



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: 4/25/2005

ARC REVIEW CODE: P504251

TO: Mayor Kenneth Steele
ATTN TO: Jahnee Prince, Planning Director
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: City of Fayetteville Capital Improvements Element Update
Review Type: Local Comprehensive Plan

Description: 2005 update of the City of Fayetteville Capital Improvement Element of the Comprehensive Plan.

Submitting Local Government: City of Fayetteville

Action Under Consideration: Approval

Date Opened: 4/25/2005

Deadline for Comments: 5/9/2005

Earliest the Regional Review can be Completed: 6/24/2005

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
FAYETTE COUNTY
TOWN OF WOOLSEY

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF PEACHTREE CITY
TOWN OF BROOKS

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
TOWN OF TYRONE

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 5/9/2005, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .



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NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

| | | | |
|-------------------------------------|---|--------------------------------------|--|
| Submitting Local Government: | City of Fayetteville | Date Received: | 4/25/2005 |
| Local Contact: | Jahnee Prince, Planning Director City of Fayetteville | Public Hearing Date and Time: | 5/9/2005 8:30am |
| Phone: | 770-461-6029 | E-Mail: | jprince@fayetteville-ga.gov |
| Fax: | 770-460-4238 | Website: | |
| Street | 240 South Glynn Street | City State, Zip: | Fayetteville, Georgia 30214 |

Department of Community Affairs Review Required

| | |
|----------------------|--|
| Review Title: | City of Fayetteville Capital Improvements Element Update |
| Description: | <p>2005 update of the City of Fayetteville Capital Improvement Element of the Comprehensive Plan.</p> <p>Document can be viewed on the ARC website at: http://www.atlantaregional.com/qualitygrowth/compplanreviews.html Click on the Regional Review Notice for the City of Fayetteville.</p> |

The submitted documents are available for review at the City and at ARC.

Reviewing Regional Development Center:

Atlanta Regional Commission
40 Courtland Street, NE Atlanta, GA. 30303
Phone 404.463.3302 FAX 404.463.3254

| | |
|------------------------|--|
| Contact Person: | Mike Alexander, Review Coordinator |
| E-Mail | malexander@atlantaregional.com |

Resolution No. R-7-05

A RESOLUTION AUTHORIZING THE TRANSMITTAL OF THE SHORT TERM WORK PROGRAM ANNUAL UPDATE AND AMENDED CAPITAL IMPROVEMENTS ELEMENT TO THE ATLANTA REGIONAL COMMISSION.

WHEREAS, the City of Fayetteville desires to amend its Capital Improvements Element of the Comprehensive Plan and impact fees for roads, public safety and parks and recreation; and

WHEREAS, the City of Fayetteville desires to submit an annual update of its Short Term Work Program; and

WHEREAS, the Georgia Development Impact Fee Act (DIFA) requires that, prior to the imposition of impact fees, a jurisdiction has adopted a comprehensive plan containing a Capital Improvements Element and provide an annual update of the Short Term Work Program; and

NOW THEREFORE, IT IS HEREBY RESOLVED, that the City of Fayetteville authorizes the transmittal of the amended Capital Improvements Element and Short Term Work Program Annual Update to the Atlanta Regional Commission.

This Resolution is adopted this 21st day of April, 2005.

CITY COUNCIL
CITY OF FAYETTEVILLE, GEORGIA

By: _____


Kenneth Steele, Mayor

ATTEST:


