

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: March 17, 2021

ARC REVIEW CODE: P2103171

TO: Vice-Chairman Charles Oddo, Fayette County
ATTN TO: Peter Frisina, 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: 2021 Fayette County Joint CIE Annual Update

Review Type: Local Comprehensive Plan

Description: A regional review of the draft 2021 Capital Improvement Element (fire impact fees) for Fayette County and the Towns of Brooks, Tyrone, and Woolsey.

Submitting Local Government: Fayette County

Action Under Consideration: Approval

Date Opened: March 17, 2021

Deadline for Comments: April 7, 2021

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 FAYETTEVILLE
COWETA COUNTY
SPALDING COUNTY

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF PEACHTREE CITY
THREE RIVERS REGIONAL COMMISSION

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
FAYETTE COUNTY
CLAYTON COUNTY
FULTON COUNTY

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 **Wednesday, April 7, 2021**, we will assume that your agency has no comments and will close the review. Comments must be emailed. **The ARC review website is located at** <http://www.atlantaregional.org/land-use/planreviews>.

NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	Fayette County	Date Received:	March 17, 2021			
Local Contact:	Peter Frisina, Planner, Fayette County					
Phone:	770-305-5160	E-Mail:	pfrisina@fayettecountyga.gov			
Fax:		Website:	fayettecountyga.gov			
Street	140 Stonewall Avenue, West	City State, Zip:	Fayetteville, GA 30214			
Department of Community Affairs Review Required						
Review Title:	2021 Fayette County Joint CIE Annual Update					
Description:	A regional review of the draft 2021 Capital Improvement Element (fire impact fees) for Fayette County and the Towns of Brooks, Tyrone, and Woolsey. Document can be viewed on the ARC website at: http://www.atlantaregional.org/landuse Under Plan Review, search for the Fayette County.					
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						
Contact Person:	Greg Giuffrida, Plan Reviews Program Manager					
E-Mail	ggiuffrida@atlantaregional.org					

DATE: March 17, 2021

[illegible]

Fayette County and Towns of Brooks, Tyrone, and Woolsey Summary Impact Fee Financial Report FY2020	
	Fire Services
Total Impact Fee Balance From Previous Fiscal Year	\$0.00
Impact Fees Collected in FY 2020 By Jurisdiction	
Fayette County	91,341.46
Brooks	600.57
Tyrone	21,000.37
Woolsey	\$0.00
Total	\$112,942.40
Accrued Interest	151.37
(Administrative Other Costs)	(3,323.24)
(Impact Fee Refunds)	\$0.00
(Impact Fee Expenditures)	(109,770.53)
Impact Fee Fund Balance Ending FY 2020	\$0.00
Impact Fees Encumbered	\$0.00

Fayette County Comprehensive Plan Amendment - Capital Improvement Element - Project Update FY2020 - FY2024

Public Facility - Fire Services

Project Description	FY Project Start	FY Project End	Actual / Estimated Cost of Project	Funding from Impact Fees	Percent By Impact Fees	Other Funding Sources	Current Year Impact Fee Applied	Impact Fee Applied Previous Years	Remaining amount to be funded from impact fees	Status / Remarks
Construct Fire Station 1: SR 279	FY 2002	FY 2002	\$ 872,836	\$ 471,331	54.00%	Fire Tax	na	\$471,331	\$0	Completed in FY 2002
Construct Fire Station 10: Seay Road	FY 2002	FY 2002	\$ 838,295	\$ 687,402	82.00%	Fire Tax	na	\$687,402	\$0	Completed in FY 2002
Construct Fire Station 5: SR 85 South	FY 2002	FY 2003	\$ 1,191,565	\$ 369,385	31.00%	Fire Tax	na	\$369,385	\$0	Completed in FY 2003
Construct Fire Station 7: Hampton Road	FY 2003	FY 2003	\$ 1,066,472	\$ 586,559	55.00%	Fire Tax	na	\$586,559	\$0	Completed in FY 2003
Purchase Acreage for Future Fire Station - McElroy Road	FY 2004	FY 2004	\$ 25,000	\$ 25,000	100.00%	None	na	\$25,000	\$0	Completed in FY 2004
Purchase two (2) Quints	FY 2006	FY 2007	\$ 675,000	\$ 675,000	100.00%	None	na	\$675,000	\$0	Purchased in FY 2007
Emergency Operations Center	FY 2012	FY 2015	\$ 1,107,921	\$ 131,864	83.50%	Fire Tax / Grant	na	\$131,864	\$0	Completed in FY15
Construct Fire Training Center (Burn Building)	FY 2018	Future	\$ 1,120,000	\$ 253,680	22.65%	Fire Tax	\$16,234	\$237,446	\$0	Future/Planned
Construct FS2: S.R. 92N	FY 2018	FY2021	\$ 1,644,000	\$ 164,400	10.00%	Fire Tax	\$93,537	\$0	\$70,863	Complete in FY2021
Construct FS14: Sandy Creek/Flat Ck	Future	Future	\$ 1,613,773	\$ 1,613,773	100.00%	None	\$0	\$0	\$1,613,773	Future/Planned
Construct FS15: Ginger Cake/Graves	Future	Future	\$ 2,061,333	\$ 2,061,333	100.00%	None	\$0	\$0	\$2,061,333	Future/Planned
Rescue Truck (1)	Future	Future	\$ 224,334	\$ 224,334	100.00%	None	\$0	\$0	\$224,334	Future/Planned
Brush Truck (1)	Future	Future	\$ 57,011	\$ 57,011	100.00%	None	\$0	\$0	\$57,011	Future/Planned
Engine/Pumpers (8) - 2 Purchased in FY2018; 1 Purchased in FY2019; 1 purchased in FY2020;	FY 2018	Future	\$ 3,252,082	\$ 3,252,082	100.00%	None	\$0	\$0	\$3,252,082	In Progress
Totals			\$ 15,749,622	\$ 10,573,155			\$ 109,771	\$ 3,183,987	\$7,279,396	

