



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 19, 2022

TO: Chair Carlotta Harrell, Henry County
ATTN TO: Kenta Lanham, Planner II, Henry 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 Henry County Annual CIE Update

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

Submitting Local Government: Henry County

Date Opened: September 19, 2022

Deadline for Comments: October 10, 2022

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

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
CLAYTON COUNTY
BUTTS COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
FAYETTE COUNTY
ROCKDALE COUNTY
GRIFFIN COUNTY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
DEKALB COUNTY
NEWTON COUNTY
CITY OF STONECREST

Review documents are attached.

For questions, please contact Donald Shockey at dshockey@atlantaregional.org or 470-378-1531. If ARC staff do not receive comments from you on or before **October 10, 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/>.

RESOLUTION NO. 22-235

HENRY COUNTY, GEORGIA

**CAPITAL IMPROVEMENTS ELEMENT AND COMMUNITY WORK PROGRAM
UPDATE TRANSMITTAL**

WHEREAS, Henry County, Georgia has prepared an update to its 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, as amended; and a Public Hearing was held on September 7, 2022;

NOW THEREFORE, BE IT RESOLVED THAT the Henry County Board of Commissioners does hereby authorize the Planning & Zoning Department to transmit the annual update of the Capital Improvements Element and the Community Work Program and this resolution to the Atlanta Regional Commission and the Georgia Department of Community Affairs as required by the Georgia Planning Act.

BE IT SO RESOLVED this 7th day of September, 2022.



Carlotta Harrell, Chair

ATTEST:



Stephanie Braun, County Clerk

Classifieds

henryherald.com

HENRY HERALD ADVERTISING DEADLINES

LINE#S:	Pub. Date:	WEDNESDAY SATURDAY	DEADLINE:	TUESDAY 3 PM FRIDAY 3 PM
DISPLAY AD:	Pub. Date:	WEDNESDAY SATURDAY	DEADLINE:	TUESDAY 3 PM THURSDAY 10 AM

PUBLIC HEARING/NOTICE

PUBLIC HEARING NOTICE

Henry County Board of Commissioners (BOC)

Date: September 7, 2022

Location: Henry County Administration Building 140 Henry Parkway, McDonough, Georgia 30253

Public Meeting: 9:30 AM, Community Meeting Room

UNIFIED LAND DEVELOPMENT CODE AMENDMENT

ULDC-AM-22-06
An Ordinance by Henry County, Georgia, to amend the Unified Land Development Code (ULDC) of the Henry County Code of Ordinances regarding the regulation of Traffic Impact Studies (TIS). Developments of Regional Impact (DRI), and for other purposes. Countywide

ULDC-AM-22-07

An Ordinance by Henry County, Georgia, to amend the Unified Land Development Code (ULDC) of the Henry County Code of Ordinances regarding the requirements for single-family dwellings, and for other purposes. Countywide

HENRY COUNTY CODE OF ORDINANCES AMENDMENT

HC-CODE-AM-22-08

An Ordinance by Henry County, Georgia, to amend the Henry County Code of Ordinances regarding the regulation of the parking, keeping, and storing of commercial vehicles in Henry County, and for other purposes. Countywide 79465-8/20/2022

PUBLIC HEARING/NOTICE

PUBLIC HEARING NOTICE

Notice is hereby given that the Henry County Board of Commissioners will conduct a public hearing for the purpose of approving the resolution to transmit the Henry County/ Henry County Water Authority Capital Improvements Element (CEI/Community Work Program Update, 2022 to the Atlanta Regional Commission. Copies of the document will be available at the Henry County Planning & Zoning Department, 140 Henry Parkway, McDonough, GA 30253.

Transmittal Public Hearing
Henry County Board of Commissioners
Wednesday, September 7, 2022
9:00 a.m.

Location
Henry County Administration Building
Community Meeting Room
140 Henry Parkway, McDonough, GA 30253

Public Hearing
City of Hampton Mayor and City Council
September 13, 2022
6:00 p.m.