Judy Stephens, City Clerk

CAPITAL IMPROVEMENTS SHORT TERM WORK PROGRAM
YEARLY UPDATE AND STATUS REPORT 2004
City of Fayetteville--Transportation

| Project or Activity | | Project | | Responsible Party | Total Cost | STWP Expenditure | | Funding Source | Expenditure/Recupment* | Remaining IF | 2004-2008 Encumbered* |
|---------------------|--|---------|------|-------------------|---------------|------------------|--------------|-------------------|------------------------|--------------|-----------------------|
| | | Start | End | | | Impact Fee | Other | | | | |
| Transportation | | | | | | | | | | | |
| 4 | Ramah Rd./Redwine Road design & construction--Phase I (RP) | CR | CR | Eng Dept | \$ 898,674 | \$ 898,674 | \$ - | IF | \$ 898,674 | \$ - | \$ 898,674 |
| 39 | The Villages Improvements (Eagle) | CR | CR | Eng. Dept | \$ 183,000 | \$ 183,000 | \$ - | IF | \$ 183,000 | \$ - | \$ 160,500 |
| 2 | Banks Road widening, SR 85-SR 314 | CR | CR | Eng. Dept. | \$ 300,000 | \$ 83,591 | \$ 216,409 | IF, DOT | \$ 83,591 | \$ - | \$ 83,591 |
| 20 | Creekwood Tr. Signal (JDN) | CR | CR | Eng. Dept. | \$ 75,000 | \$ 75,000 | \$ - | IF | \$ 75,000 | \$ - | \$ 75,000 |
| 10 | Grady 54 to Bradford Square | CR | CR | Eng. Dept | \$ 368,478 | \$ 261,860 | \$ 106,618 | IF, DOT | \$ 261,860 | \$ - | \$ 261,860 |
| 9 | SR 85 signal and median (Retail Plnng) | CR | CR | Eng. Dept. | \$ 268,789 | \$ 268,789 | \$ - | IF | \$ 268,789 | \$ - | \$ 268,789 |
| 16 | Pavillion Parkway | CR | CR | Eng. Dept | \$ 394,509 | \$ 394,509 | \$ - | IF | \$ 394,509 | \$ - | \$ 394,509 |
| 44 | Ramah Rd./Redwine Road design & construction (Summit Point). | CR | CR | Eng. Dept. | \$ 244,750 | \$ 244,750 | \$ - | IF, CPF | \$ 244,750 | \$ - | \$ 225,000 |
| 13 | Grady at Beauregard Int. Eng. & Cst. | 2007 | 2008 | Eng. Dept. | \$ 200,000 | \$ 20,000 | \$ 180,000 | IF, SPLOST | \$ - | \$ 20,000 | \$ 25,000 |
| 14 | SR 85/SR 314/Jeff Davis | 2005 | 2005 | Eng. Dept. | \$ 160,000 | \$ 5,000 | \$ 155,000 | IF, DOT | \$ 21,349 | \$ (16,349) | \$ (16,349) |
| 40 | 54/Gingerlake Road Intersection | 2006 | 2006 | Eng. Dept | \$ 11,000 | \$ 6,000 | \$ 5,000 | IF, SPLOST | \$ - | \$ 6,000 | \$ 6,000 |
| 7 | South Jeff Davis | 2006 | 2007 | Eng. Dept. | \$ 100,000 | \$ 90,000 | \$ 10,000 | IF, SPLOST | \$ - | \$ 90,000 | \$ 90,000 |
| 6 | White Road Curve realignment | 2006 | 2006 | Eng. Dept. | \$ 387,600 | \$ 362,600 | \$ 25,000 | IF, SPLOST | \$ 21,399 | \$ 341,201 | \$ 341,201 |
| 18 | Lafayette and Glynn Street Ave Traffic Signals (including mast arms) | 2007 | 2007 | Eng. Dept. | \$ 240,000 | \$ 60,000 | \$ 180,000 | IF, SPLOST, Other | \$ - | \$ 60,000 | \$ 60,000 |
