

DATE: September 8, 2023

TO: Chairman Harry Johnston, Cherokee County Commission
ATTN TO: Kevin Turner, Deputy Director Planning and Zoning, Cherokee County
FROM: Mike Alexander, COO, Atlanta Regional Commission

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: 2023 Cherokee County Annual CIE Update

Description: A regional review of the draft 2023 Cherokee County Annual CIE Update.

Submitting Local Government: Cherokee County

Action Under Consideration: Approval

Date Opened: September 8, 2023

Deadline for Comments: September 29, 2023

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 ALPHARETTA
CITY OF WOODSTOCK
CITY OF NELSON
DAWSON COUNTY
PICKENS COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF MILTON
CITY OF BALL GROUND
CITY OF CANTON
CITY OF ACWORTH
FORSYTH COUNTY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
CITY OF ROSWELL
CITY OF HOLLY SPRINGS
CITY OF WALESKA
COBB COUNTY
BARTOW COUNTY

Review information is attached.

Please submit comments to dshockey@atlantaregional.org. For questions, please contact ARC Plan Review Manager Donald Shockey at dshockey@atlantaregional.org or 470-378-1531. If no comments are received by **September 29, 2023**, ARC will assume your agency has no input on the subject plan. For more information on comprehensive planning, visit the ARC review website 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 2023 annual update of the Capital Improvement 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 in the Cherokee County Administration Building on September 5, 2023 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 Community Work Program covering the five-year period 2023-2027 to the Atlanta Regional Commission for Regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 5th day of September, 2023

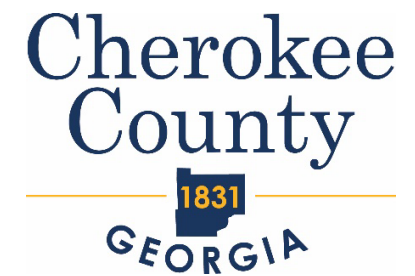
BY: _____


Harry Johnston, Chairman

ATTEST: _____


Christy Black, County Clerk





**Draft Annual Impact Fee Financial Report
& Community Work Plan Update
2023**

CHEROKEE COUNTY		Annual Impact Fee Financial Report - 2023*							
	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, 2021	\$2,501,421	\$2,160,872	\$1,873,568	\$345,648	\$173,314	\$78,531	\$475,230	\$2,761	\$7,611,344
Impact Fees Collected (Oct. 2021 through Sept. 2022)	\$332,903	\$936,643	\$1,519,839	\$171,136	\$231,404	\$43,284	\$56,678		\$3,291,887
Accrued Interest	\$11,614	\$6,892	\$13,134	\$2,035	\$1,622	\$478	\$1,877	\$0	\$37,653
(Impact Fee Refunds)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Expenditures)		(\$1,482,262)					(\$79,101)		(\$1,561,363)
Impact Fee Fund Balance Oct 1, 2022	\$2,845,938	\$1,622,145	\$3,406,541	\$518,820	\$406,339	\$122,293	\$454,684	\$2,761	\$9,379,521
Total Fees Collected	\$5,809,199	\$14,294,816	\$8,352,755	\$6,594,396	\$7,388,989	\$601,033	\$1,250,846	\$155,103	\$44,447,136
Total Interest Accrued	\$242,479	\$561,565	\$245,129	\$624,424	\$503,369	\$23,327	\$54,380	\$10,408	\$2,265,080
Impact Fees Encumbered	\$0	\$296,514	Impact Fees Encumb	\$0	\$0	\$0	\$1,305,226	\$165,511	\$1,767,251

*This annual report covers the last completed fiscal year FY2022 (October, 2021 to September, 2022).

