

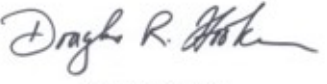
REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: December 17, 2021

ARC REVIEW CODE:

TO: Chairperson Lee Hearn, Fayette County
ATTN TO: Peter Frisina, Director, Fayette County Planning and 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: 2022 Fayette County and Towns of Brooks, Tyrone, and Woolsey CIE Annual Update
Review Type: Comprehensive Plan – CIE Annual Update

Description: A regional review of the draft 2022 Fayette County CIE Annual Update. Includes Town of Brooks, Town of Tyrone, and Town of Woolsey.

Submitting Local Government: Fayette County

Action Under Consideration: Approval

Date Opened: December 17, 2021

Deadline for Comments: January 7, 2022

Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
TOWN OF TYRONE
CITY OF PEACHTREE CITY
CLAYTON COUNTY
CITY OF SOUTH FULTON

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
FAYETTE COUNTY
TOWN OF WOOLSEY
FULTON COUNTY
THREE RIVERS REGIONAL COMMISSION
CITY OF FAIRBURN

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
TOWN OF BROOKS
CITY OF FAYETTEVILLE
COWETA COUNTY
CITY OF SENOIA
CITY OF UNION CITY

Attached is information concerning this review.

If you have any questions regarding this review, please contact Donald Shockey at dshockey@atlantaregional.org or 470-378-1531. If ARC staff do not receive comments from you on or before January 7, 2022, 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

Submitting Local Government:	Fayette County	Date Received:	December 17, 2021
Local Contact:	Peter Frisina, Director, Planning and Zoning, Fayette County		
Phone:	770-305-5160	E-Mail:	pfrisina@fayettecountyga.gov
Fax:		Website:	fayettecountyga.gov
Street	140 Stonewall Avenue West F	City State, Zip:	Fayetteville, GA 30214

Department of Community Affairs Review Required

Review Title:	2022 Fayette County and Towns of Brooks, Tyrone, and Woolsey CIE Annual Update
Description:	<p>A regional review of the draft 2022 Fayette County CIE Annual Update. Includes Town of Brooks, Town of Tyrone, and Town of Woolsey.</p> <p>Document can be viewed on the ARC website at: https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/ </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:	Donald Shockey, Plan Review Manager
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Fayette County and Towns of Brooks, Tyrone, and Woolsey Summary Impact Fee Financial Report FY2021	
	Fire Services
Total Impact Fee Balance From Previous Fiscal Year	\$0.00
Impact Fees Collected in FY 2021 By Jurisdiction	
Fayette County	91,177.50
Brooks	1,201.14
Tyrone	25,223.94
Woolsey	2,402.28
Total	\$120,004.86
Accrued Interest	149.05
(Administrative Other Costs)	(3,494.85)
(Impact Fee Refunds)	\$0.00
(Impact Fee Expenditures)	(116,659.06)
Impact Fee Fund Balance Ending FY 2021	\$0.00
Impact Fees Encumbered	\$0.00

Fayette County Comprehensive Plan Amendment - Capital Improvement Element - Project Update FY2022 - FY2026

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	na	\$253,680	\$0	Estimated FY2023
Construct FS2: S.R. 92N	FY 2018	FY2021	\$ 1,644,000	\$ 164,400	10.00%	Fire Tax	\$70,863	\$93,537	\$0	Complete in FY2021
Construct FS14: Sandy Creek/Flat Ck	Future	Future	\$ 1,613,773	\$ 1,613,773	100.00%	None	\$45,796	\$0	\$1,567,977	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	Estimated FY2023
Brush Truck (1)	Future	Future	\$ 57,011	\$ 57,011	100.00%	None	\$0	\$0	\$57,011	Estimated FY2023
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			\$ 116,659	\$ 3,293,758	\$7,162,737	

TRANSMITTAL RESOLUTION 2021-18

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 October 28, 2021.