| 18a | Mast Arm Construction | 2005 | 2005 | Eng. Dept | \$ 45,000 | \$ 45,000 | \$ - | IF | \$ - | \$ - | \$ - |
| 23 | Lafayette Avenue Extension Construction (LCI) | 2007 | 2007 | Eng. Dept. | \$ 302,500 | \$ 100,000 | \$ 202,500 | IF, SPLOST | \$ - | \$ 100,000 | \$ 100,000 |
| 85 | Streetscape Engineering (LCI) | LT | LT | Eng Dept | \$ 224,000 | \$ 44,800 | \$ 179,200 | IF, LCI | \$ - | \$ 44,800 | \$ 44,800 |
| 26 | 85 Streetscape Construction (LCI) | LT | LT | Eng. Dept | \$ 2,240,000 | \$ 448,000 | \$ 1,792,000 | IF, LCI | \$ - | \$ 448,000 | \$ 448,000 |
| 27 | Lanier Streetscape Design | 2005 | 2005 | Eng. Dept | \$ 180,000 | \$ 25,200 | \$ 154,800 | IF, LCI, DDA | \$ 136,786 | \$ (111,586) | \$ (55,793) |
| 28a | Update City Transportation Plan | 2005 | 2006 | Eng. Dept | \$ 20,000 | \$ 20,000 | \$ - | IF | \$ - | \$ 20,000 | \$ 20,000 |
| 30 | Southside Connector Road | 2005 | 2005 | Eng. Dept | \$ 450,000 | \$ 357,326 | \$ 92,674 | IF, SPLOST | \$ 45,903 | \$ 311,423 | \$ 311,423 |
| 32 | Jimmie Mayfield-Bradley to S. Jeff Davis-- construction | LT | LT | Eng. Dept | \$ 3,675,000 | \$ 1,212,750 | \$ 92,674 | IF, DOT | \$ - | \$ 1,212,750 | \$ 1,212,750 |
| 33 | Bradley/Jimmie Mayfield Signal (Southside Master Plan) | 2009 | 2009 | Eng. Dept | \$ 400,000 | \$ 300,000 | \$ 100,000 | IF, SPLOST | \$ - | \$ 300,000 | \$ 300,000 |
| 92 | Connector R/W Acquisition form Walgreens (southside Master Plan) | 2007 | 2008 | Eng. Dept | \$ 43,000 | \$ 33,000 | \$ 10,000 | IF, SPLOST | \$ - | \$ 33,000 | \$ 33,000 |
| 92 | (Forrest Avenue) Realignment Engineering (LCI) | 2009 | 2009 | Eng. Dept | \$ 107,800 | \$ 53,900 | \$ 53,900 | IF, SPLOST | \$ - | \$ 53,900 | \$ 53,900 |
| 41 | Hood Avenue Connector Engineering (LCI) | 2009 | 2009 | Eng. Dept. | \$ 128,000 | \$ 64,000 | \$ 64,000 | IF, SPLOST | \$ - | \$ 64,000 | \$ 64,000 |
| 42a | SR 92 Connector Widening Design | 2010 | 2010 | Eng. Dept. | \$ 200,000 | \$ 200,000 | \$ - | IF | \$ - | \$ 200,000 | \$ 200,000 |
| 43 | SR 92 Connector Widening Const. | 2011 | 2011 | Eng. Dept | \$ 2,000,000 | \$ 250,000 | \$ 1,750,000 | IF, SPLOST, DOT | \$ - | \$ 250,000 | \$ 250,000 |
| 37 | Stonewall/85 Left Turn (LCI) | 2007 | 2007 | Eng. Dept | \$ 132,000 | \$ 66,000 | \$ 66,000 | IF, SPLOST | \$ - | \$ 66,000 | \$ 66,000 |
| 21 | 85 signals project | LT | LT | Eng. Dept | \$ 268,789 | \$ 268,789 | \$ - | IF | \$ - | \$ 268,789 | \$ 268,789 |
| Totals | | | | | \$ 14,247,889 | \$ 6,442,538 | \$ 5,435,775 | | \$ 2,635,610 | \$ 3,761,928 | \$ 6,190,644 |