** 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 2023-2027*						
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	up to 100%	General Fund, State of Georgia	\$0	\$0	In Process
Rose Creek Relocation & Expansion	2022	2024	TBD	up to 100%	General Fund, State of Georgia	\$0		
Library Collection Materials	2020	2021	\$100,000	up to 97.79%	General Fund, State of Georgia	\$100,000	\$0	Complete
Library Collection Materials	2021	2022	TBD	TBD		\$0	\$0	
Library Collection Materials	2022	2023	TBD	TBD		\$0	\$0	
Library Collection Materials	2023	2024	TBD	TBD		\$0	\$0	
Library Collection Materials	2024	2025	TBD	TBD		\$0	\$0	
Library Collection Materials	2026	2027	TBD	TBD		\$0	\$0	
Total of Costs, Expenditures & Impact Fees Encumbered			\$750,000			\$100,000	\$0	

**Impact Fees Encumbered" reflects impact fee collection for October 2021 through September 2022.

CHEROKEE COUNTY		Capital Improvements Project Update 2023-2027*						
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 18 Addition	2022	2023	\$570,000	up to 100%	SPLOST, Fire Fund	\$0	\$500,000	
EMS Only Station	2023	2024	\$3,000,000	up to 100%	SPLOST, Fire Fund	\$0	\$0	
Fire Station 32 Addition - Phase 2	2026	2027	\$4,000,000	up to 100%	SPLOST, Fire Fund	\$0	\$0	
Fire Station 7 Land Purchase and Station Replacement	2027	2029	\$8,000,000	up to 100%	SPLOST, Fire Fund	\$0	\$0	
Purchase property for Future Fire Facilities	2022	2026	\$3,000,000	up to 100%	SPLOST, Fire Fund	\$0		
Fire Apparatus	2022	2026	\$2,300,000	up to 100%	SPLOST, Fire Fund	\$0		
Ambulances (multiple)	2022	2026	\$500,000	up to 100%	SPLOST, Fire Fund	\$0		
Total of Costs, Expenditures & Impact Fees Encumbered			\$23,370,000			\$0	\$1,246,206	

**Impact Fees Encumbered" reflects impact fee collection for October 2021 through September 2022.

* A combination of the Fire District, and SPLOST Funds

CHEROKEE COUNTY		Capital Improvements Project Update 2023-2027*						
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	Complete
Develop a passive park at Yellow Creek Road Property.	2023	2026	\$2,100,000	60%	SPLOST, TBD	\$0		
Athletic Fields (artificial turf, multiple)	2024	2026	\$5,000,000	60.00%	SPLOST, TBD	\$0		
Create Master Plan for Future Park in Hickory Flat	2023	2023	\$25,000	0%	SPLOST, TBD	\$0		
Add Dog Park to Buffington Park	2023	2024	\$350,000	100%	SPLOST, TBD	\$0		
Develop 1st Phase of Long Swamp Creek Re	2023	2024	\$1,725,000	10%	SPLOST, TBD	\$0		
Develop 1st Phase of EW & Edith Cochran P	2025	2026	TBD	100%	SPLOST, TBD	\$0		
Develop 1st Phase of Community Park in SW	2023	2025	\$2,500,000	30%	SPLOST, TBD	\$0		
Total of Costs, Expenditures & Impact Fees Encumbered						\$0	\$2,000,000	

