

# 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 2017 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 September 18, 2018 at 6:00p.m.

BE IT THEREFORE RESOLVED, that the Cherokee County Board of Commissioners does hereby submit the 2018 annual update of the Capital Improvements Element and Short Term Work Program covering the five-year period 2018-2022 to the Atlanta Regional Commission for Regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 18<sup>th</sup> day of September, 2018

BY:   
L.B. Ahrens, Chairman

ATTEST:   
Christy Black, County Clerk





**Annual Impact Fee Financial Report  
& Short Term Work Plan Update  
2018**

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CHEROKEE COUNTY		Annual Impact Fee Financial Report - 2018*							
	Public Facilities						Admin. Funds		
	Libraries	Fire Protection	Parks/Recreation	Transportation	Public Safety Facility	Sheriff's Patrol	Administration	CIE Prep**	TOTAL
Impact Fee Fund Balance Oct 1, 2016	\$1,201,531	\$1,540,006	\$896,405	\$1,701,879	\$2,335,647	\$4,870	\$338,758	\$12,749	\$8,031,845
Impact Fees Collected (Oct. 2016 through Sept. 2017)	\$312,279	\$797,093	\$315,235	\$100,492	\$376,900	\$14,857	\$57,490	\$0	\$1,974,347
Accrued Interest	\$8,900	\$6,050	\$2,862	\$11,503	\$16,776	\$93	\$2,387	\$83	\$48,654
(Impact Fee Refunds)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Expenditures)	(\$100,000)	(\$1,741,678)	(\$793,656)	\$0	\$0	\$0	(\$10,918)	\$0	(\$2,646,252)
Impact Fee Fund Balance Oct 1, 2017	\$1,422,710	\$601,471	\$420,846	\$1,813,874	\$2,729,323	\$19,820	\$387,717	\$12,832	\$7,408,593
Total Fees Collected	\$4,077,462	\$10,292,264	\$5,420,741	\$5,982,656	\$5,720,703	\$500,875	\$959,732	\$155,103	\$33,109,535
Total Interest Accrued	\$150,988	\$514,107	\$191,448	\$531,218	\$352,639	\$21,012	\$32,008	\$9,845	\$1,803,265
Impact Fees Encumbered	\$4,228,449	\$10,806,371	\$5,612,189	\$6,513,874	\$6,073,342	\$521,887	\$991,740	\$164,948	\$34,912,799

\*This annual report covers the last completed fiscal year - October, 2016 to September, 2017.

\*\* 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 2018-2022*						
<b>Public Facility:</b>		<b>Libraries</b>						
<b>Project Description</b>		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 2017	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	\$113,294	Complete
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
Library Collection Materials	2009	2009	\$359,712	92%	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	\$340,307	Complete
Library Collection Materials	2012	2012	\$373,493	92%	General Fund	-\$100,000	\$343,614	Complete
Library Collection Materials	2013	2013	\$376,018	92%	General Fund	\$0	\$4,376	In Process
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>			<b>\$13,747,321</b>			<b>(\$100,000)</b>	<b>\$4,228,449</b>	

\*\*Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2017.

<b>CHEROKEE COUNTY</b>	<b>Capital Improvements Project Update 2018-2022*</b>
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<b>Public Facility:</b>		<b>Fire Protection</b>						
<b>Service Area:</b>		County-wide except Canton and Woodstock						
<b>Project Description</b>	<b>Project Start Date</b>	<b>Project End Date</b>	<b>Estimated Cost of Project</b>	<b>Percentage of Funding From Impact Fees</b>	<b>Other Funding Sources</b>	<b>Impact Fee Expenditures for FY 2017</b>	<b>Impact Fees Encumbered*</b>	<b>Status/Remarks</b>
Station 2 Renovation/Expansion	2003	2004	\$65,000	96%	Fire District <sup>+</sup>	\$0	\$62,400	Complete
Fire Engine 9	2003	2003	\$275,000	89%	Fire District <sup>+</sup>	\$0	\$244,750	Complete
Fire Engine 20	2003	2003	\$306,000	87%	Fire District <sup>+</sup>	\$0	\$266,220	Complete
Training Van	2003	2003	\$50,000	88%	Fire District <sup>+</sup>	\$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 <sup>+</sup>	\$0	\$216,000	Complete
Air Truck	2003	2004	\$355,000	100%	Fire District <sup>+</sup>	\$0	\$355,000	Complete
Fire Engine	2003	2004	\$400,000	87%	Fire District <sup>+</sup>	\$0	\$348,000	Complete
Station 1 Expansion	2003	2005	\$150,000	88%	Fire District <sup>+</sup>	\$0	\$132,000	Complete
Station 19 Replacement	2004	2006	\$1,500,000	81%	Fire District <sup>+</sup>	\$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 <sup>+</sup>	\$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 <sup>+</sup>	\$0	\$0	
Airport Crash Truck	2010	2010	\$800,000	90%	Fire District <sup>+</sup>	\$0	\$0	
Fire-Emergency Services Training Facility	2010	2015	\$3,141,850	100%	Fire District <sup>+</sup>	(\$220,205)	\$1,371,891	Complete - Reimbursement Phase
Station 1 Replacement	2015	2017	\$2,813,000	66%	Fire District <sup>+</sup>	(\$1,521,473)	\$1,521,473	Under Construction
Station 25 Replacement	2018	2019	\$1,500,000	81%	Fire District <sup>+</sup>	\$0	\$0	
Station 26 Replacement	2019	2020	\$1,500,000	81%	Fire District <sup>+</sup>	\$0	\$0	
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>			<b>\$21,092,850</b>			<b>(\$1,741,678)</b>	<b>\$10,806,371</b>	

\*\*Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2017.