TRANSMITTAL RESOLUTION 2021-03

WHEREAS, Fayette County, Georgia has prepared an annual update to a Capital Improvements Element and Community Work Program; and

WHEREAS, the annual update of the Capital Improvements Element and Community 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 on February 25, 2021.

BE IT THEREFORE RESOLVED, that Fayette County, Georgia does hereby submit the annual update of the Capital Improvements Element and Community Work Program covering the five-year period of FY 2021 to FY 2025 to the Atlanta Regional Commission and Georgia Department of Community Affairs for regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 25th day of February, 2021

BY:



ATTEST:





Fayette County Impact Fee Financial Report FY2020	
	Fire Services
Total Impact Fee Balance From Previous Fiscal Year	\$0.00
Impact Fees Collected in FY 2020 By Jurisdiction	
Fayette County	91,341.46
Accrued Interest	122.45
(Administrative Other Costs)	(2,660.19)
(Impact Fee Refunds)	\$0.00
(Impact Fee Expenditures)	(88,803.72)
Impact Fee Fund Balance Ending FY 2020	\$0.00
Impact Fees Encumbered	\$0.00

**FAYETTE COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM FY2021- FY2025**

This section presents an updated five-year work program for FY 2021 through FY 2025 to implement the vision and goals of the Fayette County Comprehensive Plan. In addition to the scheduling of projects for the county, the Community Work Program indicates potential sources of funding.

**FAYETTE COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM FY2021-FY2025 - PUBLIC SAFETY**

Goal: Maintain and Improve the Level of Service for Public Safety

Plan Element: **Community Facilities**

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
Fire and Emergency Medical Services					
Links Training Facility	FY 2020	FY 2025	\$2,833,997	Fire Fund	Fayette County Emergency Services
Sheriff's Office					
Links Master Plan/Phase 1 (Sheriff's Training Center – Driving Course)	FY 2021	FY 2021	\$750,000	General Fund	Sheriff's Office

**FAYETTE COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM FY2021-FY2025 – GOVERNMENTAL SERVICES**

Goal: Provide Support for Effective and Efficient Delivery of Governmental Services

Plan Element: **Community Facilities**

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
Aerial Imagery Data Collection	FY2020	FY2021	\$65,966	General Fund	Information Systems

**FAYETTE COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM FY2021-FY2025 RECREATION**

Goal: Upgrade Recreation Services

Plan Element: **Community Facilities**

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
Make Enhancements to Kiwanis Park	FY 2020	FY 2025	\$201,750	General Fund	Recreation Dept.
Make Enhancements to McCurry Park	FY 2020	FY 2025	\$ 773,140	General Fund	Recreation Dept.

**FAYETTE COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM FY2021-FY2025 - WATER SYSTEM**

Goal: Upgrade County Water System

Plan Element: **Community Facilities**

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
Make Enhancements to North Waterline	FY 2020	FY 2024	\$400,000	Enterprise Funds	Fayette County Water System
Update the SCADA System	FY 2021	FY 2025	\$800,000	Enterprise Funds	Fayette County Water System

**FAYETTE COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM FY2021-FY2025 - HAZARD MANGEMENT**

Goal: Upgrade and Repair Infrastructure to Mitigate Future Hazards

Plan Element: **Community Facilities**

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
Address deteriorating and hazardous stormwater infrastructure, bridges and water impoundments/dams including, but not limited to, the inventory of Stormwater Projects in the 2017 SPLOST document, the non-splst pipe replacements in the FY 2020 Budget - Capital Improvement Plan (CIP) and items identified in the Fayette County Hazard Mitigation Plan Update 2020-2025.	FY2020	FY2025	\$23,991,641	SPLOST and General Fund	Fayette County Public Works, Fayette County Environmental Management Department and Fayette County Fire and Emergency Services

**FAYETTE COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM FY2021-FY2025 – PLANNING AND ZONING**

Goal: Growth and development should be consistent with the county comprehensive plan.