**Impact Fees Encumbered" reflects impact fee collection for October 2021 through September 2022.

CHEROKEE COUNTY		Capital Improvements Project Update 2023-2027*						
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	2023	\$53,373,569	41.175%	GDOT, SPLOST	\$2,000,000	\$296,514	
Woodstock Rd @ Victory Dr Roundabout	2022	2023	\$1,011,255	41.175%	Impact Fee, SPLOST	\$ -		
Holbrook Campground Rd @ Birmingham Rd Roundabout	2022	2023	\$1,092,156	41.175%	Impact Fee, SPLOST	\$ -		
Union Hill Rd @ Lower Union Hill Rd Roundabout	2022	2023	\$1,820,260	41.175%	Impact Fee, SPLOST	\$ -		
Batesville Rd @ Sugar Pike Rd	2022	2023	\$1,516,883	41.175%	Impact Fee, SPLOST	\$ -		
SR 140 @ E. Cherokee Dr. intersection improvements	2022	2023	\$6,034,196	41.175%	Impact Fee, SPLOST	\$ -		
SR 140 @ Hickory/Batesville Roads intersection improvements	2024	2024	\$4,706,045	41.175%	Impact Fee, SPLOST	\$ -		
Heard Road Extension Phase 4	2024	2025	\$2,834,246	41.175%	Impact Fee, SPLOST	\$ -		
Heard Road Extension Phase 5	2024	2025	\$3,954,009	41.175%	Impact Fee, SPLOST	\$ -		
Bells Ferry Road widening	2025	2026	\$16,049,000	41.175%	Impact Fee, SPLOST, GDOT	\$ -		
Total of Costs, Expenditures & Impact Fees Encumbered			\$53,373,569			\$2,000,000	\$296,514	

**Impact Fees Encumbered" reflects impact fee collection for October 2021 through September 2022.

CHEROKEE COUNTY		Capital Improvements Project Update 2023-2027*						
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
Vehicle Driving Training Center	2025	2026	\$2,286,800	100%	SPLOST, County	\$0		Planning
Total of Costs, Expenditures & Impact Fees Encumbered			\$39,766,200			\$4,142,000	\$0	

*"Impact Fees Encumbered" reflects impact fee collection for October 2021 through September 2022.

CHEROKEE COUNTY		Capital Improvements Project Update 2023-2027*						
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
New Patrol Vehicles	2023	2026	TBD	100%		\$0	\$0	
Total of Costs, Expenditures & Impact Fees Encumbered			\$0			\$0	\$0	

*"Impact Fees Encumbered" reflects impact fee collection for October 2021 through September 2022.

