

# 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:** November 23, 2020

**ARC REVIEW CODE:** P2011231

**TO:** Mayor Bill Grant, City of Canton  
**ATTN TO:** Bethany Watson, Development Services Manager  
**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:** 2021 City of Canton CIE Annual Update

**Review Type:** Local Comprehensive Plan

**Description:** A regional review of the draft 2021 City of Canton Capital Improvement Element (CIE) annual update.

**Submitting Local Government:** City of Canton

**Action Under Consideration:** Approval

**Date Opened:** November 23, 2020

**Deadline for Comments:** December 14, 2020

**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 RESEARCH & ANALYTICS  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
CITY OF HOLLY SPRINGS

ARC TRANSPORTATION ACCESS & MOBILITY  
ARC AGING & HEALTH RESOURCES  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF WALESKA

ARC NATURAL RESOURCES  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
CHEROKEE COUNTY  
CITY OF BALL GROUND

**Attached is information concerning this review.**

If you have any questions regarding this review, please contact Greg Giuffrida at [ggiuffrida@atlantaregional.org](mailto:ggiuffrida@atlantaregional.org) or 470-378-1531. If ARC staff does not receive comments from you on or before **Monday, Dec. 14, 2020**, 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>.

**NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY**

<b>Submitting Local Government:</b>	City of Canton	<b>Date Received:</b>	November 23, 2020			
<b>Local Contact:</b>	Bethany Watson, Development Services Manager, City of Canton					
<b>Phone:</b>	770-704-1521	<b>E-Mail:</b>	bethany.watson@cantonga.gov			
<b>Fax:</b>		<b>Website:</b>	www.cantonga.gov			
<b>Street</b>	110 Academy St.	<b>City State, Zip:</b>	Canton, GA 30114			
<b>Department of Community Affairs Review Required</b>						
<b>Review Title:</b>	2021 City of Canton CIE Annual Update					
<b>Description:</b>	A regional review of the draft 2021 City of Canton Capital Improvement Element (CIE) annual update.  Document can be viewed on the ARC website at: <a href="http://www.atlantaregional.org/landuse">http://www.atlantaregional.org/landuse</a> Under Plan Review, search for the City of Canton.					
<b>The submitted documents are available for review at ARC and the local government.</b>						
<b>Reviewing Regional Commission:</b>						
Atlanta Regional Commission 229 Peachtree Street NE, Suite 100 Atlanta, GA 30303  Phone 404-463-3100   Fax 404-463-3254						
<b>Contact Person:</b>	Greg Giuffrida, Plan Reviews Program Manager					
<b>E-Mail</b>	<a href="mailto:ggiuffrida@atlantaregional.org">ggiuffrida@atlantaregional.org</a>					

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City of Canton  
State of Georgia  
County of Cherokee  
Resolution No. 2020-18

**RESOLUTION  
TO TRANSMIT CERTAIN AMENDMENTS  
OF THE COMPREHENSIVE LAND USE PLAN  
CANTON 2040 – COMPREHENSIVE PLAN  
CIE ANNUAL UPDATE**

**WHEREAS;** the City of Canton, Georgia is a member of the Atlanta Regional Commission, an agency created to provide regional planning and intergovernmental coordination among the ten county governments and their cities in the metropolitan area of Atlanta; and

**WHEREAS;** the City of Canton is governed by the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Land Use Plan in order to maintain the status of a Qualified Local Government; and

**WHEREAS;** contained within the Comprehensive Land Use Plan is the Capital Improvement Element for Roads, Parks and Recreation, Police Protection and Fire Safety for the planning horizon to 2040; along with the Short Term Work Program; and

**WHEREAS;** to maintain the certified local government status as a Qualified Local Government, the City of Canton has prepared documents in accordance with state law; and

**WHEREAS;** the City of Canton has prepared an annual update to a Capital Improvements Element; and

**WHEREAS;** the annual update of the Capital Improvements Element was prepared in accordance with the Development Impact Fee Compliance Requirements established by the Georgia Department of Community Affairs, and a Public Hearing was held on November 5, 2020 at Canton City Hall, 110 Academy Street, Canton, Georgia;

**IT IS HEREBY RESOLVED** that the amendments to the Capital Improvements Element (CIE) and the 5 Year Short Term Work Program of the Canton Comprehensive Plan have been determined to meet the Minimum Standards and Procedures for Local Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989;

**NOW THEREFORE BE IT RESOLVED** that the Mayor and City Council hereby transmit the Capital Improvements Element (CIE) and 5 Year Short Term Work Program of the Canton Comprehensive Plan as required by the rules governing the Planning Act of 1989.