Plan Element: **Needs and Opportunities**

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
Review County Code regarding Development Regulations and Zoning Ordinance in preparation of electronic plan review system	FY 2021	FY 2022	Staff Time	General Fund	Fayette County Planning and Zoning

**THE TOWN OF BROOKS
FAYETTE COUNTY, GEORGIA**

RESOLUTION NO. 2021-02

TRANSMITTAL RESOLUTION

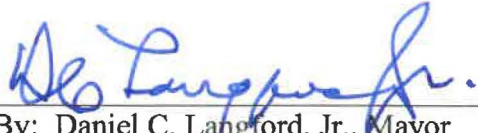
WHEREAS, the Town of Brooks has prepared an annual update to a Capital Improvements Element and Short Term Work Program; and

WHEREAS, the annual update of the Capital Improvements 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 on March 15, 2021.

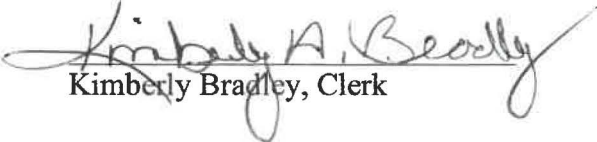
BE IT THEREFORE RESOLVED, that the Town of Brooks does hereby submit the annual update of the Capital Improvements Element and Short Term Work Program covering the five-year period of FY 2020 to FY 2024 to the Atlanta Regional Commission and Georgia Department of Community Affairs for regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 15th day of March, 2021

TOWN OF BROOKS


By: Daniel C. Langford, Jr., Mayor

ATTEST:


Kimberly Bradley, Clerk

Brooks Impact Fee Financial Report FY2020	
	Fire Services
Total Impact Fee Balance From Previous Fiscal Year	\$0.00
Impact Fees Collected in FY 2020 By Jurisdiction	
Brooks	600.57
Accrued Interest	0.81
(Administrative Other Costs)	(17.49)
(Impact Fee Refunds)	\$0.00
(Impact Fee Expenditures)	(583.89)
Impact Fee Fund Balance Ending FY 2020	\$0.00
Impact Fees Encumbered	\$0.00

**BROOKS COMPREHENSIVE PLAN AMENDMENT
SHORT TERM WORK PROGRAM UPDATE FY 2020 to FY 2024**

Goal: Improve Public Infrastructure

Plan Element: Community Facilities

Project Description	Initiation Year	Completion Year	Estimated Costs	Funding Sources	Responsibility
Develop walking, biking and horse trail along Norfolk Southern Railway	FY 2009	FY 2024	Cost Unknown	Town of Brooks, State Grants & Federal Transportation Funds	Town of Brooks
Develop multipurpose fields	FY2011	FY2024	\$20,000	Town of Brooks; Brooks Area Recreation (BAR); Grants	Town of Brooks & BAR
Town Hall Park: Replace cherry tree with gazebo; install steps to Church Alley	FY2021	FY2026	Cost Unknown	SPLOST	Town of Brooks

TRANSMITTAL RESOLUTION

WHEREAS, the Town of Tyrone has prepared an annual update to a Capital Improvements Element and Short-Term Work Program; and

WHEREAS, the annual update of the Capital Improvements 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 on March 4, 2021.

BE IT THEREFORE RESOLVED that the Town of Tyrone does hereby submit the annual update of the Capital Improvements Element and Short-Term Work Program covering the five-year period of FY 2021 to FY 2025 to the Atlanta Regional Commission and Georgia Department of Community Affairs for regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 4th day of March, 2021

BY:

Gloria Linn Mayor Pro-Tem

ATTEST:

Dell Baker

Tyrone Impact Fee Financial Report FY2020	
	Fire Services
Total Impact Fee Balance From Previous Fiscal Year	\$0.00
Impact Fees Collected in FY 2020 By Jurisdiction	
Tyrone	21,000.37
Accrued Interest	28.11
(Administrative Other Costs)	(645.56)
(Impact Fee Refunds)	\$0.00
(Impact Fee Expenditures)	(20,382.92)
Impact Fee Fund Balance Ending FY 2020	\$0.00
Impact Fees Encumbered	\$0.00

