



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: April 21, 2021

ARC REVIEW CODE: P2104211

TO: Mayor Edward J. Johnson Jr., City of Fayetteville
ATTN TO: David Rast, Director of Community Development
FROM: Douglas R. Hooker, Executive Director, ARC

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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 Fayetteville CIE Annual Update
Review Type: Local Comprehensive Plan

Description: A regional review of the draft 2021 annual update of the City of Fayetteville Capital Improvement Element (CIE) and Short-Term Work Plan (STWP).

Submitting Local Government: City of Fayetteville

Action Under Consideration: Approval

Date Opened: April 21, 2021

Deadline for Comments: May 12, 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 PEACHTREE CITY

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
CLAYTON COUNTY

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
FAYETTE 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, May 12, 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:	City of Fayetteville	Date Received:	April 21, 2021			
Local Contact:	David Rast, Director of Community Development, City of Fayetteville					
Phone:	770-719-4156	E-Mail:	drast@fayetteville-ga.gov			
Fax:		Website:	www.fayetteville-ga.gov			
Street	240 Glynn St. S.	City State, Zip:	Fayetteville, GA 30214			
Department of Community Affairs Review Required						
Review Title:	2021 City of Fayetteville CIE Annual Update					
Description:	<p>A regional review of the draft 2021 annual update of the City of Fayetteville Capital Improvement Element (CIE) and Short-Term Work Plan (STWP).</p> <p>Document can be viewed on the ARC website at: http://www.atlantaregional.org/landuse Under Plan Review, search for the City of Fayetteville.</p>					
The submitted documents are available for review at ARC and the local government.						
Reviewing Regional Commission:						
<p>Atlanta Regional Commission 229 Peachtree Street NE, Suite 100 Atlanta, GA 30303</p> <p>Phone 404-463-3100</p>						
Contact Person:	Greg Giuffrida, Plan Reviews Program Manager					
E-Mail	ggiuffrida@atlantaregional.org					

R-18-20

Transmittal Resolution

**Capital Improvements Element 2021 Annual Update
City of Fayetteville, Georgia**


WHEREAS, The City of Fayetteville has adopted a Capital Improvements Element as an amendment to the *City of Fayetteville Comprehensive Plan*; and

WHEREAS, a 2021 Annual Capital Improvements Element Update report for fiscal year 2020 was prepared in accordance with the "Development Impact Fee Compliance Requirements" and the "Minimum Planning Standards and Procedures for Local Comprehensive Planning" adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989; and

WHEREAS, a duly advertised Public Hearing was held on April 15, 2021, at 6:00 p.m. at the Fayetteville City Hall;

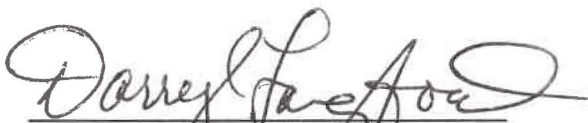
BE IT THEREFORE RESOLVED that the Mayor and City Council of Fayetteville does hereby submit the 2021 Annual Capital Improvements Element Update for fiscal year 2020 to the Atlanta Regional Commission for Regional and State review, as per the requirements of the Development Impact Fee Compliance Requirements.

SO RESOLVED, this 15th day of April, 2021.


Edward J. Johnson, Jr., Mayor

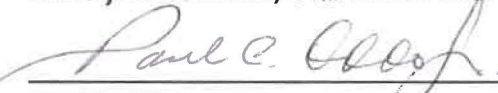
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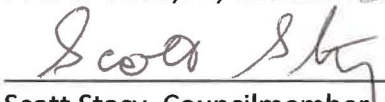

Anne Barksdale, City Clerk


Darryl Langford, Mayor Pro Tem


T. Joe Clark, Councilmember


Richard J. Hoffman, Councilmember


Paul C. Oddo, Jr., Councilmember


Scott Stacy, Councilmember



Capital Improvements Element

2021 Annual Update

FY 2020 Financial Report & Community Work Program

Fayetteville, Georgia

Draft: April 15, 2021

ROSS+associates

urban planning & plan implementation

in association with

HatleyPlans LLC

This Capital Improvements Element Annual Update has been prepared based on the rules and regulations pertaining to impact fees in Georgia, as specified by the *Development Impact Fee Act* (DIFA) and the Department of Community Affairs (DCA) documents *Development Impact Fee Compliance Requirements* and *Standards and Procedures for Local Comprehensive Planning*. These three documents dictate the essential elements of an Annual Update, specifically the inclusion of a financial report and a schedule of improvements.