**BE IT SO RESOLVED** on this the 19<sup>th</sup> day of November, 2020.

**BY:** Bill Grant  
Bill Grant, Mayor

**ATTEST:** Annie Fortner  
Annie Fortner, City Clerk

Approved as to Form and Content: Robert M. Dyer  
Robert M. Dyer, City Attorney

**ANNUAL FINANCIAL REPORT FOR FISCAL YEAR ENDING SEPTEMBER 30, 2020**

<b>(1) Public Facility Type</b>	<b>Parks &amp; Recreation</b>	<b>Police</b>	<b>Fire</b>	<b>Roads</b>	<b>Administration</b>	<b>TOTAL</b>
<b>(2) Service Area</b>						
<b>(3) Beginning Impact Fee Fund Balace</b>	1,620,402.43	219,275.98		2,014,955.00	29,666.14	3,884,299.55
<b>(4) Impact Fees Collected</b>	1,048,417.30	47,086.42	273,301.40	251,030.47	52,715.15	1,672,550.74 *
<b>(5) Accrued Interest</b>	388.14	1,112.16		12,115.37	4.63	13,620.30
<b>(6) Project Expenditures</b>	(1,155,579.82)		(273,301.40)	(17,337.60)		(1,446,218.82)
<b>(7) Administrative Costs</b>					(70,000.00)	(70,000.00)
<b>(8) Impact Fee Refunds</b>						
<b>(9) Ending Impact Fee Fund Balance</b>	1,513,628.05	267,474.56	-	2,260,763.24	12,385.92	4,054,251.77
<b>(10) Impact Fees Encumbered</b>	1,513,628.05	267,474.56	-	2,260,763.24	12,385.92	4,054,251.77

\* \$60,718.89 in Road Impact Fee credits were issued

\* \$106,758.34 in Parks & Recreation Impact Fee credits were issued

## 5-Year Work Program: Impact Fee Eligible Projects

### 2021 CIE Annual Update

Project Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
<b>Fire Protection</b>								
Fire Station 16	X					\$3,500,000	100% Impact Fees	Cherokee Co. Fire and Emergency
Pumper Truck	X					\$470,000	100% Impact Fees	Cherokee Co. Fire and Emergency
Aerial Truck	X					\$1,200,000	100% Impact Fees	Cherokee Co. Fire and Emergency
Ambulance	X					\$225,000	100% Impact Fees	Cherokee Co. Fire and Emergency
<b>Police Services</b>								
Police Station	x					\$1,519,608	64.2% Impact Fees; SPLOST	Canton Police Dept.
Pursuit Management System (2 units)	x					\$12,000	100% impact fees	Canton Police Dept.
Pursuit Management System (1 unit)		x				\$6,000	34.01% Impact Fees; General Fund	Canton Police Dept.
Mobile Command Vehicle			x			\$350,000	100% Impact Fees	Canton Police Dept.
<b>Parks and Recreation</b>								
Heritage Park Trail	x					\$120,000	63.8% Impact Fees; SPLOST	Canton Public Works Dept.
Heritage Park Outdoor Gym	X					\$140,300	45.01% Impact Fees; General Fund	Canton Public Works Dept.
Heritage Park Playground		x				\$183,000	95.48% Impact Fees; General Fund; SPLOST	Canton Public Works Dept.
Heritage Park Splash Pad			x			\$610,000	45.01% Impact Fees; General Fund; SPLOST	Canton Public Works Dept.



Project Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
Heritage Park Restroom Building			x			\$91,500	81.84% Impact Fees; General Fund; SPLOST	Canton Public Works Dept.
Heritage Park Community Pavilion				x		\$305,000	45.01% Impact Fees; General Fund; SPLOST	Canton Public Works Dept.
Etowah River Park Trail Extension	x	x				\$6,500,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 1 (Heritage Park to Cherokee High)	x	x	x			\$2,250,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 2 (Cherokee High to Boling Park)		x	x			\$750,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Boling Park Trailhead			x	x		\$3,050,000	45.01% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 4A				x	x	\$11,225,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 4B	x	x	x	x	x	\$850,000	63.8% Impact Fees; SPLOST; General Fund; Grants	Canton Public Works Dept.
Etowah River Trail Phase 5					x	\$1,100,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 6 (Harmon Park Connection)					x	\$850,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 7					x	\$2,000,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
New Park Acres (30 acres)	x					\$400,000	100% Impact Fees	Canton Public Works Dept.
<b>Road Improvements</b>								
Canton Transportation Plan	x	x				\$150,000	34.2% Impact Fees; SPLOST; General Fund	Canton Community Dev. Dept.
Prominence Boulevard-Keeter Road widening	x	x	x			\$3,661,632	34.2% Impact Fees; SPLOST; Developer	Canton Community Dev. Dept.
Business Hwy. 5 - Marietta Hwy. widening			x	x	x	\$10,000,000	34.2% Impact Fees; Grants; Cherokee Co.	Canton Community Dev. Dept.

Project Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
SR Business 5 Intersection Improvements	x	x	x	x	x	\$1,647,000	34.2% Impact Fees; Grants	Canton Community Dev. Dept.
Heard Road Extension	x	x	x	x	x	\$1,525,736	34.2% Impact Fees; SPLOST; Developer	Canton Community Dev. Dept.
Eastside Connector		x	x	x	x	\$8,928,930	34.2% Impact Fees; Cherokee Co.; SPLOST	Canton Community Dev. Dept.
Marietta Hwy./Riverstone Pkwy./Waleska Rd. Intersection	X	X	X	X		\$3,750,000	34.2% Impact Fees; Cherokee Co.; SPLOST; FHWA	Canton Community Dev. Dept.
Reinhardt College Pkwy./Waleska Rd. Intersection	X	X	X	X		\$2,400,000	34.2% Impact Fees; Cherokee Co.; SPLOST; FHWA	Canton Community Dev. Dept.
Reinhardt College Pkwy./Reservoir Drive Intersection	X	X	X			\$500,000	34.2% Impact Fees; SPLOST; GDOT; FHWA	Canton Community Dev. Dept.