

# 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 14, 2021

**ARC REVIEW CODE:** P2109143

**TO:** Chairman Harry Johnston, Cherokee County  
**ATTN TO:** Margaret Stallings, Planning 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 Cherokee County CIE Annual Update

**Review Type:** Local Comprehensive Plan

**Description:** A regional review of the draft 2021 Cherokee County Capital Improvement Element (CIE) Annual Update

**Submitting Local Government:** Cherokee County

**Action Under Consideration:** Approval

**Date Opened:** September 14, 2021

**Deadline for Comments:** October 5, 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  
BARTOW COUNTY  
FORSYTH COUNTY  
CITY OF ACWORTH  
CITY OF HOLLY SPRINGS  
CITY OF NELSON  
CITY OF WOODSTOCK

ARC TRANSPORTATION ACCESS & MOBILITY  
ARC AGING & HEALTH RESOURCES  
GEORGIA DEPARTMENT OF TRANSPORTATION  
COBB COUNTY  
FULTON COUNTY  
CITY OF BALL GROUND  
CITY OF MILTON  
CITY OF ROSWELL  
GEORGIA MOUNTAINS REGIONAL COMMISSION

ARC NATURAL RESOURCES  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
SRTA/GRTA  
DAWSON COUNTY  
PICKENS COUNTY  
CITY OF CANTON  
CITY OF MOUNTAIN PARK  
CITY OF WALESKA  
NORTHWEST GEORGIA REGIONAL COMMISSION

## Attached is information concerning this review.

If you have any questions regarding this review, please contact Andrew Smith at [asmith@atlantaregional.org](mailto:asmith@atlantaregional.org) or 470-378-1645. If ARC staff does not receive comments from you on or before **Tuesday October 5, 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 <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>

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

<b>Submitting Local Government:</b>	Cherokee County	<b>Date Received:</b>	September 14, 2021
<b>Local Contact:</b>	Margaret Stallings, Planning Manager, Cherokee County		
<b>Phone:</b>	678.493.6106	<b>E-Mail:</b>	<a href="mailto:mstallings@cherokeega.com">mstallings@cherokeega.com</a>
<b>Fax:</b>		<b>Website:</b>	<a href="http://www.cherokeega.com">www.cherokeega.com</a>
<b>Street</b>	1130 Bluffs Parkway	<b>City State, Zip:</b>	Canton, GA 30114

### Department of Community Affairs Review Required

<b>Review Title:</b>	2021 Cherokee County CIE Annual Update
<b>Description:</b>	<p>A regional review of the draft 2021 Cherokee County Capital Improvement Element (CIE) Annual Update</p> <p>Document can be viewed on the ARC website at:  <a href="https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/">https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/</a>  Under Plan Review, search for 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

<b>Contact Person:</b>	Andrew Smith, Principal Planner
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E-Mail	<a href="mailto:asmith@atlantaregional.org">asmith@atlantaregional.org</a>
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# 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 2021 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 the Cherokee County Administration Building on September 7, 2021 at 6:00p.m.

BE IT THEREFORE RESOLVED, that the Cherokee County Board of Commissioners does hereby submit the 2021 annual update of the Capital Improvements Element and Short Term Work Program covering the five-year period 2021-2025 to the Atlanta Regional Commission for Regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 7<sup>th</sup> day of September, 2021

