

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: September 25, 2019

ARC REVIEW CODE: P1909252

TO: Chairman Harry Johnston, Cherokee County
ATTN TO: Margaret Stallings, Principal Planner
FROM: Douglas R. Hooker, Executive Director, ARC



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 related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: 2019 Cherokee County CIE Annual Update
Review Type: Local Comprehensive Plan

Description: A review of the 2019 Cherokee County Capital Improvements Element (CIE) Annual Update.

Submitting Local Government: Cherokee County

Action Under Consideration: Approval

Date Opened: September 25, 2019

Deadline for Comments: October 16, 2019

Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

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

ARC COMMUNITY DEVELOPMENT
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
COBB COUNTY
CITY OF EMERSON
CITY OF JASPER
FORSYTH COUNTY
CITY OF BALL GROUND
CITY OF CANTON
CITY OF NELSON

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF ACWORTH
GORDON COUNTY
CITY OF NELSON
CITY OF ROSWELL
CITY OF MOUNTAIN PARK
CITY OF HOLLY SPRINGS
CITY OF WALESKA

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
NORTHWEST GEORGIA REGIONAL COMMISSION
BARTOW COUNTY
PICKENS COUNTY
DAWSON COUNTY
CITY OF MILTON
CHEROKEE COUNTY
CITY OF MOUNTAIN PARK
CITY OF WOODSTOCK

Attached is information concerning this review.

If you have any questions regarding this review, please contact Greg Giuffrida at ggiuffrida@atlantaregional.org or 470-378-1531. If ARC staff does not receive comments from you **on or before Oct. 16, 2019**, we will assume that your agency has no comments and will close the review. Comments via e-mail are strongly encouraged. **The ARC review website is located at <http://www.atlantaregional.org/land-use/planreviews>.**

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NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	Cherokee County	Date Received:	September 25, 2019
Local Contact:	Margaret Stallings, Principal Planner, Cherokee County Planning and Zoning		
Phone:	678-493-6106	E-Mail:	mstallings@cherokeega.com
Fax:		Website:	http://www.cherokeega.com
Street	1130 Bluffs Parkway	City State, Zip:	Canton, Georgia 30114

Department of Community Affairs Review Required

Review Title:	2019 Cherokee County CIE Annual Update
Description:	<p>A review of the 2019 Cherokee County Capital Improvements Element (CIE) Annual Update.</p> <p>Document can be viewed on the ARC website at: http://www.atlantaregional.org/landuse Under Plan Review, search for the Cherokee County.</p>

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

Reviewing Regional Commission:

Atlanta Regional Commission
229 Peachtree Street NE, Suite 100
Atlanta, GA 30303

Phone 404-463-3100 | Fax 404-463-3254

Contact Person:	Greg Giuffrida, Plan Review Technician
E-Mail	ggiuffrida@atlantaregional.org

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: September 25, 2019

ARC REVIEW CODE: P1909252

TO: ARC Managers

FROM: Greg Giuffrida, Plan Review Technician, 470-378-1531

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Transportation Access & Mobility: Roell, Maria

Natural Resources: Santo, Jim

Research & Analytics: Skinner, Jim

Aging & Health Resources: Perumbeti, Katie

Name of Proposal: 2019 Cherokee County CIE Annual Update

Review Type: Local Comprehensive Plan

Description: A review of the 2019 Cherokee County Capital Improvements Element (CIE) Annual Update.

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Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:[illegible]

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 2019 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 17, 2019 at 6:00p.m.

