

DATE: August 12, 2022

TO: Chairman Harry Johnston, Cherokee County
ATTN TO: Kevin Turner, Planning and Zoning Deputy Director, Cherokee County
FROM: Mike Alexander, Director, ARC Center for Livable Communities

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 Cherokee County Annual CIE Update

Description: A regional review of the draft 2022 Cherokee County Annual CIE Update.

Submitting Local Government: Cherokee County

Action Under Consideration: Approval

Date Opened: August 12, 2022

Deadline for Comments: September 2, 2022

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

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
CITY OF WOODSTOCK
CITY OF HOLLY SPRINGS
CITY OF MOUNTAIN PARK
BARTOW COUNTY
PICKENS COUNTY
CITY OF NELSON

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF MILTON
CITY OF WALESKA
CITY OF ALPHARETTA
COBB COUNTY
FORSYTH COUNTY
NORTHWEST GEORGIA REGIONAL COMMISSION

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
CITY OF CANTON
CITY OF BALL GROUND
CITY OF ROSWELL
FULTON COUNTY
DAWSON COUNTY
GEORGIA MOUNTAINS REGIONAL COMMISSION

Supporting information is attached.

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 **September 2, 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/>**

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 2022 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 August 2, 2022 at 6:00p.m.

BE IT THEREFORE RESOLVED, that the Cherokee County Board of Commissioners does hereby submit the 2022 annual update of the Capital Improvements Element and Short Term Work Program covering the five-year period 2022-2026 to the Atlanta Regional Commission for Regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 2nd day of August, 2022

BY: 
Harry Johnston, Chairman

ATTEST: 
Christy Black, County Clerk





**Draft Annual Impact Fee Financial Report
& Short Term Work Plan Update
2022**

CHEROKEE COUNTY	Annual Impact Fee Financial Report - 2022*									
	Public Facilities						Admin. Funds			
	Libraries	Fire Protection	Parks/Recreation	Transportation	Public Safety Facility	Sheriff's Patrol	Administration	CIE Prep **	TOTAL	
Impact Fee Fund Balance Oct 1, 2020	\$2,172,816	\$1,286,557	\$1,441,401	\$2,233,031	\$3,906,198	\$62,323	\$497,443	\$2,761	\$11,602,531	
Impact Fees Collected (Oct. 2020 through Sept. 2021)	\$426,930	\$873,144	\$431,001	\$111,676	\$407,359	\$16,158	\$67,977		\$2,334,243	
Accrued Interest	\$1,675	\$1,171	\$1,165	\$941	\$1,757	\$50	\$349	\$0	\$7,109	
(Impact Fee Refunds)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
(Expenditures)	(\$100,000)			(\$2,000,000)	(\$4,142,000)		(\$90,539)		(\$6,332,539)	
Impact Fee Fund Balance Oct 1, 2021	\$2,501,421	\$2,160,872	\$1,873,568	\$345,648	\$173,314	\$78,531	\$475,230	\$2,761	\$7,611,344	
Total Fees Collected	\$5,476,296	\$13,358,173	\$6,832,915	\$6,423,259	\$7,157,586	\$557,749	\$1,194,168	\$155,103	\$41,155,249	
Total Interest Accrued	\$230,865	\$554,673	\$231,996	\$622,388	\$501,747	\$22,849	\$52,502	\$10,408	\$2,227,428	
Impact Fees Encumbered	\$5,707,161	\$13,912,846	\$7,064,911	\$7,045,648	\$7,659,333	\$580,598	\$1,246,670	\$165,511	\$43,382,677	

*This annual report covers the last completed fiscal year FY2021 (October, 2020 to September, 2021).

** 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 2022-2026*									
Public Facility: Libraries									
Project Description: County-wide									
Impact Fee Fund Balance Oct 1, 2021	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding From Impact Fees	Other Funding Sources	Impact Fee Expenditures for FY 2021	Impact Fees Encumbered*	Status/Remarks	
Hickory Flat Expansion Project	2022	2024	\$650,000	100%	General Fund, State of Georgia	\$0	\$0	In Process	
Library Collection Materials	2020	2021	\$100,000	100%		\$100,000	\$0	Ongoing	
Total of Costs, Expenditures & Impact Fees Encumbered			\$750,000			\$100,000	\$0		

*"Impact Fees Encumbered" reflects impact fee collection for October 2020 through September 2021.

CHEROKEE COUNTY									
Capital Improvements Project Update 2022-2026*									
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 2021	Impact Fees Encumbered*	Status/Remarks	
Station 32 Addition	2022	2023	\$2,000,000	up to 100%	SPLOST, Fire Fund	\$0	\$746,206		
Station 25 Replacement	2022	2023	\$6,000,000	up to 100%	SPLOST, Fire Fund	\$0	\$1,000,000		
Station 18 Addition	2022	2023	\$570,000	up to 100%	SPLOST, Fire Fund	\$0	\$500,000		
Total of Costs, Expenditures & Impact Fees Encumbered			\$8,570,000			\$0	\$2,246,206		

*"Impact Fees Encumbered" reflects impact fee collection for October 2020 through September 2021.

* A combination of the Fire District, and SPLOST Funds

CHEROKEE COUNTY									
Capital Improvements Project Update 2022-2026*									
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 2021	Impact Fees Encumbered*	Status/Remarks	
LB Ahrens Recreation Center - Cherokee Veterans Park Phase I	2021	2023	\$12,500,000	20%	SPLOST, TBD	\$0	\$2,000,000	Under Construction	
Total of Costs, Expenditures & Impact Fees Encumbered						\$0	\$2,000,000		

*"Impact Fees Encumbered" reflects impact fee collection for October 2020 through September 2021.