According to DCA's Compliance Requirements, the Annual Update:

"... must include: 1) the Annual Report on impact fees required under O.C.G.A. 36-71-8; and 2) a new fifth year schedule of improvements, and any changes to or revisions of previously listed CIE projects, including alterations in project costs, proposed changes in funding sources, construction schedules, or project scope." (Chapter 110-12-2-.03(2)(c))

The Annual Update Financial Report covers FY 2020, while the Community Work Program is based on the most recent City of

Fayetteville *Capital Improvements Element*, which was adopted July 19, 2018.

Financial Report

The Financial Report included in this document is based on the requirements of DIFA, specifically:

"As part of its annual audit process, a municipality or county shall prepare an annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area." (O.C.G.A. 36-71-8(c))

The required FY 2020 financial information for each public facility category appears in the main financial table (page 2); each of the public facility categories has a single, city-wide service area. The status of all impact fee projects, by public facility category, is shown on the tables on pages 3, 4 and 5.

The City's fiscal year runs from August 1 to July 31.

of the *Standards and Procedures for Local Comprehensive Planning*. The correct current description is found at Chapter 110-12-1-.04(2)(b)1.

Schedule of Improvements

In addition to the financial report, the City has prepared a five-year schedule of improvements—a community work program (CWP)—as specified in DCA's Compliance Requirements (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must "update their entire Short Term [i.e., Community] Work Programs annually."¹

According to DCA's requirements,² the CWP must include:

- A brief description of the activity;
- Legal authorization, if applicable;
- Timeframe for undertaking the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and,
- Funding source(s), if applicable.

All of this information appears in the Community Work Program portion of this document, beginning on page 6.

¹ Note that DCA's Compliance Requirements specify that the work program is to meet the requirements of Chapter 110-12-1-.04(7)(a), which is a reference to the work program requirements in a previous version

² Chapter 110-12-1-.03(3).

City of Fayetteville, GA		Annual Impact Fee Financial Report - Fiscal Year 2020					
Public Facility	Parks & Recreation	Fire Protection	Police	Roads	Administration	CIE Prep*	TOTAL
Service Area	City-wide	City-wide	City-wide	City-wide			
Impact Fee Fund Balance August 1, 2019	\$ 317,454.98	\$ 1,035,511.98	\$ 237,298.72	\$ 270,332.42	\$ 19,231.61	\$ -	\$ 1,879,829.71
Impact Fees Collected (August 1, 2019 through July 31, 2020)	\$ 409,215.17	\$ 356,007.09	\$ 242,606.66	\$ 237,788.14	\$ 45,976.84	\$ -	\$ 1,291,593.90
Accrued Interest	\$ 8,694.82	\$ 7,564.28	\$ 5,154.80	\$ 5,052.42	\$ 976.90	\$ -	\$ 27,443.22
Subtotal: Fee Accounts	\$ 735,364.97	\$ 1,399,083.35	\$ 485,060.18	\$ 513,172.98	\$ 66,185.35	\$ -	\$ 3,198,866.83
(Impact Fee Refunds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(Expenditures)	\$ (65,248.15)	\$ (140,015.00)	\$ (125,000.00)	\$ -	\$ (7,500.00)	\$ -	\$ (337,763.15)
Impact Fee Fund Balance July 31, 2020	\$ 670,116.82	\$ 1,259,068.35	\$ 360,060.18	\$ 513,172.98	\$ 58,685.35	\$ -	\$ 2,861,103.68
Impact Fees Encumbered	\$ 670,116.82	\$ 1,259,068.35	\$ 360,060.18	\$ 513,172.98			\$ 2,802,418.33

* CIE Prep is the cost of creating the original Capital Improvements Element, subsequent Annual Updates, and Amendments.