BE IT THEREFORE RESOLVED, that the Cherokee County Board of Commissioners does hereby submit the 2019 annual update of the Capital Improvements Element and Short Term Work Program covering the five-year period 2019-2023 to the Atlanta Regional Commission for Regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 17th day of September, 2019

BY: _____

Harry Johnston, Chairman

ATTEST: _____

Christy Black, County Clerk





**Annual Impact Fee Financial Report
& Short Term Work Plan Update
2019**

CHEROKEE COUNTY		Annual Impact Fee Financial Report - 2019*							
	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, 2017	\$1,422,710	\$601,471	\$420,846	\$1,813,874	\$2,729,323	\$19,820	\$387,717	\$12,832	\$7,408,593
Impact Fees Collected (Oct. 2017 through Sept. 2018)	\$303,826	\$779,229	\$306,723	\$112,087	\$368,555	\$14,526	\$56,538	\$0	\$1,941,483
Accrued Interest	\$20,333	\$6,455	\$7,778	\$24,481	\$38,400	\$369	\$5,347	\$167	\$103,331
(Impact Fee Refunds)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Expenditures)	(\$100,000)	(\$600,000)	\$0	\$0	\$0	\$0	(\$28,694)	\$0	(\$728,694)
Impact Fee Fund Balance Oct 1, 2018	\$1,646,869	\$787,155	\$735,347	\$1,950,442	\$3,136,278	\$34,715	\$420,908	\$12,999	\$8,724,713
Total Fees Collected	\$4,381,288	\$11,071,493	\$5,727,463	\$6,094,743	\$6,089,258	\$515,401	\$56,538	\$155,103	\$34,091,286
Total Interest Accrued	\$171,321	\$520,562	\$199,226	\$555,699	\$391,039	\$21,381	\$37,355	\$10,012	\$1,906,595
Impact Fees Encumbered	\$4,552,608	\$11,592,055	\$6,926,690	\$6,650,441	\$6,480,297	\$536,782	\$93,893	\$165,115	\$36,997,880

*This annual report covers the last completed fiscal year FY2018 (October, 2017 to September, 2018).

** 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*							
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 2018	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	\$0	\$343,614	Complete
Library Collection Materials	2013	2013	\$376,018	92%	General Fund	(\$100,000)	\$328,535	In Process
Total of Costs, Expenditures & Impact Fees Encumbered			\$13,747,321			(\$100,000)	\$4,552,608	

*"Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2018.

CHEROKEE COUNTY	Capital Improvements Project Update 2018-2022*
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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 2018	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*	\$0	\$1,371,891	Complete - Reimbursement Phase
Station 1 Replacement	2015	2017	\$2,813,000	66%	Fire District*	\$0	\$1,521,473	Complete
Station 25 Replacement	2018	2019	\$1,500,000	81%	Fire District*	\$0	\$0	
Station 9 Replacement	2019	2020	\$4,200,000	26%	Fire District*	(\$600,000)	\$785,684	In Design
Station 17 Addition	2019	2020	\$150,000	100%	Fire District*	\$0	\$0	
Station 18 Addition	2019	2020	\$500,000	50%	Fire District*	\$0	\$0	
Total of Costs, Expenditures & Impact Fees Encumbered			\$24,442,850			(\$600,000)	\$11,592,055	

**Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2018.

* A combination of the Fire District, and SPLOST Funds

CHEROKEE COUNTY		Capital Improvements Project Update 2018-2022*						
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 2018	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	\$0	\$750,000	Design Phase
East Park - Veterans Park	2016	2018	\$8,000,000	12%	Parks Bond	\$0	\$431,050	In Process
LB Ahrens Recreation Center - Cherokee Veterans Park Phase I	2019	2021	\$10,500,000	75%	SPLOST, TBD	\$0	\$1,000,000	Design Phase
Total of Costs, Expenditures & Impact Fees Encumbered						\$0	\$6,926,690	

**"Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2018.

CHEROKEE COUNTY		Capital Improvements Project Update 2018-2022*							
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 2018	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	\$1,926,426	Construction Complete - Reimbursement Phase	
East Cherokee Drive (road widening)	2005	2007	\$4,800,000	23%	GADOT, General Fund	\$0	\$54,738	Construction Complete - Reimbursement Phase	
Bells Ferry Road (road widening - Southfork to N. Victoria)	2000	2022	\$53,373,569	100%	GADOT, SPLOST	\$0	\$0	Design and Right-of-way Acquisition Phase	
Total of Costs, Expenditures & Impact Fees Encumbered			\$81,587,412			\$0	\$6,650,441		

*"Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2018.