Notice is hereby given that the City of Hampton Mayor and City Council will hold a Public Hearing on September 13th at 6:00 p.m. at Hampton City Hall located at 17 East Main Street, South Hampton, Georgia for the following purpose:

To hear from the public regarding a text amendment to create a use classification known as Food Truck

PUBLIC HEARING/NOTICE

PUBLIC HEARING NOTICE

Courts. The modifications are being considered to the following sections of the City Zoning Code: Appendix A, Article 2, Section 2-1 Definitions, Article 4, Section 4-16, Food Truck Courts, Article 6, Section 6-7 Allowed Uses, Article 7, and Section 7-5 Allowed Uses 79179-8/20/2022

PUBLIC HEARING NOTICE
Henry County Zoning Advisory Board (ZAB)

Date: September 8, 2022
Location: Henry County Administration Building 140 Henry Parkway, McDonough, Georgia 30253
Public Meeting: 6:30 PM, Community Meeting Room

These ads shall repeat and replace the legal ads which were previously advertised in the August 13-14, 2022, edition of the Henry Herald.

VARIANCE:

VR-21-25
North Oia Land Holdings, LLC of Monroe, GA requests a variance from development standards for property located to the northwest of the intersection of Highway 81 and North Oia Road in Land Lot 145 of the 7th District. The property consists of 106.25 +/- acres, and the request is for relief from Highway Corridor Overlay District requirements. District 3

VR-22-10
Salina Richardson and Samuel Richardson of Stockbridge, GA request a variance from development standards for property located at 7271 Wilkerson Road

in Land Lot 133 and 134 of the 12th District. The property consists of 1.93 +/- acres, and the request is for relief from setback requirements. District 5

REZONING:
RZ-21-40
North Oia Land Holdings, LLC of Monroe, GA requests a rezoning from RA (Residential-Agricultural) to RS (Residential Suburban) Commercial for property located to the northwest of the intersection of Highway 81 and North Oia Road in Land Lot 145 of the 7th District. The property consists of 106.25 +/- acres, and the request is for a mixed single-family residential, multifamily residential, and commercial development. District 3

COMPREHENSIVE PLAN AMENDMENT:
COMP-AM-21-10
North Oia Land Holdings, LLC of Monroe, GA requests an amendment to the Comprehensive Plan for property located to the northwest of the intersection of Highway 81 and North Oia Road in Land Lot 145 of the 7th District. The property consists of 106.25 +/- acres, and the request is to amend the Future Land Use Map designation from Low Density Residential and Commercial to Mixed Use. District 3

RZ-22-12
Eagles Landing, Equity Holdings, LLC of Chamblee, GA requests a rezoning from RA (Residential-Agricultural) to C-1 (Neighborhood Commercial) for property located at 235 Springdale Road in Land Lot 3 of the 11th District. The property consists of 7.733 +/- acres, and the request is for a commercial development. District 4

RZ-22-16

Mehulkumar Gajjar of Locust Grove, GA requests a rezoning from RA (Residential-Agricultural) to C-2 (General Commercial) for property located at the northeast corner of the intersection of Upchurch Road and Highway 81 East in Land Lot 174 of the 7th District. The property consists of 6.27 +/- acres, and the request is for a commercial development. District 3

COMPREHENSIVE PLAN AMENDMENT:

COMP-AM-21-10

North Oia Land Holdings, LLC of Monroe, GA requests an amendment to the Comprehensive Plan for property located to the northwest of the intersection of Highway 81 and North Oia Road in Land Lot 145 of the 7th District. The property consists of 106.25 +/- acres, and the request is to amend the Future Land Use Map designation from Low Density Residential and Commercial to Mixed Use. District 3

COMP-AM-22-10

Mehulkumar Gajjar of Locust Grove, GA requests an amendment to the Comprehensive Plan for property located at the northeast corner of the intersection of Upchurch Road and Highway 81 East in Land Lot 174 of the 7th District. The property consists of 6.27 +/- acres, and the request is to amend the Future Land Use Map designation from Low Density Residential to Commercial. District 3 79469-8/20/2022