PROJECT FINANCIAL TABLES: Fiscal Year 2020

Public Facility: Parks & Recreation										
Responsible Party: Public Services Department										
Service Area: City-wide										
Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2020 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Carry-Over Projects**										
P.K. Dixon Park (219 acres)	2003	**	\$ 499,265.64	44.0%	\$ 248,763.62	\$ -	\$ -	\$ -	\$ -	Debt Service**
Holiday Dorsey Fife House	2003	**	\$ 1,564,823.95	100.0%	\$ 1,826,287.00	\$ 32,624.08	\$ 342,979.02	\$ 375,603.10	\$ 335,058.41	Debt Service**
Amphitheater	2003	**	\$ 2,560,364.00	49.7%	\$ 1,365,726.17	\$ 32,624.07	\$ 403,060.98	\$ 435,685.05	\$ 335,058.41	Debt Service**
Total Carry-Over Projects			\$ 4,624,453.59		\$ 3,440,776.79	\$ 65,248.15	\$ 746,040.00	\$ 811,288.15	\$ 670,116.82	

New Park Lands										
Park Acres	2019	2040	\$ 2,759,071.89	100.0%	\$ 2,759,071.89	\$ -	\$ -	\$ -	\$ -	
New Recreation Facilities										
Picnic Pavillion	2016	2022	\$ 24,663.74	76.07%	\$ 18,763.09	\$ -	\$ -	\$ -	\$ -	
Playground (Tot Lot)	2016	2022	\$ 10,276.56	76.07%	\$ 7,817.96	\$ -	\$ -	\$ -	\$ -	
Gazebo	2018	2025	\$ 10,223.03	76.07%	\$ 7,776.66	\$ -	\$ -	\$ -	\$ -	
Community Building	2019	2025	\$ 1,465,058.54	76.07%	\$ 1,114,470.03	\$ -	\$ -	\$ -	\$ -	
Splash Pad	2019	2021	\$ 522,551.49	43.21%	\$ 225,770.76	\$ -	\$ -	\$ -	\$ -	Under Construction
Other Improvements 1	2016	2030	\$ 193,815.89	76.07%	\$ 147,446.65	\$ -	\$ -	\$ -	\$ -	
Other Improvements 2	2018	2030	\$ 95,074.16	76.07%	\$ 72,322.91	\$ -	\$ -	\$ -	\$ -	
New Trails										
The Ridge Trails 1	2016	2024	\$ 3,699.83	100.0%	\$ 3,699.83	\$ -	\$ -	\$ -	\$ -	
The Ridge Trails 2	2018	2025	\$ 10,631.95	100.0%	\$ 10,631.95	\$ -	\$ -	\$ -	\$ -	
The Ridge Boardwalk	2018	2022	\$ 205,278.40	100.0%	\$ 205,278.40	\$ -	\$ -	\$ -	\$ -	
Other Trails	2025	2040	\$ 99,591.01	100.0%	\$ 99,591.01	\$ -	\$ -	\$ -	\$ -	
Total New Projects			\$ 5,399,936.49		\$ 4,672,641.14	\$ -	\$ -	\$ -	\$ -	
Total Parks & Recreation			\$10,024,390.08		\$ 8,113,417.93	\$ 65,248.15	\$ 746,040.00	\$ 811,288.15	\$ 670,116.82	

* Actual figures related to impact fee funding shown for completed projects. See CIE for Maximum Funding calculation. All figures are shown in Net Present Value.

When impact fees were initially calculated for the carry-over projects, their actual construction costs were already known. Because each project created capacity to serve future growth and development, the percentage of the cost that is impact fee eligible was calculated based on the Level of Service standards in the Capital Improvements Element, which yielded the proportion of the project that was required to meet the needs of future growth and development.

** The noted projects are eligible for impact fee funding but were initially financed through the issuance of GO bonds. The City is recouping the impact fee share of the portion of the debt service attributable to the projects, to the extent of the percentage of the costs that created new capacity to serve new growth and development, but limited to the extent of impact fee collections and accumulations on hand. Because the pace of impact fee collections cannot be predicted, the date at which the recoupment will be completed cannot be determined.