TOWN OF TYRONE COMPREHENSIVE PLAN AMENDMENT
SHORT TERM WORK PROGRAM UPDATE FY 2021 TO FY 2025

Project Description	Initiation Year	Completion Year	Total Estimated Cost	Funding Sources	Responsibility
<i>Intergovernmental Participation</i>					
<i>Continued Memberships: FCDA, FCIC, SR-74 Coalition, ARC, etc</i>	FY 2021	FY 2025	Staff Time	GF	Town of Tyrone
<i>Strategic Memberships in: FRRLS, Chamber of Commerce</i>	FY 2021	FY 2025	Staff Time	GF	Town of Tyrone
<i>Community Development</i>					
<i>New Town Hall Bond Payments</i>	FY 2021	FY 2025	\$1,550,00	GF	Town of Tyrone
<i>Reception of Federal, State, and Foundation Program Grants (TIP & FEMA)</i>	FY 2021	FY 2025	\$1,300,000	GF	Town of Tyrone
<i>Continued Investment in Improving and Expanding Utility Infrastructure</i>	FY 2019	FY 2021	\$2,000,000	EF/SPLOST	Town of Tyrone
<i>Land Use</i>					
<i>Potential Land Acquisition</i>	FY 2021	FY 2025	\$750,000	GF	Town of Tyrone
<i>Update Zoning and Land Development Ordinance, Analysis/Revision (LCI)</i>	FY 2020	FY 2021	\$200,000	GF	Town of Tyrone
<i>Finance Payments/GIS Website Integration</i>	FY 2019	FY 2021	Staff Time	GF	Town of Tyrone

TOWN OF TYRONE COMPREHENSIVE PLAN AMENDMENT							
CAPITAL IMPROVEMENTS ELEMENT 2021 -2025							
Priority	Project Name	Est. Cost	2021	2022	2023	2024	2025
1	<i>Park Facilities Construction</i>	\$150,000	\$10,000	\$140,000	-	-	-
2	<i>Multi-use Path Expansion</i>	\$500,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
3	<i>Palmetto/Arrowood/Spencer Intersection Realignment</i>	\$1,300,000	\$433,000	\$433,000	\$433,000	-	-
4	<i>LMIG Resurfacing</i>	\$350,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000
5	<i>Sewer System Upgrades</i>	\$1,500,000	\$1,500,000	-	-	-	-
6	<i>New Town Hall Bond Payments</i>	\$1,550,000	\$310,000	\$310,000	\$310,000	\$310,000	\$310,000
7	<i>LAP Tyrone Road</i>	\$120,000	\$120,000	-	-	-	-
8	<i>Pendleton Dam Upgrade/Reconstruction</i>	\$2,050,000	\$1,500,000	\$550,000	-	-	-
9	<i>Farr Road Resurfacing (SPLOST)</i>						

Town of Woolsey
Fayette County, Georgia

Resolution #2021-04

WHEREAS, the Town of Woolsey has prepared an annual update to a Capital Improvements Element and Short-Term Work Program; and

WHEREAS, the annual update of the Capital Improvements 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 on March 8th, 2021.

BE IT THEREFORE RESOLVED, that the Town of Woolsey does hereby submit the annual update of the Capital Improvements Element and Short-Term Work Program covering the five-year period of FY 2021 to FY 2025 to the Atlanta Regional Commission and Georgia Department of Community Affairs for regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 8th day of March, 2021.



Gary Laggis, Mayor

ATTEST: 
Stacey Collins, Town Clerk

Woolsey Impact Fee Financial Report FY2020	
	Fire Services
Total Impact Fee Balance From Previous Fiscal Year	\$0.00
Impact Fees Collected in FY 2020 By Jurisdiction	
Woolsey	\$0.00
Accrued Interest	\$0.00
(Administrative Other Costs)	\$0.00
(Impact Fee Refunds)	\$0.00
(Impact Fee Expenditures)	\$0.00
Impact Fee Fund Balance Ending FY 2020	\$0.00
Impact Fees Encumbered	\$0.00

**TOWN OF WOOLSEY COMPREHENSIVE PLAN AMENDMENT
SHORT TERM WORK PROGRAM UPDATE FY 2021 to FY 2025**

Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
Research the adoption of a tree preservation ordinance.	FY2008	FY2023	\$1,000	GF	Town of Woolsey
Work with ARC, G.D.O.T. and Fayette County to repair existing sidewalks, construction and future funding opportunities for new sidewalks.	FY2020	FY2023	\$10,000	TE/GF	Town of Woolsey
Work with Fayette County and GDOT to address traffic flow and traffic safety concerns	FY 2019	FY 2024	\$3,000,000 - \$3,500,000	2004 SPLOST funds and/or grants	Town of Woolsey/GDOT
Develop Social Media Channels to include a Town Logo and Tag Line.	FY 2017	FY2021	\$1,500	GF	Town of Woolsey
Create committees to tackle issues such as historic preservation, or communications	FY 2017	FY 2023	n/a		Town of Woolsey