



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: August 25, 2021

ARC REVIEW CODE: P2108251

TO: Mayor Troy Brumbalow, City of Cumming
ATTN TO: Scott Morgan, Director of Planning & Zoning
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 Cumming CIE Annual Update

Review Type: Local Comprehensive Plan

Description: A regional review of the draft 2021 City of Cumming CIE Annual Update.

Submitting Local Government: City of Cumming

Action Under Consideration: Approval

Date Opened: August 25, 2021

Deadline for Comments: September 8, 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
FORSYTH COUNTY

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

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
SRTA/GRTA

Attached is information concerning this review.

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.org or 470-378-1645. If ARC staff does not receive comments from you on or before **September 8, 2021**, 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:	City of Cumming	Date Received:	August 25, 2021
Local Contact:	Scott Morgan, Director of Planning & Zoning, City of Cumming		
Phone:	770-781-2024	E-Mail:	s.morgan@cityofcumming.net
Fax:		Website:	https://www.cityofcumming.net
Street	100 Main Street	City State, Zip:	Cumming, Georgia 30040

Department of Community Affairs Review Required

Review Title:	2021 City of Cumming CIE Annual Update
Description:	<p>A regional review of the draft 2021 City of Cumming 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 City of Cumming.</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:	Andrew Smith, Principal Planner
E-Mail	asmith@atlantaregional.org

[illegible]



CITY OF CUMMING

CHARTERED 1845



MAYOR
Troy Brumbalow

COUNCIL MEMBERS
Joey Cochran
Chad Crane
Jason Evans
Linda Ledbetter
Christopher Light

**CITY
ADMINISTRATOR**
Phil Higgins

CITY ATTORNEY
Kevin Tallant

CITY CLERK
Jeffery Honea

Capital Improvements Element Transmittal Resolution

WHEREAS, the City of Cumming has prepared an annual update to its 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 public hearings were held on August 6 and 17, 2021 at Cumming City Hall;

BE IT HEREBY RESOLVED, that the City of Cumming Mayor & Council does hereby submit the annual update of the Capital Improvements Element and covering the five-year period 2021-2025 to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 17th day of August, 2021.

BY:

Troy Brumbalow, Mayor

ATTEST:

Jeff Honea, City Clerk



City of Cumming
Impact Fees
Annual Financial Report for FY 2020

Public Facility Type	Roads	Park & Rec	Public Safety	Total
Service Area	City-Wide	City-Wide	City-Wide	
Beginning Impact Fee Fund Balance	0	0	0	\$ -
Impact Fees Collected	853,802	1,054,375	160,131	\$ 2,068,308.00
Accrued Interest	0	0	0	\$ -
Project Expenditures	12,825.40			\$ 12,825.40
Administrative Costs	0	0	0	\$ -
Impact Fee Refunds	0	0	0	\$ -
Ending Impact Fee Fund Balance	\$ 840,976.60	\$ 1,054,375.00	\$ 160,131.00	\$ 2,055,482.60

Schedule of Improvements

Project Description	Service Area	Years	Estimated Cost	Impact Fee Eligible	Sources of Funds	Responsible Party	Complete
Transportation							
Traffic Signal Management Program	City-wide	2021-2025	TBD	0%	General Fund	Planning	
Transportation Improvements (Intersections, Signal Timing)	City-wide	2021-2025	\$7,500,000	100%	Impact Fees General Fund	Administration	
Transportation Improvements (Restriping)	City-wide	2021-2025	TBD	0%	General Fund	Administration	
Update sidewalk inventory	City-wide	2021-2025	\$5,000	0%	General Fund	Administration	
Atlanta Road sidewalks - Resthaven Street to Veterans Memorial Boulevard	City-wide	2017-2021	\$170,000	0%	Capital Budget	Administration	Completed
Repair Existing Sidewalks	City-wide	2021-2025	\$5,000	0%	Capital Budget	Administration	
Industrial Park Drive Extension	City-wide	2021-2025	\$2,000,000	100%	Impact Fees Capital Budget	Administration	In-progress
Buford Dam Rd extension-Atlanta Rd to Veterans Memorial Blvd	City-wide	2021-2025	\$2,000,000	100%	Impact Fees Capital Budget	Administration	In-progress
E/W network additions-concurrent with development	City-wide	2021-2025	TBD	0%	City/developer partnership	Administration	
Kelly Mill Rd widen to 3 lanes-from SR 20 0.8 miles west	City-wide	2021-2025	\$850,000	100%	Impact fees Capital Budget	Administration	
Atlanta Rd-improvements per plan	City-wide	2021-2025	TBD	0%	Capital Budget	Administration	
Maple St widen to 3 lanes-SR 20 to Kelly Mill Rd	City-wide	2021-2025	\$950,000	100%	Impact Fees Capital Budget	Administration	
Camilla St/Ridgecrest Ave widening and intersection imp	City-wide	2017-2021	\$100,000	0%	Capital Budget	Administration	Completed
Brooks Farm Dr widening-SR 9 to Ridgecrest Ave	City-wide	2017-2021	\$70,000	0%	Capital Budget	Administration	Completed
SR 20 E/W Congestion Relief or Bypass Study	City-wide	2021-2025	\$200,000	100%	Impact Fees Capital Budget	Administration	
Multimodal Transportation Plan	City-wide	2021-2025	\$50,000	100%	Impact Fees Capital Budget GDOT	Administration	
SR 20 E/W Congestion Relief or Bypass Study	City-wide	2022-2037	\$875,000	100%	GDOT	Administration	

