


# 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 24, 2021

**ARC REVIEW CODE:**

**TO:** Mayor Bill Grant, City of Canton  
**ATTN TO:** Bethany Watson, City Engineer, City of Canton  
**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:** 2022 City of Canton CIE Annual Update  
**Review Type:** Local Comprehensive Plan

**Description:** A regional review of the draft 2022 City of Canton CIE Annual Update.

**Submitting Local Government:** City of Canton

**Action Under Consideration:** Approval

**Date Opened:** November 24, 2021

**Deadline for Comments:** December 15, 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  
GEORGIA ENV. FINANCE AUTHORITY  
CITY OF HOLLY SPRINGS

ARC TRANSPORTATION ACCESS & MOBILITY  
ARC AGING & HEALTH RESOURCES  
GEORGIA DEPARTMENT OF TRANSPORTATION  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
CITY OF WALESKA

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

**Attached is information concerning this review.**

If you have any questions regarding this review, please contact Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or 470-378-1531. If ARC staff do not receive comments from you on or before **December 15, 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>	City of Canton	<b>Date Received:</b>	November 24, 2021
<b>Local Contact:</b>	Bethany Watson, City Engineer, City of Canton		
<b>Phone:</b>	770.704.1521	<b>E-Mail:</b>	bethany.watson@cantonga.gov
<b>Fax:</b>		<b>Website:</b>	http://www.cantonga.gov
<b>Street</b>	110 Academy Street	<b>City State, Zip:</b>	Canton, Georgia 30114

### Department of Community Affairs Review Required

<b>Review Title:</b>	2022 City of Canton CIE Annual Update
<b>Description:</b>	<p>A regional review of the draft 2022 City of Canton 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 the City of Canton.</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>	Donald Shockey, Plan Review Coordinator
<b>E-Mail</b>	<a href="mailto:dshockey@atlantaregional.org">dshockey@atlantaregional.org</a>

**COMMENTS:**

City of Canton  
State of Georgia  
County of Cherokee  
Resolution No. 2021-35

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

**WHEREAS**, the City of Canton, Georgia 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 4, 2021 at Canton City Hall, 110 Academy Street, Canton, Georgia 30114;

**BE IT THEREFORE RESOLVED**, that the City of Canton, Georgia does hereby submit the annual update of the Capital Improvements Element and covering the five-year period 2022-2027 to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989. Adopted this 18<sup>th</sup> day of November 2021.

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

Bill Grant, Mayor

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

Annie Fortner, City Clerk

Approved as to Form and Content: \_\_\_\_\_

Robert M. Dyer, City Attorney

# 5-Year Work Program: Impact Fee Eligible Projects

## 2022 CIE Annual Update 1 CITY-WIDE DISTRICT

Project Description	2022	2023	2024	2025	2026	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			\$580,000	100% Impact Fees	Cherokee Co. Fire and Emergency
Aerial Truck			X			\$1,300,000	100% Impact Fees	Cherokee Co. Fire and Emergency
Ambulance	X					\$250,000	100% Impact Fees	Cherokee Co. Fire and Emergency
<b>Police Services</b>								
Police Station & Facilities	X	X	X	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.
Records Management System	X	X				\$150,000	64.2% Impact Fees; General Fund	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.



Project Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
Heritage Park Splash Pad			x			\$610,000	45.01% Impact Fees; General Fund; SPLOST	Canton Public Works Dept.
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;	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.

Project Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
New Park Acres (30 acres)	X	X	X	X	X	\$400,000	100% Impact Fees	Canton Public Works Dept.
Parks, Recreation Cultural Arts Master Plan	X	X				\$250,000.00	45.01% Impact Fees; General Fund	Canton Public Works Dept.
<b>Road Improvements</b>								
Canton Transportation Plan	x	x				\$200,000	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.
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.	X	X	X	X		\$4,400,000	34.2% Impact Fees; Cherokee Co.; SPLOST:	Canton Community Dev. Dept.
Reinhardt College Pkwy./Waleska Rd. Intersection	X	X	X	X		\$2,400,000	34.2% Impact Fees; Cherokee Co.; SPLOST:	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.
Marietta Road – Bridge Replacement	X	X	X	X	X	\$1,300,000	34.2% Impact Fees; SPLOST; GDOT; FHWA	Canton Community Dev. Dept.
Reservoir Drive – Intersection Improvements	X	X	X			\$1,000,000	34.2% Impact Fees; SPLOST; GDOT; FHWA	Canton Community Dev. Dept.
Waleska Road/Hospital Drive/Old Donaldson		X	X			\$2,200,000	34.2% Impact Fees; SPLOST; GDOT; FHWA	Canton Community Dev. Dept.



## ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021

## CITY-WIDE SERVICE AREA

(1) Public Facility Type	Parks & Recreation	Police	Fire	Roads	Administration	Total
(2) Service Area						
(3) Beginning Impact Fee Fund Balance	1,513,628.05	267,474.56	-	2,260,763.24	12,385.92	4,054,251.77
(4) Impact Fees Collected	1,379,430.13	55,266.86	378,472.50	221,335.29	71,905.47	2,106,410.25
(5) Accrued Interest	345.21	94.51	-	950.93	4.24	1,394.89
(6) Project Expenditures	(829,251.54)	-	(378,472.50)	(248,638.58)	-	(1,456,362.62)
(7) Administrative Costs	-	-	-	-	(80,000.00)	(80,000.00)
(8) Impact Fee Refunds	-	-	-	-	-	-
(9) Ending Impact Fee Fund Balance	2,064,151.85	322,835.93	-	2,234,410.88	4,295.63	4,625,694.29
(10) Impact Fees Encumbered	2,064,151.85	322,835.93	-	2,234,410.88	4,295.63	4,625,694.29

\* Administration fees exceed 3% due to \$62,339.24 in Road Impact Fee credits being issued

\* Administration fees exceed 3% due to \$300,609.01 in Parks & Recreation Impact Fee credits being issued