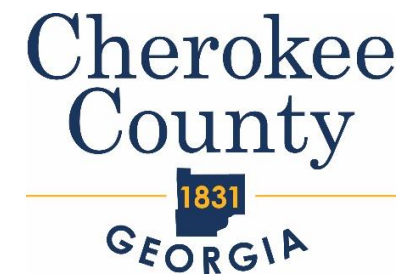
BY: \_\_\_\_\_

  
Harry Johnston, Chairman

ATTEST: \_\_\_\_\_

  
Christy Black, County Clerk





**Annual Impact Fee Financial Report  
& Short Term Work Plan Update  
2021**

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CHEROKEE COUNTY		Annual Impact Fee Financial Report - 2021*							
	Public Facilities						Admin. Funds		
	Libraries	Fire Protection	Parks/Recreation	Transportation	Public Safety Facility	Sheriff's Patrol	Administration	CIE Prep**	TOTAL
<b>Impact Fee Fund Balance Oct 1, 2019</b>	\$1,876,478	\$920,319	\$1,048,794	\$2,093,349	\$3,485,721	\$46,598	\$477,694	\$13,286	\$9,962,239
<b>Impact Fees Collected (Oct. 2019 through Sept. 2020)</b>	\$377,182	\$819,932	\$380,780	\$118,149	\$384,073	\$15,206	\$62,989		\$2,158,310
<b>Accrued Interest</b>	\$19,157	\$11,907	\$11,828	\$21,534	\$36,404	\$520	\$4,944	\$109	\$106,402
<b>(Impact Fee Refunds)</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>(Expenditures)</b>	(\$100,000)	(\$465,601)					(\$48,184)	(\$10,634)	(\$624,420)
<b>Impact Fee Fund Balance Oct 1, 2020</b>	\$2,172,816	\$1,286,557	\$1,441,401	\$2,233,031	\$3,906,198	\$62,323	\$497,443	\$2,761	\$11,602,531
<b>Total Fees Collected</b>	\$5,049,367	\$12,485,029	\$6,401,914	\$6,311,584	\$6,750,227	\$541,591	\$1,126,191	\$155,103	\$38,821,006
<b>Total Interest Accrued</b>	\$229,189	\$553,502	\$230,830	\$621,447	\$499,990	\$22,799	\$52,153	\$10,408	\$2,220,319
<b>Impact Fees Encumbered</b>	\$5,278,556	\$13,038,531	\$6,632,744	\$6,933,031	\$7,250,217	\$564,390	\$1,178,345	\$165,511	\$41,041,324

\*This annual report covers the last completed fiscal year FY2020 (October, 2019 to September, 2020).

\*\* 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 2020-2024*						
Public Facility: Libraries								
Project Description		County-wide						
Impact Fee Fund Balance Oct 1, 2020	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding From Impact Fees	Other Funding Sources	Impact Fee Expenditures for FY 2020	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
Hickory Flat Expansion Project	2020	2022	\$4,307,000	54%	General Fund, State of Georgia	\$0	\$336,114	In Process
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	\$0	\$345,936	Complete
Library Collection Materials	2014	2014	\$99,535	92%	General Fund	\$0	\$91,313	Complete
Library Collection Materials	2015	2015	\$100,944	92%	General Fund	(\$92,606)	\$92,606	Complete
Library Collection Materials	2016	2016	\$102,220	92%	General Fund	(\$7,394)	\$93,776	Complete
Library Collection Materials	2017	2017	\$103,267	92%	General Fund	\$0	\$94,737	In Process
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>			<b>\$14,153,287</b>			<b>(\$100,000)</b>	<b>\$5,278,556</b>	

\*\*"Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2020.

<b>CHEROKEE COUNTY</b>	<b>Capital Improvements Project Update 2020-2024*</b>
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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 2020	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	\$1,096,762	Complete
Ambulance Purchase	2004	2009	\$2,050,000	100%	None	(\$410,828)	\$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*	\$0	\$1,617,523	Complete
Station 17 Addition	2019	2020	\$150,000	100%	Fire District*	(\$54,773)	\$0	
Station 18 Addition	2019	2020	\$500,000	50%	Fire District*	\$0	\$0	
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>			<b>\$24,442,850</b>			<b>(\$465,601)</b>	<b>\$13,038,531</b>	

\*\*Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2020.