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

CHEROKEE COUNTY		Capital Improvements Project Update 2018-2022*						
<b>Public Facility:</b> Parks and Recreation								
<b>Service Area:</b> 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 2017	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	\$348,750	Complete
Hobgood Park	2006	2007	\$425,000	100%	General Fund	\$0	\$425,000	Complete
Park Maintenance Facility	2015	2017	\$750,000	100%	Parks Bond	(\$677,107)	\$750,000	Design Phase
East Park - Veterans Park	2016	2018	\$8,000,000	12%	Parks Bond	(\$116,549)	\$116,549	In Process
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>						<b>(\$793,656)</b>	<b>\$5,612,189</b>	

\*"Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2017.

CHEROKEE COUNTY		Capital Improvements Project Update 2018-2022*						
<b>Public Facility:</b> Transportation								
<b>Service Area:</b> 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 2017	Impact Fees Encumbered*	Status/Remarks
Towne Lake Parkway (road improvement)	2000	2001	\$4,577,900	42%	GADOT, General Fund	\$0	\$1,922,718	Construction Complete - Reimbursement Phase
Business 5 (road widening and relocation)	2000	2001	\$5,430,756	22%	GADOT, General Fund	\$0	\$1,194,766	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	\$718,580	21%	GADOT, General Fund	\$0	\$150,902	Construction Complete - Reimbursement Phase
Eagle Drive (road widening)	2004	2006	\$5,504,074	35%	GADOT, General Fund	\$0	\$1,844,596.90	Construction Complete - Reimbursement Phase
East Cherokee Drive (road widening)	2005	2007	\$4,800,000	23%	GADOT, General Fund	\$0	\$0	Construction Complete - Reimbursement Phase
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>			<b>\$28,213,843</b>			<b>\$0</b>	<b>\$6,513,874</b>	

\*\*Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2017.

CHEROKEE COUNTY		Capital Improvements Project Update 2018-2022*						
<b>Public Facility:</b> Public Safety Facility								
<b>Service Area:</b> 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 2017	Impact Fees Encumbered*	Status/Remarks
Public Safety Facility	2000	2002	\$33,599,204	58%	General Fund	\$0	\$5,214,480	Complete
Special Purpose Vehicle Garage	2006	2007	\$125,512	100%	None	\$0	\$125,512	Complete
Public Safety Facility Expansion	2015	2020	\$37,479,400	100%	SPLOST	\$0	\$733,350	In Process - Pre-Design
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>			<b>\$71,204,116</b>			<b>\$0</b>	<b>\$6,073,342</b>	

\*\*Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2017.

CHEROKEE COUNTY		Capital Improvements Project Update 2018-2022*						
<b>Public Facility:</b> Sheriff's Patrol								
<b>Service Area:</b> 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 2017	Impact Fees Encumbered*	Status/Remarks
Uniform Patrol Div Office # 19	2005	2006	\$1,295,000	58%	General Fund	\$0	\$521,887	Complete - Reimbursement Phase
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>			<b>\$1,295,000</b>			<b>\$0</b>	<b>\$521,887</b>	

\*\*Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2017.



## Short Term Work Plan

Project Description	FY2019	FY2020	FY2021	FY2022	FY2023	Estimated Total Cost	Funding Sources	Responsible Party
<b>Natural and Historic Resources</b>								
Implement Parks and Rec Master Plan	X	X	X	X	X	Staff Time	County	BOC, Planning & Land Use, GIS, Parks & Rec.
Develop Historic Property Resource Kit that includes Tax Credit Basics	X	X				Unknown	County	Planning & Land Use, Historical Society
Develop & Update 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
Develop water supply watershed overlay district	X	X				Staff Time	County	Engineering, Planning & Land Use
<b>Economic Development</b>								
Develop and promote business and manufacturing sites within Cherokee County	X	X	X	X	X	Staff Time	Development Authority	Development Authority, Chamber of Commerce
Continue the focused marketing campaign targeting industries identified in Opportunity Cherokee	X	X	X	X	X	Staff Time	Development Authority	Development Authority, Chamber of Commerce
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
Focus resources on supporting and expanding the Cherokee Workforce Collaborative	X	X	X	X	X	Staff Time	School District, Chamber of Commerce, Development Authority	Cherokee County School District, Chamber of Commerce, Development Authority
Develop Marketing Studies for County Target Areas		X	X			\$25,000 each	County	Planning & Land Use, Development Authority
<b>Housing</b>								
Continue to evaluate/update dilapidated housing	X	X	X	X	X	Unknown	private	Private Developers
Use CDBG funds for the Cherokee County Home Repair Program targeted for low-income seniors and veterans	X	X	X	X	X	\$500,000	County, CDBG	Community Services
Encourage the consturction of housing for a range of residents	X	X	X	X	X	Unknown	state and federal programs, private	Private Developers
Develop housing regulations for seniors and disabled persons	X	X	X			Staff Time	County	BOC, Planning & Land Use
Identify areas with adequate infrastructure & suitable for workforce 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
Organize affordable housing eduction forums for the public	X	X	X	X		Staff Time	County	Planning & Land Use
<b>Community Facilities</b>								
Periodically review 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
Expand Cheorkee County Adult Detention Center		X	X	X		\$23,000,000	County	BOC, Public Safety