Community Work Plan

Project Description	FY2023	FY2024	FY2025	FY2026	FY2027	Estimated Total Cost	Funding Sources	Responsible Party
Natural and Historic Resources								
Implement Parks and Rec Master Plan	X	X	X	X	X	Staff Time	County	BOC, Planning & Zoning, GIS, Parks & Rec.
Develop and Update Historic Resources Map	X	X	X	X	X	Staff Time	County	GIS, Planning & Zoning, Historical Society
Continue to update the Cemetary Location Map as needed	X	X	X	X	X	Staff Time	County	GIS, Planning & Zoning, Historical Society
Economic Development								
Develop and promote business and manufacturing sites within Cherokee County.	X	X	X			Staff Time	Development Authority	Development Authority, Chamber of Commerce
Continue the focused marketing campaign targeting industries identified in Opportunity Cherokee.	X	X	X			Staff Time	Development Authority	Development Authority, Chamber of Commerce
Enhance the entrepreneurship and small business support programs with a comprehensive range of financial assistance, training, networking, professional advice and educational opportunities.	X	X	X			Staff Time	Development Authority	Development Authority, Chamber of Commerce
Continue the Business Expansion & Retention Program and advocacy for existing industry.	X	X	X			Staff Time	Development Authority	Development Authority
Focus resources on supporting and expanding the Cherokee Workforce Collaborative.	X	X	X			Staff Time	School District, Chamber of Commerce, Development Authority	Cherokee County School District, Chamber of Commerce, Development Authority
Develop Marketing Studies for County Target Areas.	X					\$25,000 each	County	Planning & Zoning, Development Authority
Housing								
Use CDBG funds for the Cherokee County Home Repair Program targeted for low-income seniors and veterans.	X	X	X	X	X	\$800,000	County, CDBG	Community Services
Encourage the construction of housing for a range of residents.	X	X	X	X	X	TBD	State and Federal Programs, Private	Private Developers
Identify areas with adequate infrastructure & suitable for workforce housing opportunities.	X	X	X	X	X	Staff Time	County	GIS, Planning & Zoning, Engineering
Facilitate County-wide meetings to encourage cooperation on workforce housing financing from federal and state sources.		X	X			Staff Time	County	Community Development Agency
Convene a Housing Task Force to investigate options related to expanded housing opportunities in the County.	X	X	X	X	X	Staff Time	County	Community Development Agency
Work with other Cities to form a Land Bank.	X	X	X	X	X	Staff Time	County	Community Development Agency
Community Facilities								
Periodically review Service Delivery Strategies, level of services, and develop a plan to provide services to accommodate new growth.	X	X	X			Staff Time	County	BOC, Public Safety, Engineering
Continue to identify, fund and implement Bells Ferry LCI projects.	X	X	X			\$17,000,000	GDOT, ARC, County, Private	BOC, Planning & Zoning, Engineering, Private Developers
Parks and Recreation								
Multigenerational Center at Veterans Park.	X					\$12,400,000	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	\$5,975,000	County, Impact Fees	Recreation & Parks, BOC
Master Trails Plan to connect existing trails and develop linear parks/greenways to connect high-priority areas.	X	X	X	X	X	TBD	County, Impact Fees	Recreation & Parks, BOC
Develop additional multipurpose fields for a wider variety of activities.	X					TBD	County, Impact Fees	Recreation & Parks, BOC
Develop Boat Launches along the Etowah & Little Rivers.	X	X	X			TBD	County, Impact Fees	Recreation & Parks, BOC
Develop a multigenerational recreation center in SW Cherokee.					X	\$17,500,000	County, Impact Fees	Recreation & Parks, BOC
Develop a passive park at Yellow Creek Road Property.		X	X			\$2,500,000	County, Impact Fees	Recreation & Parks, BOC
Develop a passive park at Long Swamp Creek Recreation Area (Hwy 372).	X	X				\$1,600,000	SPLOST, DNR Grant	Recreation & Parks, BOC
Develop a Master Plan for a future park in Hickory Flat Community.	X	X				\$45,000	SPLOST	Recreation & Parks, BOC
Develop a passive park at EW and Edith Cochran Park in Free Home community.		X	X			TBD	SPLOST, Impact Fees	Recreation & Parks, BOC
Convert multipurpose fields to artificial turf fields at Badger Creek and Sequoyah Parks.			X	X		\$5,000,000	SPLOST, Impact Fees	Recreation & Parks, BOC
Acquire additional land for parks.	X	X	X			TBD	County, Impact Fees	Recreation & Parks, BOC
Transportation								
Roadway Improvements	X	X	X			\$140,000,000	GDOT, SPLOST	BOC, Roadway/SPLOST
Implement the 2022 Comprehensive Transportation Plan (CTP).	X	X	X	X	X	TBD	GDOT, SPLOST, Impact Fees	Community Development Agency
Public Safety								
Fire Station 5 Replacement		X	X	X		\$7,000,000	Fire District, SPLOST, Impact Fees	Fire Department, BOC
Fire Station 7 Replacement and Land Purchase			X	X	X	\$8,000,000	SPLOST, Impact Fees, Fire District	Fire Department, BOC
Fire Station 8 Renovation			X			\$500,000	SPLOST, Fire District	Fire Department, BOC
Fire Station 13 Replacement Station	X	X				\$6,000,000	SPLOST, Fire District	Fire Department, BOC
Fire Station 15 Relocation and Replacement Station	X					\$6,000,000	SPLOST, Impact Fees, Fire District	Fire Department, BOC
Fire Station 16 Replacement and Land Purchase			X	X	X	\$8,000,000	SPLOST, Impact Fees, Fire District, City of Canton	Fire Department, BOC
Fire Station 18 Renovation	X	X				\$1,400,000	SPLOST, Impact Fees	Fire Department, BOC
Fire Station 19 Roof Replacement		X				\$150,000	SPLOST, Fire District	Fire Department, BOC
Fire Station 29 Replacement and Land Purchase				X	X	\$7,000,000	SPLOST, Impact Fees, Fire District	Fire Department, BOC
Fire Station 32 Phase 2 Replacement			X	X		\$4,000,000	SPLOST, Fire District	Fire Department, BOC
Fire Headquarters and Land Purchase				X	X	\$4,000,000	SPLOST, Impact Fees	Fire Department, BOC
Fire Safety Village and Land Purchase		X	X	X	X	\$10,000,000	SPLOST, Impact Fees, Fire District	Fire Department, BOC
EMS Only Station	X	X				\$2,000,000	SPLOST, Impact Fees, EMS Fund	Fire Department, BOC
Fire Apparatus Replacement Program	X	X	X	X	X	\$10,910,000	SPLOST, Impact Fees	Fire Department, BOC
EMS Squad Replacement Program		X	X	X	X	\$4,800,000	SPLOST, Impact Fees	Fire Department, BOC
Small Fleet Replacement Program	X	X	X	X	X	\$250,000	SPLOST, Fire District	Fire Department, BOC
Library Services								
Library Collection Materials	X	X	X	X	X	\$835,512	SPLOST, Impact Fees, General Fund	Library System, BOC