Schedule of Improvements

Project Description	Service Area	Years	Estimated Cost	Impact Fee Eligible	Sources of Funds	Responsible Party	Complete
Parks & Recreation							
Dobbs Creek Rec Ctr-add A/C new roof and basketball courts	City-wide	2021-2025	\$1,500,000	100%	Impact Fees Capital Budget SPLOST	Park and Rec.	In-progress
Dobbs Creek Rec Ctr-new gymnasium facility	City-wide	2021-2025	\$1,000,000	100%	Impact fees Capital Budget	Park and Rec.	
Aquatic Center-add outdoor eating area and shade	City-wide	2021-2025	\$500,000	100%	Impact Fees Capital budget	Park and Rec.	
Master Plan for Mary Alice Park	City-wide	2021-2025	\$100,000	100%	Impact fees Capital Budget	Park and Rec.	
Update Park Master Plan	City-wide	2021-2025	\$65,000	100%	Impact Fees Capital Budget	Administration	
Additional land improvements for City Park space	City-wide	2022-2037	4,000,000	100%	Impact Fees Capital Budget SPLOST	Park and Rec.	
Aquatic Center-add indoor/outdoor pool	City-wide	2022-2037	\$3,363,000	100%	Impact Fees Capital Budget SPLOST	Park and Rec.	
Aquatic Center-add office, storage, activity and locker room	City-wide	2022-2037	\$1,500,000	100%	Impact Fees Capital Budget SPLOST	Park and Rec.	
Fairgrounds-install sun/wind screens	City-wide	2021-2025	\$300,000	100%	Impact Fees Capital Budget	Fairgrounds	
Fairgrounds-resurface roadways	City-wide	2021-2025	TBD	0%	Capital Budget	Fairgrounds	
Fairgrounds-install pedestrian bridge	City-wide	2017-2021	\$1,350,000	100%	Capital Budget	Fairgrounds	Completed
Fairgrounds-additional land improvementsfor future expansion	City-wide	2021-2025	\$6,000,000	100%	Impact Fees Capital Budget	Fairgrounds	
Fairgrounds-erect retraining wall for enlargement	City-wide	2017-2021	\$350,000	100%	Capital Budget	Fairgrounds	Completed
Fairgrounds-extend Arena roof for more staging/seating	City-wide	2021-2025	\$2,100,000	100%	Impact Fees Capital Budget	Fairgrounds	
Project Description	Service Area	Years	Estimated Cost	Impact Fee Eligible	Sources of Funds	Responsible Party	Complete
Public Safety							
Replace patrol vehicles as needed	City-wide	2017-2021	\$300,000	0%	General Fund	Police	Completed
Replace radios and dispatch equipment	City-wide	2017-2021	\$20,000	0%	General Fund	Police	Completed
Construct new Police HQ or public safety complex	City-wide	2021-2025	\$3,000,000	100%	Impact Fees Capital Budget SPLOST	Police, County Fire, EMS	
Purchase modular firing range	City-wide	2021-2025	\$250,000	100%	Impact Fees Capital Budget	Police	