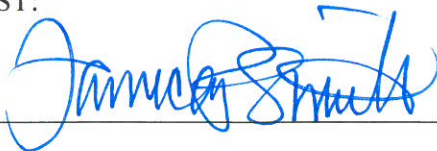
BE IT THEREFORE RESOLVED, that Fayette County, Georgia does hereby submit the annual update of the Capital Improvements Element and Community Work Program covering the five-year period of FY 2022 to FY 2026 to the Atlanta Regional Commission and Georgia Department of Community Affairs for regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 28th day of October, 2021

BY:



ATTEST:



Fayette County Impact Fee Financial Report FY2021	
	Fire Services
Total Impact Fee Balance From Previous Fiscal Year	\$0.00
Impact Fees Collected in FY 2021 By Jurisdiction	
Fayette County	91,177.50
Accrued Interest	113.25
(Administrative Other Costs)	(2,655.33)
(Impact Fee Refunds)	\$0.00
(Impact Fee Expenditures)	(88,635.42)
Impact Fee Fund Balance Ending FY 2021	\$0.00
Impact Fees Encumbered	\$0.00

**FAYETTE COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM FY2022- FY2026**

This section presents an updated five-year work program for FY 2022 through FY 2026 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 FY2022-FY2026 - 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 2022	FY 2022	\$138,500	Fire Fund	Fayette County Emergency Services
Sheriff's Office					
Links Master Plan/Phase 1 (Sheriff's Training Center – Driving Course)	FY 2022	FY 2022	\$550,000	General Fund	Sheriff's Office

**FAYETTE COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM FY2022-FY2026 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 2022	FY 2026	\$295,000	General Fund	Recreation Dept.
Make Enhancements to McCurry Park	FY 2022	FY 2026	\$ 587,500	General Fund	Recreation Dept.
Make Enhancements to Kiwanis Park	FY 2022	FY 2026	\$70,000	General Fund	Recreation Dept.

FAYETTE COUNTY COMPREHENSIVE PLAN COMMUNITY WORK PROGRAM FY2022-FY2026 - WATER SYSTEM					
Goal: Upgrade County Water System			Plan Element: Community Facilities		
Project Description	Initiation Year	Completion Year	Total Estimated Costs	Funding Sources	Responsibility
Waterline Extensions	FY 2022	FY 2026	\$700,000	Enterprise Funds	Fayette County Water System
Update the SCADA System	FY 2022	FY 2026	\$1,400,000	Enterprise Funds	Fayette County Water System
FAYETTE COUNTY COMPREHENSIVE PLAN COMMUNITY WORK PROGRAM FY2022-FY2026 - 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.	FY2022	FY2026	\$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 FY2022-FY2026 – 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 electronic plan review system	FY 2022	FY 2023	Staff Time	General Fund	Fayette County Planning and Zoning

**Town of Brooks
RESOLUTION 2021-05
CIE & STWP TRANSMITTAL RESOLUTION**

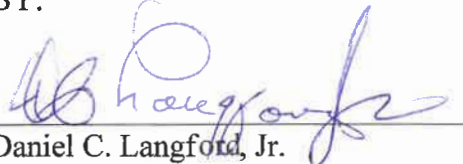
WHEREAS, the Town of Brooks has prepared an annual update to a Capital Improvements Element and Short-Term Work Program; and

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 November 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 2022 to FY 2026 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 November, 2021

BY:


Daniel C. Langford, Jr.
Mayor, Town of Brooks

ATTEST:


Lorey Spahr
Town Clerk

Brooks Impact Fee Financial Report FY2021	
	Fire Services
Total Impact Fee Balance From Previous Fiscal Year	\$0.00
Impact Fees Collected in FY 2021 By Jurisdiction	
Brooks	1,201.14
Accrued Interest	1.49
(Administrative Other Costs)	(34.98)
(Impact Fee Refunds)	\$0.00
(Impact Fee Expenditures)	(1,167.65)
Impact Fee Fund Balance Ending FY 2021	\$0.00
Impact Fees Encumbered	\$0.00

BROOKS COMPREHENSIVE PLAN AMENDMENT
SHORT TERM WORK PROGRAM UPDATE FY 2022 to FY 2026

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 2026	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
Easement, parking and property improvement – Hardy Hall.	FY2021	FY2023	\$28,000	Town of Brooks & Grants	Town of Brooks
Storm Water infrastructure improvements – Hwy 85 Conn near Price Rd.	FY2022	FY2025	\$24,000	Town of Brooks Stormwater Fund	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 June 17, 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 2022 to FY 2026 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 21st day of October, 2021

BY:



ATTEST:



Tyrone Impact Fee Financial Report FY2021	
	Fire Services
Total Impact Fee Balance From Previous Fiscal Year	\$0.00
Impact Fees Collected in FY 2021 By Jurisdiction	
Tyrone	25,223.94
Accrued Interest	31.33
(Administrative Other Costs)	(734.58)
(Impact Fee Refunds)	\$0.00
(Impact Fee Expenditures)	(24,520.69)
Impact Fee Fund Balance Ending FY 2021	\$0.00
Impact Fees Encumbered	\$0.00

TOWN OF TYRONE COMPREHENSIVE PLAN AMENDMENT					
SHORT TERM WORK PROGRAM UPDATE FY 2022 TO FY 2026					
Project Description	Initiation Year	Completion Year	Total Estimated Cost	Funding Sources	Responsibility
Intergovernmental Participation					
<i>Continued Memberships: FCDA, FCIC, SR-74 Coalition, ARC, etc</i>	FY 2019	FY 2023	Staff Time	GF	Town of Tyrone
<i>Strategic Memberships in: FRRLS, Chamber of Commerce, Southern Crescent & McIntosh Trail Boards.</i>	FY 2018	FY 2022	Staff Time	GF	Town of Tyrone
Community Development					
<i>New Town Hall Construction</i>	FY 2018	FY 2021	\$5,000,000	GF/SPLOST	Town of Tyrone
<i>Solicitation of Federal, State, and Foundation Program Grants</i>	FY 2019	FY 2023	\$500,000	EF	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
Land Use					
<i>Land Acquisition</i>	FY 2019	FY 2021	\$100,000	GF	Town of Tyrone
<i>Update Zoning and Land Development Ordinance, Analysis/Revision</i>	FY 2018	FY 2023	\$50,000	GF	Town of Tyrone
<i>Finance Payments/GIS Website Integration</i>	FY 2019	FY 2023	\$50,000	GF	Town of Tyrone

TOWN OF TYRONE COMPREHENSIVE PLAN AMENDMENT							
CAPITAL IMPROVEMENTS ELEMENT FY 2022 – FY 2026							
Priorit y	Project Name	Est. Cost	FY2019	FY 2020	FY 2021	FY 2022	FY 2023
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>	\$350,000	–	\$100,000	\$250,000	–	–
4	<i>LMIG Resurfacing</i>	\$350,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000
5	<i>Sewer System Upgrades</i>	\$1,400,000	\$100,000	\$1,300,000	–	–	–
6	<i>Dogwood Trail Stormwater Pipes</i>	\$250,000	\$100,000	\$150,000	–	–	–
7	<i>New Town Hall Construction</i>	\$5,000,000	\$200,000	\$4,600,000	\$200,000	–	–
8	<i>LAP Tyrone Road</i>	\$120,000	–	\$120,000	–	–	–
9	<i>Pendleton Dam Upgrade/Reconstruction</i>	\$2,050,000	\$50,000	\$1,000,000	\$1,000,000	–	–

RESOLUTION #2021-06

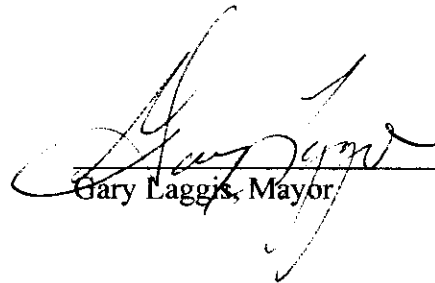
TRANSMITTAL RESOLUTION

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 December 13th, 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 2022 to FY 2026 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 13th day of December, 2021



Gary Laggis, Mayor

ATTEST: 
Stacey Collins, Town Clerk

Woolsey Impact Fee Financial Report FY2021	
	Fire Services
Total Impact Fee Balance From Previous Fiscal Year	\$0.00
Impact Fees Collected in FY 2021 By Jurisdiction	
Woolsey	2,402.28
Accrued Interest	2.98
(Administrative Other Costs)	(69.96)
(Impact Fee Refunds)	\$0.00
(Impact Fee Expenditures)	(2,335.30)
Impact Fee Fund Balance Ending FY 2021	\$0.00
Impact Fees Encumbered	\$0.00

**TOWN OF WOOLSEY COMPREHENSIVE PLAN AMENDMENT
SHORT TERM WORK PROGRAM UPDATE FY 2022 to FY 2026**

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	FY2025	\$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	FY2023	\$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