CHEROKEE COUNTY		Capital Improvements Project Update 2018-2022*						
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 2018	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	\$1,140,305	In Process - Pre-Design
Total of Costs, Expenditures & Impact Fees Encumbered			\$71,204,116			\$0	\$6,480,297	

**Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2018.

CHEROKEE COUNTY		Capital Improvements Project Update 2018-2022*						
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 2018	Impact Fees Encumbered*	Status/Remarks
Uniform Patrol Div Office # 19	2005	2006	\$1,295,000	58%	General Fund	\$0	\$536,782	Complete - Reimbursement Phase
Total of Costs, Expenditures & Impact Fees Encumbered			\$1,295,000			\$0	\$536,782	

**Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2018.

Short Term Work Plan

Project Description	FY2019	FY2020	FY2021	FY2022	FY2023	Estimated Total Cost	Funding Sources	Responsible Party
Sheriff								
Expand Cherokee County Adult Detention Center		X	X	X		\$23,000,000	County	BOC, Public Safety
Parks and Recreation								
Multigenerational Center at Veterans Park	X	X	X	X	X	\$12,600,000	County, Impact Fees	Recreation & Parks, BOC
Evaluate sites for multigenerational park facility in SW Cherokee	X	X				Staff Time	County, Impact Fees	Recreation & Parks, BOC
East Park (Cherokee Veterans) Fields/Amenities				X	X	\$5,975,000	County, Impact Fees	Recreation & Parks, BOC
Connect existing trails and develop linear parks/greenways to connect high priority areas	X	X	X	X	X	Unknown	County, Impact Fees	Recreation & Parks, BOC
Develop additional multipurpose fields.	X	X	X	X	X	Unknown	County, Impact Fees	Recreation & Parks, BOC
Develop Thacker Property (Alison Lane) for recreation				X	X	\$9,900,000	County, Impact Fees	Recreation & Parks, BOC
Develop Boat Launches along the Etowah & Little Rivers			X	X	X	Unknown	County, Impact Fees	Recreation & Parks, BOC
Develop additional pickleball courts.			X	X	X	Unknown	County, Impact Fees	Recreation & Parks, BOC
Develop a multigenerational recreation center in SW Cherokee			X	X	X	Unknown	County, Impact Fees	Recreation & Parks, BOC
Develop a passive park at Yellow Creek Road Property.			X	X	X	Unknown	County, Impact Fees	Recreation & Parks, BOC
Acquire additional land for parks.			X	X	X	Unknown	County, Impact Fees	Recreation & Parks, BOC
Transportation								
Roadway Improvements	X	X	X	X	X	\$140,000,000	GDOT, SPLOST	BOC, Roadway/SPLOST
Study alternate route for trucks going through downtown Ball Ground	X	X	X	X	X	\$278,000	County	GDOT, Roadway/SPLOST, City of Ball Ground
Study new route linking Bluffs Parkway to Cherokee County Airport	X	X	X	X	X	\$534,600	County	Roadway/SPLOST
Bells Ferry Road widening & bridge replacement (2 projects)			X	X	X	\$74,365,865	GADOT, SPLOST, Impact Fees	Roadway/SPLOST

Fire & EMS Services								
Fire Station 5 - Renovation				X	X	\$1,800,000	Fire District, SPLOST	Fire Department, BOC
Fire Station 9 - Replacement								
Fire Station 13 - Replacement Station	X	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
Library Services								
Library Collection Materials	X	X	X	X	X	\$835,512	Impact Fees, General Fund, SPLOST	Library System, BOC
Rose Creek Library Relocation & Expansion	X	X	X	X	X	TBD	Impact Fees, SPLOST	Library System, BOC