2021

**Henry County, Georgia
&
Henry County Water Authority**

**CAPITAL IMPROVEMENTS ELEMENT
ANNUAL UPDATE**

**COMPILED AND PRESENTED BY:
HENRY COUNTY PLANNING & ZONING DEPARTMENT AS REQUIRED TO MAINTAIN QUALIFIED LOCAL
GOVERNMENT STATUS**

HENRY COUNTY FINANCIAL IMPACT FEE REPORT

Schedule of Capital Improvements July 1, 2020 through June 30, 2021

Henry County Impact Fee Financial Report for Public Facilities	Library	Parks & Recreation	Fire Protection	Sheriff's Protection	Police Protection	Emergency 911	Greenspace	Administration	CIE Prep	TOTALS
Service Area	Henry County	Henry County	Henry County	Henry County	Henry County	Henry County	Henry County	Henry County	Henry County	Henry County
Impact Fee Fund Balance Ending FY 2019	742.11	2,595,546.71	4,122.54	2,753.21	1,773.29	129,063.06	84,237.63	213.52	2.93	2,818,455.00
Impact Fees Collected in FY 2020	289,472.48	1,177,509.72	483,707.68	322,613.94	208,476.38	34,034.18	29,294.26	76,356.06	866.95	2,622,331.65
Accrued Interest	1,767.63	7,190.34	2,953.71	1,970.01	1,273.04	207.83	178.88	466.26	5.29	16,012.99
(Administration / Other Cost)										-
Encumbered	-	-	-	-	-	-	-	-	-	-
Refunds	273.09	1,110.85	456.33	304.35	196.68	32.11	27.64	72.03	0.82	2,473.89
(Project Expenditures)	291,982.22	762,819.09	485,760.42	323,979.61	209,364.32	(17.50)	21.26	76,378.53	867.70	2,151,155.65
Impact Fee Fund Balance Ending FY 2020	-	3,017,427.68	5,023.51	3,357.55	2,158.39	163,322.57	113,689.51	657.31	7.47	3,305,643.99

Schedule of Capital Improvements July 1, 2020 through June 30, 2021

Fund Category	Project Description	Schedule	Responsible party	Cost Estimate	Funding Source	Status	Comments
Library System	Collection Expansion	Annual	Henry County	\$250,000 / annually	100% Impact Fees Eligible	Ongoing	The Library is following our August 2003 CIE to purchase Collection Materials for future demand. Although the new dwellings by future years per the 2003 forecast have not been as many, so have the annual collected impact fees been correspondingly less; and still collections have been less than the new materials demanded growth needs.
Parks and Recreation	Indebtedness Paydown	Until Principal/Interest is Paid	Henry County	\$5,264,782	100% Impact Fees Eligible	Ongoing	The county bought a park (Nash Farms) in 2008 and created annual debt and interest payments to be paid from each year's total Park and Recreation impact fee allocation. When the economy faltered, impact fee collections shrunk due to a lack of new construction and were insufficient to cover the annual obligation. Annual Park and Recreation Impact Fee collections will first pay whatever portion of the current year's debt it can, with the remaining amount that they are unable to pay, added to the prior unpaid debt to the General Fund, until sufficient future year collections can pay this remaining outstanding unpaid debt to the General Fund.
Parks and Recreation	Walking Trail from Warren Holder Park to the Senior Center to the lake across from Locust Grove Public Works	Annual	Henry County	\$1,000,000	100% Impact Fees Eligible	Ongoing	Parks & Recreation impact fees will be used to fund these projects within the next few years.
	Build a new softball field at Sandy Ridge Park						
	Build an inclusive playground at Locust Grove Recreation Center						
	Convert Nash Farm Activity Building into a Cultural Art Center and Flex Space Theater						
	Build sidewalks at North Ola Park						
	Build a 10,000 s.f synthetic turf golf putting green at The Village Park at North Henry						