Hickory Flat Library expansion	X					\$8,200,000	SPLOST, Impact Fees, State Funds	Library System, BOC
Rose Creek Library relocation and expansion	X	X				TBD	SPLOST, Impact Fees, State Funds	Library System, BOC
Water and Sewage								
Expand Sewer Service Area	X	X	X			\$60,000,000	CCWSA	County Water & Sewer Authority
Consolidate Water/Sewer Operations with one (1) Agency	X	X	X			Staff Time	CCWSA	County Water & Sewer Authority
Link County and CCWSA GIS data for easy use	X	X	X	X	X	Staff Time	CCWSA	County Water & Sewer Authority, GIS, Planning & Zoning
School System								
Construct New Schools	X	X	X			\$41,000,000	Tax, Bonds	Board of Education
Construct Additions to Existing Schools	X	X	X			\$235,000,000	Tax, Bonds	Board of Education
Develop and promote alternative transportation to schools through education and sidewalk construction projects.	X					TBD	Safe Routes to School	CCSD, Roadway/SPLOST
Planning and Zoning								
Create small area plans for areas experiencing significant growth pressures or infrastructure issues.			X	X	X	\$300,000	County	Planning & Zoning
Continue to update annually the 5-year Capital Improvements Plan and CWP.	X	X	X			Staff Time	County	Planning & Zoning, Engineering, Public Safety, Parks & Rec.
Conduct mid-point review of Future Development Map, rezonings, and capital projects for plan & map adjustments.			X			Staff Time	County	Planning & Zoning
Develop joint plan with City of Holly Springs for Hickory Flat area.			X	X	X	Staff Time	County	Planning & Zoning, City of Holly Springs
Undertake a Comprehensive Plan Update five years after the adoption of this Plan.				X	X	Staff Time	County	Planning & Zoning
Develop a joint area (land use and transportation) plan with the Cities of Holly Springs and Woodstock for Wild Cat (Sixes Interchange of 575) area.	X	X				TBD	County	BOC, Planning & Zoning, City of Holly Springs, City of Woodstock
Review Zoning Code and Development Regulations and write a Unified Development Code.		X	X	X		\$500,000	County	BOC, Planning & Zoning, Engineering
Update the Bells Ferry LCI Plan.		X	X			\$300,000	County	BOC, Planning & Zoning
Develop a zoning overlay for Highway 20 (Cumming Hwy).	X	X	X			Staff Time	County	Planning & Zoning
Develop a sustainability plan.	X	X	X	X	X	Staff Time	County	Planning & Zoning
Take steps to become a Broadband Ready Community (Georgia Department of Community Affairs designation).	X	X	X	X	X	Staff Time	County	Planning & Zoning
Revise Highway 92 Overlay District standards and regulations.			X	X		Staff Time	County	Planning & Zoning