CHEROKEE COUNTY		Capital Improvements Project Update 2022-2026*						
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 2021	Impact Fees Encumbered*	Status/Remarks
Bells Ferry Road (road widening - Southfork to N. Victoria)	2000	2022	\$53,373,569	41%	GDOT, SPLOST	\$2,000,000	\$296,514	Design and Right-of-way Acquisition Phase
Total of Costs, Expenditures & Impact Fees Encumbered			\$53,373,569			\$2,000,000	\$296,514	

*"Impact Fees Encumbered" reflects impact fee collection for October 2020 through September 2021.

CHEROKEE COUNTY		Capital Improvements Project Update 2022-2026*						
Public Facility: Public Safety Facility Service Area: 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 2021	Impact Fees Encumbered*	Status/Remarks
Public Safety Facility Expansion	2015	2021	\$37,479,400	100%	SPLOST	\$4,142,000	\$0	Complete
Total of Costs, Expenditures & Impact Fees Encumbered			\$37,479,400			\$4,142,000	\$0	

*"Impact Fees Encumbered" reflects impact fee collection for October 2020 through September 2021.

CHEROKEE COUNTY		Capital Improvements Project Update 2022-2026*						
Public Facility: Sheriff's Patrol Service Area: 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 2021	Impact Fees Encumbered*	Status/Remarks
Total of Costs, Expenditures & Impact Fees Encumbered			\$0			\$0	\$0	

*"Impact Fees Encumbered" reflects impact fee collection for October 2020 through September 2021.

Community Work Program (Impact Fee Projects)

Project Description	FY2022	FY2023	FY2024	FY2025	FY 2026	Estimated Total Cost	Funding Sources	Responsible Party
Public Safety								
Vehicle Driving Training Center				X	X	\$2,286,800	Impact Fees, County, SPLOST	Public Safety
Parks and Recreation								
LB Athens Recreation Center @ Cherokee Veterans Park	X	X				\$12,500,000	Impact Fees, County, SPLOST	Recreation & Parks, BOC
East Park (Cherokee Veterans) Amenities		X	X			\$1,500,000	County, Impact Fees	Recreation & Parks, BOC
Develop Boat Launches along the Etowah & Little Rivers			X	X		\$500,000	Impact Fees, County, SPLOST	Recreation & Parks, BOC
Develop a passive park at Yellow Creek Road Property.		X	X	X	X	TBD	Impact Fees, County, SPLOST	Recreation & Parks, BOC
Expand trail system in multiple parks		X	X	X	X	TBD	Impact Fees, County, SPLOST	Recreation & Parks, BOC
Athletic Fields (artificial turf, multiple)		X	X	X	X	\$5,000,000	Impact Fees, County, SPLOST	Recreation & Parks, BOC
Pickleball Courts		X	X			\$79,300	Impact Fees, County, SPLOST	Recreation & Parks, BOC
Create Master Plan for Future Park in Hickory Flat		X				\$25,000	Impact Fees	Recreation & Parks, BOC
Add Dog Park to Buffington Park		X	X			\$350,000	Impact Fees, County, SPLOST	Recreation & Parks, BOC
Develop 1st Phase of Long Swamp Creek Recreation Area		X	X			\$1,600,000	Impact Fees, County, SPLOST	Recreation & Parks, BOC
Develop 1st Phase of EW & Edith Cochran Park		X	X	X		\$13,000,000	Impact Fees, County, SPLOST	Recreation & Parks, BOC
Develop 1st Phase of Community Park in SW Cherokee		X	X	X		\$20,000,000	Impact Fees, County, SPLOST	Recreation & Parks, BOC

Transportation									
Woodstock Rd @ Victory Dr Roundabout	X							\$1,011,255	Impact Fee, SPLOST
Holbrook Campgrou Rd @ Birmingham Rd Roundabout	X							\$1,092,156	Impact Fee, SPLOST
Union Hill Rd @ Lower Union Hill Rd Roundabout	X							\$1,820,260	Impact Fee, SPLOST
Batesville Rd @ Sugar Pike Rd								\$1,516,883	Impact Fee, SPLOST
SR 140 @ E. Cherokee Dr. intersection improvements	X							\$6,034,196	Impact Fee, SPLOST
SR 140 @ Hickory/Batesville Roads intersection improvements							X	\$4,706,045	Impact Fee, SPLOST
Heard Road Extension Phase 4							X	\$2,834,246	Impact Fee, SPLOST
Heard Road Extension Phase 5							X	\$3,954,009	Impact Fee, SPLOST
Bells Ferry Road widening							X	\$16,049,000	Impact Fee, SPLOST, GDOT
Fire & EMS Services									
Fire Station 13 - Replacement Station	X							\$6,000,000	SPLOST, Impact Fees, County
Fire Station 15 - Relocation & Replacement Station	X							\$6,000,000	SPLOST, Impact Fees, County
Future Fire Station (new)								\$6,000,000	SPLOST, Impact Fees, County
Purchase property for Future Fire Facilities	X						X	\$3,000,000	SPLOST, Impact Fees, County
Ladder Truck								\$1,500,000	SPLOST, Impact Fees, County
Fire Apparatus Replacement Program	X						X	\$800,000	SPLOST, Impact Fees, County
Ambulances (multiple)	X						X	\$500,000	SPLOST, Impact Fees, County
Library Services									
Library Collection Materials	X						X	\$835,512	Impact Fees, General Fund, SPLOST
Hickory Flat Library Expansion	X							\$6,500,000	Impact Fees, SPLOST, State Funds
Rose Creek Library Relocation & Expansion	X						X	TBD	Impact Fees, SPLOST, State Funds