Short-Term Work Program
2005 to 2009* Comprehensive Plan Work Program.
City of Fayetteville

| Project Description | 2005 | 2006 | 2007 | 2008 | 2009 | Estimated Total Cost | Funding Source | Responsible Party |
|--|------|------|------|------|------|----------------------|------------------------|--------------------------------|
| Natural and Historic Resources | | | | | | | | |
| Review regulations & Comprehensive Plan regarding further environmental protection and make changes where appropriate. Adopt Part V. | | X | X | | | Staff | GF | Planning & Zoning, Engineering |
| Implement the City's portion of the Fayette County Greenspace Plan. | X | X | X | X | X | 25,000 yearly | GF, CPF | Planning & Zoning, Engineering |
| Implement the Stormwater Utility to continue to meet NPDES requirements | X | X | X | X | X | 60,000 | Stormwater Fund | Engineering |
| Continue to build a data base on storm drainage | X | X | X | | | N/a—staff resources | Stormwater Fund | Engineering |
| Implement South Side Master Plan stormwater recommendations | X | X | X | X | X | N/a—Staff resources | Stormwater Fund | Engineering |
| Continue to implement the façade program | X | X | X | X | X | 50,000 | DDA | Main Street |
| Economic Development | | | | | | | | |
| Update the County historic preservation inventory for the City in order to meet the minimum standards | | X | | | | See CP Update | GF | Planning & Zoning |
| Continue to program and implement the Downtown Master Plan—LCI Study | X | X | X | X | X | N/a—staff resources | LCI Grant, Main Street | Main Street, Planning & Zoning |
| Restore and maintain historic City Cemetery | X | X | X | X | X | 5,000 yearly | Main Street | Main Street |
| Begin to implement the Backstreet Project, including downtown property acquisition. | X | X | | | | 64,445 | DDA | DDA, Main Street |
| Housing | | | | | | | | |
| Review development regulations for incentives to create a housing mix. | | | X | | | See CP Update | GF | Planning & Zoning |
| Complete an inventory of special needs housing and other minimum standards requirements. | | X | X | | | See CP Update | GF | Planning & Zoning |

| Project Description | 2005 | 2006 | 2007 | 2008 | 2009 | Estimated Total Cost | Funding Source | Responsible Party |
|---|------|------|------|------|------|-------------------------|-------------------|-------------------|
| Community Facilities | | | | | | | | |
| Transportation | | | | | | | | |
| Add to the new County Comprehensive Transportation Plan to meet the City's Comprehensive Plan Requirements. | | X | X | | | 20,000 | IF | Engineering |
| Program Southside Master Plan Improvements | X | X | X | X | X | See individual projects | N/a | Engineering |
| Incorporate Southside Master Plan access improvements within the Comprehensive Plan. | | X | X | | | See CP Update | GF | Planning & Zoning |
| Grady, Stonewall & Booker Pedestrian Improvements (#45a & b) | X | X | | | | 625,000 | SPLOST, TE | Engineering |
| Fayetteville Connecting Sidewalks (Design & Construction) | | X | X | | | 693,000 | SPLOST, TIP | Engineering |
| Sidewalk Program--undesignated | | | X | X | X | 225,000 | SPLOST | Engineering |
| Intersection Improvements | | | X | X | X | 250,000 | SPLOST | Engineering |
| Develop design standards for pedestrian and bicycle standards along significant travel corridors. | | | | X | | See CP | GF | Planning & Zoning |
| White Road curve realignment (#6) | | X | | | | 387,600 | IF, SPLOST | Engineering |
| South Jeff Davis Shoulders (#7) | | X | | | | 100,000 | IF, SPLOST | Engineering |
| Grady @ Beauregard Engineering & construction (#13) | | | X | | | 200,000 | IF, SPLOST | Engineering |
| SR 85/SR314/Jeff Davis (#14) | X | | | | | 160,000 | IF, DOT, SPLOST | Engineering |
| Grady/Bradley left turn signals | | X | | | | 20,000 | DOT, SPLOST | Engineering |
| Bradley/Jimmie Mayfield Signal (Southside Master Plan-#33) | | | | X | X | 450,000 | IF, SPLOST | Engineering |
| Southside Connector (#30) | X | | | | | 450,000 | IF, SPLOST | Engineering |
| Lafayette Avenue and Glynn Street Traffic Signals (#18) | | | X | | | 240,000 | IF, SPLOST, Other | Engineering |
| Lafayette Avenue Extension Engineering (LCI) (#22) | | X | | | | 60,500 | SPLOST | Engineering |
| Lafayette Avenue Extension Construction (LCI) (#23) | | | X | | | 302,500 | IF, SPLOST | Engineering |
| 92 connector R/Way Acquisition from Walgreens (Southside Master Plan) (#34) | | | X | | | 43,000 | IF, SPLOST | Engineering |
| 92 Forrest Avenue Realignment Engineering (#41) | | | | | X | 107,800 | IF, SPLOST | Engineering |