Fire Protection	Indebtedness Paydown	Until Principal/Interest is Paid	Henry County	\$1,724,057.00	100% Impact Fees Eligible	Ongoing	100% of the Fire Department annual Impact Fee collections have been assigned, together with the Police Protection impact fees, to a \$5,500,000 debt (without interest) created in 2006 for a Public Safety Building/Annex, at which both the Fire and Police Department reside. Since this is a County-wide growth project, 100% of the collections are utilized for repayment of this debt. Both the Fire and Police Department's annual Impact Fee collections have been and are currently insufficient to cover the annual cost of interest and principal on this debt. Annual Impact Fee collections of both the Fire and Police Department will first pay whatever portion of the current year's debt it can, with the remaining amount that they are unable to pay, being added to the prior unpaid debt to the General Fund, until sufficient future year collections can pay this remaining outstanding unpaid debt to the General Fund.
Police Protection	Indebtedness Paydown	Until Principal/Interest is Paid	Henry County	See Fire Department above	100% Impact Fees Eligible	Ongoing	See Fire Department Above

Capital Improvements Element Update

Schedule of Capital Improvements July 1, 2020 through June 30, 2021

Fund Category	Project Description	Schedule	Responsible party	Cost Estimate	Funding Source	Status	Comments
Sheriff Protection	Indebtedness Paydown	Until Principal/Interest is Paid	Henry County	\$3,000,000.00	100% Impact Fees Eligible	Ongoing	100% of the Sheriff Department annual Impact Fee collections have been assigned to a \$14,800,000 debt (without interest) created in 2006 for additions to the Henry County Jail which the Sheriff's Department is responsible. Since this is a County-wide project, 100% of the collections are utilized for repayment of this debt. The Sheriff Department's annual Impact Fee collections have been and are insufficient to cover the annual cost of interest and principal on this debt. Annual Impact Fee collections of the Sheriff's Department will first pay whatever portion of the current year's debt it can, with the remaining amount that it is unable to pay, added to the prior unpaid debt to the General Fund until sufficient future year collections can pay this remaining outstanding unpaid debt to the General Fund.
Green Space Acquisition	Cost-Sharing Panola Mountain Greenway Project	2015-2017	Henry County	\$176,400	100% Impact Fees Eligible	Ongoing	The county applied in 2011 and was successful with a grant for a multi-use trail. This has been finalized in October 2015, where the county will contribute \$211,000 for its share of the project. The County only expended \$34,600 for this project in fiscal year 2018; however, but plans are in place for future years.
Administration		Annual	Henry County	3% annual collections	100% Impact Fees Eligible	Ongoing	This amount is to be spent on the annual administration of the program. Only the amount collected and allocated to Administration is disbursed to the General Fund on a year over year basis. Fund collected are usually disbursed annually to the General Fund to reimburse expended cost of administration.

CIE Preparation		Annual	Henry County	See comments	100% Impact Fees Eligible	Ongoing	This is a very small amount allocated to this category, (less than \$600 this year) and is not enough to cover the cost of this category but is used to cover whatever portion of the annual CIE preparation cost it can. Fund collected are usually disbursed annually to the General Fund to reimburse expended cost of CIE Preparation.
E911	Replacement and Update of Equipment	Annual	Henry County	\$300,000	100% Impact Fees Eligible	Ongoing	This amount is to be spent on replacement and update the Training areas of the Center, projector system, and computers for EOC/Training Center E911 (2) Units (20); Tornado sirens and response vehicle for E911 Manager over the next few years.
	Server						
	Vehicle						