NOTE: For projects that are not 100% impact fee funded, funding may be provided from the General Fund, the Capital Projects Fund, SPLOST or other local taxation sources, as determined each year during the annual budget adoption process.

Public Facility: Fire Protection										
Responsible Party: Fire Department										
Service Area: City-wide										
Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2020 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
New Fire Truck (Quint)*	2016	2025	\$ 1,005,779.06	100%	\$ 1,005,779.06	\$ 76,233.65	\$ 472,487.61	\$ 548,721.27	\$ 76,233.65	Lease-Purchase
New Station 93 (14,997 sf)	2018	2021	\$ 7,454,430.00	83.8%	\$ 6,248,292.56	\$ -	\$ -	\$ -	\$ 776,865.97	
New Fire Engine*	2018	2025	\$ 606,889.41	100.00%	\$ 606,889.41	\$ 63,781.35	\$ 137,139.35	\$ 200,920.69	\$ 405,968.72	Lease-Purchase
Station 91 Expansion (1,254 sf)	2019	2025	\$ 126,247.08	100.00%	\$ 126,247.08	\$ -	\$ -	\$ -		
New Station 94 (4,846 sf)	2026	2028	\$ 2,203,386.00	43.9%	\$ 967,022.56	\$ -	\$ -	\$ -		
New Fire Trucks (2)	2026	2028	\$ 1,390,915.05	100.00%	\$ 1,390,915.05	\$ -	\$ -	\$ -		
			\$ 11,781,867.54		\$ 9,339,366.66	\$ 140,015.00	\$ 609,626.96	\$ 749,641.96	\$ 1,259,068.35	

* The Quint and Engine were purchased in 2016 and 2018, respectively, with lease-purchase financing, and are included in the impact fee calculations for recoupment. All dollar figures are shown in Net Present Value.

NOTE: For projects that are not 100% impact fee funded, funding may be provided from the General Fund, the Capital Projects Fund, SPLOST or other local taxation sources, as determined each year during the annual budget adoption process.

Public Facility: Police Department										
Responsible Party: Police Department										
Service Area: City-wide										
Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2020 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Carry-Over Project Police (HQ)	2006	**	\$ 6,746,135.00	38.1%	\$ 1,817,803.74	\$ 125,000.00	\$ 1,333,440.13	\$ 1,458,440.13	\$ 125,000.00	Debt Service**
Crime Scene Vehicle	2018	2022	\$ 101,148.24	68.1%	\$ 68,925.18	\$ -	\$ -	\$ -	\$ 68,925.18	
Office space expansion (6,218 sf)	2021	2025	\$ 626,796.27	100.0%	\$ 626,796.27	\$ -	\$ -	\$ -	\$ 166,135.00	
Expansion (7,372 sf)	2027	2030	\$ 3,391,932.23	100.0%	\$ 3,391,932.23	\$ -	\$ -	\$ -	\$ -	
			\$ 6,746,135.00		\$ 1,817,803.74	\$ 125,000.00	\$ 1,333,440.13	\$ 1,458,440.13	\$ 360,060.18	

* Actual figures related to impact fee funding shown for completed projects. See CIE for Maximum Funding calculation. All dollar figures are shown in Net Present Value.

When the impact fee was initially calculated for this project (the Police Headquarters), its actual construction cost was already known. Because the project created capacity to serve future growth and development, the percentage of the cost that is impact fee eligible was calculated based on the Level of Service standards in the Capital Improvements Element, which yielded the proportion of the project that was required to meet the needs of future growth and development.

** The Police Headquarters is eligible for impact fee funding but was initially financed and constructed through the issuance of a GO bond. The City is recouping the impact fee share of the portion of the debt service attributable to the project, to the extent of the percentage of the cost that created new capacity to serve new growth and development, but limited to the extent of impact fee collections and accumulations on hand. Because the pace of impact fee collections cannot be predicted, the date at which the recoupment will be completed cannot be determined.

NOTE: The portion of the Police Headquarters project that is not eligible for impact fee funding was provided from taxes levied and applied to the bond issue sinking fund.

NOTE: For projects that are not 100% impact fee funded, funding may be provided from the General Fund, the Capital Projects Fund, SPLOST or other local taxation sources, as determined each year during the annual budget adoption process.