| Project Description | 2005 | 2006 | 2007 | 2008 | 2009 | Estimated Total Cost | Funding Source | Responsible Party |
|--|------|------|------|------|------|----------------------|----------------|-------------------------------|
| Stonewall/85 Left Turn (LCI) (#37) | | | X | | | 132,000 | IF, SPLOST | Engineering |
| 54/Gingercake Road Intersection (#40) | | X | | | | 11,000 | IF, SPLOST | Engineering |
| 85 Median Engineering (LCI) (#24) | | X | | | | 96,000 | SPLOST | Engineering |
| 85 Median Construction (LCI) (#25) | | | | X | X | 960,000 | SPLOST | Engineering |
| Hood Avenue Connector Engineering (LCI) (#42) | | | | | X | 128,000 | IF, SPLOST | Engineering |
| Water & Sewerage | | | | | | | | |
| Refurbish Old Wastewater Plant - I | X | X | | | | 6,700,000 | Revenue Bonds | Water & Sewer |
| Continue the backflow prevention program | X | X | X | X | X | Staff Resources | S&W | Water & Sewer |
| Backhoe Replacement | | X | | | | 50,000 | S&W EF | Water & Sewer |
| Tractor/Mower Replacement | | X | | | | 40,000 | S&W EF | Water & Sewer |
| Grass Mower Replacement | | X | | | | 10,000 | S&W EF | Water & Sewer |
| Public Safety | | | | | | | | |
| Implement the City's threat level plan | X | X | X | X | X | N/A Staff | GF | Fire Department |
| Purchase a Thermal Imaging Camera | | | X | | | 25,000 | CPF | Fire Department |
| Purchase New Pumpers (2) | | | X | | | 510,310 | CPF | Fire Department |
| Purchase rescue equipment | | | X | | | 30,000 | CPF | Fire Department |
| Refurbish 50" Telesquirt | | | X | | | 65,000 | CPF | Fire Department |
| Fire Facility Improvement | | | X | | | 1,014,925 | IF | Fire Department |
| Fire Facility Equipment | | | X | | | 700,000 | IF | Fire Department |
| Continue to actively partner with neighborhood watch programs and other community-oriented programs. | X | X | X | X | X | N/a—Staff Resources | GF | Police Department |
| Law Enforcement Center | X | X | X | X | X | 6,746,135 | IF, CPF | Police, Engineering |
| CALEA Re-Accreditation | | X | | | | 13,000 | GF | Police |
| New Police Vehicles | 2 | 2 | 2 | | | 23,019 ea. | GF | Police |
| In car computers | 2 | 2 | 2 | | | 5000 ea | GF | Police |
| Video Equipment | 2 | 2 | 2 | | | 5,100 ea | GF | Police |
| Recreation and Open Space | | | | | | | | |
| Village Green Project - Planning | | | | X | | staff resources | GF | Main Street, Engineering, P&Z |
| Acquire parkland | X | X | X | X | X | 30,000 / yr. est. | IF, GF | Engineering |
| Lanier Pedestrian Greenway-design | X | | | | | 180,000 | DDA, IF | Engineering |
| Lanier Pedestrian Greenway—cst | | | X | | | 1,631,000 | DDA, LCI, IF | Engineering |
| Redwine Multi-use trail | X | | | | | 98,939 | SPLOST, | County & City Eng. |