Henry County Community Work Program for 2023-2027

IMPACT FEE PROGRAM Project	5-Year Work Program					Responsibility	Cost Estimate	Funding Source
	2023	2024	2025	2026	2027			
LIBRARY SERVICES								
Acquire collection materials	*	*	*	*	*	Library System	\$ 1,069,356	95.41% impact fees, 4.59% General Fund
PARKS, RECREATION & GREENSPACE								
Greenway Trail MU-67		*	*	*	*	Parks & Recreitaion	\$ 12,815,634	100% Impact Fees
Park and Tennis Court Projects	*					Parks & Recreitaion	\$ 681,228	96.77% Impact Fees, 3.23 % SPLOST
ANIMAL CONTROL								
New Vehicles (2)	*					Animal Care and Control	\$ 110,500	100% Impact Fees
FIRE PROTECTION & EMS								
District 2 Fire Station	*					Fire Rescue Department	\$ 3,000,000	100% Impact Fees
District 3 Fire Station			*			Fire Rescue Department	\$ 3,000,000	100% Impact Fees
District 4 Fire Station					*	Fire Rescue Department	\$ 3,000,000	100% Impact Fees
SHERIFF'S OFFICE								
Debt payments for Henry County Jail Additions (2006 bond)	*	*	*	*	*	Sheriff Department	\$ 3,000,000	100% Impact Fees
Jail Pod Addition	*	*				Sheriff Department	\$ 4,000,000	100% Impact Fees
POLICE PROTECTION								
Police Precinct District 2	*					Police Department	\$ 1,500,000	100% Impact Fees
Police Precinct District 3			*			Police Department	\$ 1,500,000	100% Impact Fees
Police Precinct District 4					*	Police Department	\$ 1,500,000	100% Impact Fees
Forensic Garage	*					Police Department	\$ 25,000	100% Impact Fees
Property and Evidence space expansion	*					Police Department	\$ 50,000	100% Impact Fees
EVOC Course training addition			*			Police Department	\$ 50,000	100% Impact Fees
Use of force tactics lab	*					Police Department	\$ 5,000	100% Impact Fees
Training buildout range - addition		*				Police Department	\$ 700,000	100% Impact Fees
ROAD PROJECTS								
SR 81 Widening	*	*	*	*	*	Transportation Planning	\$ 8,426,554	42.48% Impact Fees, 57.55% SPLOST
McDonough Parkway	*	*	*	*	*	Transportation Planning	\$ 4,408,969	42.48% Impact Fees, 57.55% SPLOST
Flippen Rd. Extension	*	*	*	*	*	Transportation Planning	\$ 3,391,556	42.48% Impact Fees, 57.55% SPLOST
East Lake Road Widening	*	*	*	*	*	Transportation Planning	\$ 286,500	42.48% Impact Fees, 57.55% SPLOST
Airline Road Extension	*	*	*	*	*	Transportation Planning	\$ 51,660	42.48% Impact Fees, 57.55% SPLOST
Rock Quarry Road Widening	*	*	*	*	*	Transportation Planning	\$ 8,712,911	42.48% Impact Fees, 57.55% SPLOST
Fairview Road Widening	*	*	*	*	*	Transportation Planning	\$ 10,725,500	42.48% Impact Fees, 57.55% SPLOST
West Village Parkway (aka West Panola Road)	*	*	*	*	*	Transportation Planning	\$ 854,477	42.48% Impact Fees, 57.55% SPLOST

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

September 7, 2022

Department Requesting Agenda Item:

Henry County Planning & Zoning

Action Type:

☒

Action requested by BOC

☐

For informational purposes only

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Community Work Program Transmittal Resolution
3. Legal Ad
4. Capital Improvements Element Annual Update

Presenter:

Toussaint Kirk, Planning Director

Agenda Item:

(Public Hearing). Resolution to transmit the State required Capital Improvement Element annual update and CIE Community Work Program to the Atlanta Regional Commission for evaluation by the Georgia Department of Community Affairs. (Presenter: Toussaint Kirk, Planning Director)

Background:

Each year DCA requires an annual update of the capital improvement element and impact fee report. This annual update must be approved by DCA and adopted by October 31 in order for the County to continue to collect impact fees.

Financial Implications/Considerations: N/A

The project is budgeted.	Y	or	N
The project will require the use of Fund Balance.	Y	or	N
If yes, please state amount _____.			
The project will require no funds.	Y	or	N
The project is grant funded and will require a _____% match, and those funds are/are not budgeted.	Y	or	N
Is this request a Capital Project and part of the Capital Project List?	Y	or	N

Additional Comments / Recommendation:

Staff recommends transmitting the report to ARC as is done each year.