Public Facility:		Road Improvements								
Responsible Party:		Public Services Department								
Service Area:		City-wide								
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2020 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Lafayette Ave Extension	Ongoing	2022	\$ 952,090.12	37.437%	\$ 356,436.87	\$ -	\$ 8,873.37	\$ 8,873.37	\$ -	
Lafayette/Glynn Street	Ongoing	2025	\$ 257,622.51	37.437%	\$ 96,446.92	\$ -	\$ 8,873.37	\$ 8,873.37	\$ -	Partially Engineered
Jeff Davis Shoulder	Ongoing	2022	\$ 492,786.47	37.437%	\$ 184,485.97	\$ -	\$ 20,820.25	\$ 20,820.25	\$ -	
Stonewall/85 Left Turn	Ongoing	2022	\$ 142,234.04	37.437%	\$ 53,248.59	\$ -	\$ 8,873.38	\$ 8,873.38	\$ -	
LaFayette/Tiger Trail	Ongoing	2022	\$ 1,228,345.38	37.437%	\$ 459,859.39	\$ -	\$ 50,307.07	\$ 50,307.07	\$ -	
Highway 54/Gingercake	Ongoing	2022	\$ 11,752.53	37.437%	\$ 4,399.83	\$ -	\$ -	\$ -	\$ -	
Hood Ave Conn/SR92	Done	2017	\$ 7,709,121.05	37.437%	\$ 2,886,087.05	\$ -	\$ 676,574.68	\$ 676,574.68	\$ -	Completed
Highway 85 Median Design	Ongoing	2023	\$ 80,130.88	37.437%	\$ 29,998.84	\$ -	\$ -	\$ -	\$ -	
Highway 85 Medians Phase 1	Ongoing	2023	\$ 89,054.60	37.437%	\$ 33,339.64	\$ -	\$ -	\$ -	\$ -	
Highway 85 Medians Phase 2	Ongoing	2023	\$ 89,054.60	37.437%	\$ 33,339.64	\$ -	\$ -	\$ -	\$ -	
Highway 85 Medians Phase 3	Ongoing	2023	\$ 89,054.60	37.437%	\$ 33,339.64	\$ -	\$ -	\$ -	\$ -	
Highway 85 Streetscape	Ongoing	2023	\$ 30,231.78	37.437%	\$ 11,317.96	\$ -	\$ -	\$ -	\$ -	
Redwine/Ramah Road Roundabout	Ongoing	2024	\$ 1,282,094.04	37.437%	\$ 479,981.44	\$ -	\$ -	\$ -	\$ -	
Veterans Pkwy Large Roundabout	Done	2022	\$ 1,451,580.34	37.437%	\$ 543,432.54	\$ -	\$ -	\$ -	\$ 513,172.98	Completed
Veterans Pkwy Small Roundabout (Sndy Crk)	Ongoing	2025	\$ 1,004,940.23	37.437%	\$ 376,222.53	\$ -	\$ -	\$ -	\$ -	
Veterans Pkwy 4-lane expansion (1.5 mile)	Ongoing	2025	\$ 8,932,802.07	37.437%	\$ 3,344,200.23	\$ -	\$ -	\$ -	\$ -	
Habersham Extension	Ongoing	2025	\$ 1,004,940.23	37.437%	\$ 376,222.53	\$ -	\$ -	\$ -	\$ -	
Fischer Road Extension (Downtown Expan.)	Ongoing	2024	\$ 16,026,175.47	37.437%	\$ 5,999,767.97	\$ -	\$ -	\$ -	\$ -	
Highway 54/Grady Avenue	Ongoing	2024	\$ 783,827.24	37.437%	\$ 293,443.78	\$ -	\$ -	\$ -	\$ -	
			\$ 41,657,838.17		\$ 15,595,571.36	\$ -	\$ 774,322.12	\$ 774,322.12	\$ 513,172.98	

NOTE: All dollar figures are shown in Net Present Value.

NOTE: For projects that are not 100% impact fee funded, funding may be provided from the General Fund, the Capital Projects Fund, SPLOST or other local taxation sources, as determined each year during the annual budget adoption process.