| Project Description | 2005 | 2006 | 2007 | 2008 | 2009 | Estimated Total Cost | Funding Source | Responsible Party |
|---|------|------|------|------|------|----------------------|----------------|------------------------|
| | | | | | | | CMAQ, Other | Departments |
| Land Use & GIS | | | | | | | | |
| Comprehensive Plan Rewrite. | X | X | X | | | Staff resources | GF | Planning & Zoning |
| Develop and begin the Public Participation Program for the Comprehensive Plan Update | X | X | X | | | See CP Update | GF | Planning & Zoning |
| Review infill development policies | X | X | | | | See CP Update | GF | Planning & Zoning |
| Review and develop character area designations, such as town center and village nodes. Develop a map. | | X | X | | | See CP Update | GF | Planning & Zoning |
| Add existing land use into the GIS database | X | | | | | Staff | GF | Planning & Zoning, GIS |
| Add additional data layers in the GIS database to prepare for the comprehensive plan 10 th year update | | X | | | | Staff | N/a | Planning & Zoning, GIS |
| Update and revise future land use and element maps for the comprehensive plan rewrite | | X | X | | | Staff | N/a | Planning & Zoning, GIS |

ANNUAL IMPACT FEE FINANCIAL REPORT

FY 2004*

City of Fayetteville

| Service Area | Public Facility | | | | | Administration | |
|-------------------------------|-----------------|---------------|---------------|-----------------|--|----------------|---------------|
| | Transportation | Fire | Police | Recreation & OS | | Admin | Consulting |
| | City-wide | City-wide | City-wide | City-wide | | | |
| Impact Fee Fund Balance 2003 | \$ 347,143.49 | \$ 237,371.89 | \$ 70,961.35 | \$ (179,628.68) | | \$ 8,145.98 | \$(25,370.63) |
| Impact Fees Collected 2004* | \$ 279,201.83 | \$ 205,500.93 | \$ 110,333.38 | \$ 73,665.15 | | \$ 27,747.11 | \$ 4,821.64 |
| Accrued Interest | \$ 3,081.51 | \$ 2,207.81 | \$ 1,185.37 | \$ 791.43 | | \$ 298.10 | \$ 51.80 |
| Total Funds | \$ 629,426.83 | \$ 445,080.63 | \$ 182,480.10 | \$ (105,172.10) | | \$ 36,191.19 | \$(20,497.19) |
| (Administrative/Other Costs) | | | | | | | |
| (Impact Fee Refunds) | | | | | | | |
| (Project Expenditures) | \$ 184,479.51 | \$ - | \$ - | \$ 47,714.91 | | \$ 28,591.53 | \$ 7,900.00 |
| Total Impact Fees Encumbered | \$ 184,479.51 | \$ - | \$ - | \$ 47,714.91 | | \$ 28,591.53 | \$ 7,900.00 |
| Impact Fee Fund Balance 2004 | \$ 444,947.32 | \$ 445,080.63 | \$ 182,480.10 | \$ (152,887.01) | | \$ 7,599.66 | \$(28,397.19) |
| Exemptions (transfer from GF) | \$ 17,108.24 | \$ 8,746.93 | \$ 7,279.66 | | | \$ 1,102.36 | \$ 196.32 |
| (Impact Fee Credits) | \$ 294,342.36 | \$ - | \$ - | \$ - | | | |

*As of July 31, 2004 Financial Statements