<b>Parks and Recreation</b>								
Multigenerational Center at Veterans Park	X	X				\$12,600,000	Parks Bond	Recreation & Parks, BOC
Evaluate sites for multigenerational park facility in SW Cherokee	X	X				Staff Time	County	Recreation & Parks, BOC
Park Maintenance Facility	X	X	X			\$750,000	Parks Bond, Impact Fees	Recreation & Parks, BOC
East Park (Cherokee Veterans) Fields/Amenities	X	X				\$1,650,000	Parks Bond, Impact Fees	Recreation & Parks, BOC
Connect existing trails and develop linear parks/greenways to connect high priority areas	X	X	X	X	X	Unknown	Parks Bond	Recreation & Parks, BOC
Develop additional multipurpose fields for a wider variety of activities	X	X	X	X	X	Unknown	Parks Bond, Impact Fees	Recreation & Parks, BOC
Develop Thacker Property (Alison Lane) for passive recreation				X		\$500,000	Parks Bond	Recreation & Parks, BOC
<b>Transportation</b>								
Roadway Improvements	X	X	X	X	X	\$140,000,000	GDOT, SPLOST	BOC, Roadway/SPLOST
Develop a character area specific roadway standards.	X	X	X			Staff Time	County	Engineering, Planning & Land Use
Continue support of Ride/Share Program	X	X	X	X	X	\$15,000	County, ARC, GRTA	Transportation
Install Park/Ride Lots	X	X	X	X	X	\$2,000,000 per lot	County, ARC, GRTA	Transportation, Roadway/SPLOST
Develop linages between trails, sidewalks, and amenities/services	X	X	X	X	X	Unknown	County	Roadway/SPLOST
Study alternate route for trucks going through downtown Ball Ground	X	X	X	X	X	\$150,000	County	GDOT, Roadway/SPLOST, City of Ball Ground
Develop access managemnt and interparcel access guidelines/regulations	X	X	X	X	X	Staff Time	County	Engineering, Planning & Land Use
Bells Ferry Road widening & bridge replacement (2 projects)			X	X	X	\$28,444,533	SPLOST, Impact Fees	Roadway/SPLOST
<b>Public Safety</b>								
Fire Station 5 Renovation				X	X	\$1,800,000	Fire District, SPLOST	Fire Department, BOC
Fire Station 13 Replacement Station	X					\$2,095,000	SPLOST, Impact Fees, General Fund	Fire Department, BOC
Fire Station 15 Relocation & Replacement Station				X	X	\$1,500,000	SPLOST, General Fund	Fire Department, BOC
Future Fire Station (new)			X	X		\$2,000,000	Impact Fees, General Fund	Fire Department, BOC
Purchase property for Future Fire Facilities	X	X	X	X	X	\$750,000	SPLOST	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
Consolidate Fire Service with one(1) Agency	X	X	X	X	X	Staff Time	County	Fire Department, BOC

<b>Library Services</b>								
Library Collection Materials	X	X	X	X	X	\$835,512	Impact Fees, General Fund, SPLOST	Library System, BOC
<b>Water and Sewage</b>								
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
Link County and CCWSA GIS data for easy use	X					Staff Time	CCWSA	County Water & Sewer Authority, GIS , Planning & Land Use
<b>School System</b>								
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
Develop and promote alternative transportation to schools through education and sidewalk construction projects	X	X	X			Unknown	Safe Routes to School	CCSD, Roadway/SPLOST
<b>Land Use &amp; GIS</b>								
Create small area plans for areas experiencing significant growth pressures or infrastructure issues.	X	X	X	X	X	\$300,000	County	Planning & Land Use
Revise Highway 92 Overlay District standards and regulations.		X	X			Staff Time	County	BOC, Planning & Land Use
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
Create map showing transportation improvements with off-street trails	X					Staff Time	County	Planning & Land Use, Engineering, Parks & Rec
Undertake a Comprehensive Plan Update five years after the adoption of this Plan					X	Staff Time	County	Planning & Land Use
Update zoning ordinance to add Regional Airport Area District (RAAD)		X	X			Staff Time	County	Planning & Land Use
Develop joint plan with City of Holly Springs for Hickory Flat area	X	X	X			Staff Time	County	Planning & Land Use, City of Holly Springs
Develop master plan for SW Cherokee to integrate housing, community services, industrial development and much needed greenspace/trails	X	X				Staff Time	County	Planning & Land Use