design guidelines for each Character Area for residential and non-residential development.	X	X	X			Staff Time	County	Planning & Land Use, Engineering
Undertake a Comprehensive Plan update five years after adoption of this Plan.	X	X	X			Staff Time	County	Planning & Land Use