2021-2025 COMMUNITY WORK PROGRAM³
Impact Fee Projects only

Project	Start Year	Comp. Year	Cost Estimate (NPV)	Funding Source	Responsible Party
Impact Fee Related Projects					
FIRE PROTECTION					
New Fire Truck (Quint)	2016	2025	\$1,005,779	100% Impact Fees	Fire Department
Design/Construct New Fire Station 93	2018	2021	\$7,454,430	83.8% Impact Fees; 16.2% SPLOST	Fire Department
Fire Apparatus - Engine	2018	2025	\$606,889	100% Impact Fees	Fire Department
Fire Station 91 Expansion	2019	2025	\$126,247	100% Impact Fees	Fire Department
POLICE DEPARTMENT					
Crime Scene Vehicle	2018	2022	\$101,148	68.1% Impact Fees; 31.9% General Fund (CP)	Police Department
Police Dept. Office Space Expansion	2021	2025	\$626,796	100% Impact Fees	Police Department
PARKS & RECREATION					
Park Land Acquisitions	2019	2040	\$2,759,071	100% Impact Fees	Public Services
Park improvements: Picnic Pavilion	2016	2022	\$24,663.74	76.07% Impact Fees; 23.93% General Fund (CP)	Public Services
Park improvements: Playground (tot lot)	2016	2022	\$10,276.56	76.07% Impact Fees; 23.93% General Fund (CP)	Public Services
Park improvements: Gazebo	2018	2025	\$10,223	76.1% Impact Fees; 23.9% General Fund (CP)	Public Services
Park improvements: Community Building	2019	2025	\$1,465,059	76.1% Impact Fees; 23.9% General Fund (CP)	Public Services

³ Projects included in the most recently adopted Capital Improvements Element, July 19,2018.

Project	Start Year	Comp. Year	Cost Estimate (NPV)	Funding Source	Responsible Party
Park improvements: Splash Pad	2019	2021	\$522,551	43.2% Impact Fees; 56.8% General Fund (CP)	Public Services
Park improvements: The Ridge Phase 1	2016	2030	\$193,816	76.1% Impact Fees; 23.9% SPLOST and/or General Fund (CP)	Public Services
Park improvements: The Ridge Phase 2	2018	2030	\$95,074	76.1% Impact Fees; 23.9% SPLOST and/or General Fund (CP)	Public Services
The Ridge Trails 1	2016	2024	\$3,700	100% Impact Fees	Public Services
The Ridge Trails 2	2018	2025	\$10,632	100% Impact Fees	Public Services
The Ridge Boardwalk	2018	2022	\$205,278	100% Impact Fees	Public Services
Other Trails	2025	2040	\$99,591	100% Impact Fees	Public Services
ROAD IMPROVEMENTS					
Lafayette Ave Extension	On-going	2022	\$952,090	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Lafayette/Glynn Street	On-going	2025	\$257,623	37.4% Impact Fees; General Fund (CP)	Public Services
Jeff Davis Shoulder	On-going	2022	\$492,786	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Stonewall/85 Left Turn	On-going	2022	\$142,234	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Lafayette/Tiger Trail	On-going	2022	\$1,228,345	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Highway 54/Gingercake	On-going	2022	\$11,753	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Highway 85 Median Design	On-going	2023	\$80,131	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Highway 85 Medians Phase 1	On-going	2023	\$89,055	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services

Project	Start Year	Comp. Year	Cost Estimate (NPV)	Funding Source	Responsible Party
Highway 85 Medians Phase 2	On-going	2023	\$89,055	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Highway 85 Medians Phase 3	On-going	2023	\$89,055	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Highway 85 Streetscape	On-going	2023	\$30,232	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Redwine/Ramah Road Roundabout	On-going	2024	\$1,282,094	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Veterans Pkwy Small Roundabout (Sandy Creek)	On-going	2025	\$1,004,940	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Veterans Pkwy 4-lane expansion (1.5 mile)	On-going	2025	\$8,932,803	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Habersham Extension	On-going	2025	\$1,004,940	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Fischer Road Extension (Downtown Expansion)	On-going	2024	\$16,026,175	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Highway 54/Grady Avenue	On-going	2024	\$783,827	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services