\* A combination of the Fire District, and SPLOST Funds



CHEROKEE COUNTY		Capital Improvements Project Update 2020-2024*						
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 2020	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	Complete
East Park - Veterans Park	2016	2018	\$8,000,000	12%	Parks Bond	\$0	\$960,000	Complete
LB Ahrens Recreation Center - Cherokee Veterans Park Phase I	2019	2021	\$10,500,000	75%	SPLOST, TBD	\$0	\$177,104	Design Phase
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>						<b>\$0</b>	<b>\$6,632,744</b>	

\*"Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2020.

CHEROKEE COUNTY		Capital Improvements Project Update 2020-2024*						
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 2020	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	\$153,431	Construction Complete - Reimbursement Phase
Bells Ferry Road (road widening - Southfork to N. Victoria)	2000	2022	\$53,373,569	100%	GADOT, SPLOST	\$0	\$183,897	Design and Right-of-way Acquisition Phase
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>			<b>\$81,587,412</b>			<b>\$0</b>	<b>\$6,933,031</b>	

\*\*Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2020.

CHEROKEE COUNTY		Capital Improvements Project Update 2020-2024*						
<b>Public Facility:</b> Public Safety Facility								
<b>Service Area:</b> 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 2020	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	\$1,910,225	Under Construction
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>			<b>\$71,204,116</b>			<b>\$0</b>	<b>\$7,250,217</b>	

\*\*Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2020.

CHEROKEE COUNTY		Capital Improvements Project Update 2020-2024*						
<b>Public Facility:</b> Sheriff's Patrol								
<b>Service Area:</b> 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 2020	Impact Fees Encumbered*	Status/Remarks
Uniform Patrol Div Office # 19	2005	2006	\$1,295,000	58%	General Fund	\$0	\$564,390	Complete - Reimbursement Phase
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>			<b>\$1,295,000</b>			<b>\$0</b>	<b>\$564,390</b>	

\*\*Impact Fees Encumbered" reflects impact fee collection for May 2000 through September 2020.

## Short Term Work Plan (Impact Fee Projects)

Project Description	FY2021	FY2022	FY2023	FY2024	FY2025	Estimated Total Cost	Funding Sources	Responsible Party
<b>Sheriff</b>								
Expand Cherokee County Adult Detention Center	X					\$23,000,000	County	BOC, Public Safety
<b>Parks and Recreation</b>								
Multigenerational Center at Veterans Park	X	X	X			\$12,600,000	County, Impact Fees	Recreation & Parks, BOC
Evaluate sites for multigenerational park facility in SW Cherokee	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	X		\$9,900,000	County, Impact Fees	Recreation & Parks, BOC
Develop Boat Launches along the Etowah & Little Rivers	X	X	X	X		Unknown	County, Impact Fees	Recreation & Parks, BOC
Develop additional pickleball courts.	X	X	X	X		Unknown	County, Impact Fees	Recreation & Parks, BOC
Develop a multigenerational recreation center in SW Cherokee			X	X		Unknown	County, Impact Fees	Recreation & Parks, BOC
Develop a passive park at Yellow Creek Road Property.	X	X	X	X	X	Unknown	County, Impact Fees	Recreation & Parks, BOC
Aquire additional land for parks.	X	X	X	X	X	Unknown	County, Impact Fees	Recreation & Parks, BOC
<b>Transportation</b>								
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					\$278,000	County	GDOT, Roadway/SPLOST, City of Ball Ground
Study new route linking Bluffs Parkway to Cherokee County Airport	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

<b>Fire &amp; EMS Services</b>								
Fire Station 5 - Renovation		X	X			\$1,800,000	Fire District, SPLOST	Fire Department, BOC
Fire Station 9 - Replacement	X					\$4,500,000	Fire District, Impact Fees & SPLOST	Fire Department, BOC
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
<b>Library Services</b>								
Library Collection Materials	X	X	X	X	X	\$835,512	Impact Fees, General Fund, SPLOST	Library System, BOC
Hickory Flat Library Expansion	X	X				TBD	Impact Fees, SPLOST, State Funds	Library System, BOC
Rose Creek Library Relocation & Expansion	X	X	X			TBD	Impact Fees, SPLOST, State Funds	Library System, BOC