

DATE: December 12, 2023

TO: Mayor Troy Brumbalow, City of Cumming
ATTN TO: Scott Morgan, Planning and Zoning Director, City of Cumming
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 City of Cumming Annual CIE Update

Description: A regional review of the draft 2023 City of Cumming Annual CIE Update.

Submitting Local Government: City of Cumming

Action Under Consideration: Approval

Date Opened: December 12, 2023

Deadline for Comments: January 2, 2024

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

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF SUGAR HILL

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
FORSYTH 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 **Tuesday January 2, 2024**, ARC will assume your agency has no input on the subject plan. The ARC review website is located at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>



CITY OF CUMMING

(CHARTERED 1845)

DEPARTMENT OF PLANNING AND ZONING



MAYOR
Troy Brumbalow

COUNCIL MEMBERS
Joey Cochran
Chad Crane
Jason Evans
Linda Ledbetter
Christopher Light

CITY
ADMINISTRATOR
Phil Higgins

CITY ATTORNEY
Kevin Tallant

CITY CLERK
Jeffery Honea

DIRECTOR OF
PLANNING AND
ZONING
Scott Morgan

Capital Improvements Element Transmittal Resolution

WHEEAS, the City of Cumming has prepared an annual update to its Capital Improvements Element; and

WHEREAS, the annual update of the Capital Improvements Element was prepared in accordance with the Development Impact Fee Act compliance requirements, established by the Georgia Department of Community Affairs and a public hearing was held on December 5, 2023 at Cumming City Hall;

BE IT HEREBY RESOLVED that the City of Cumming Mayor & Council does hereby submit the annual update of the Capital Improvements Element and covering the five-year period 2023-2027 to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 5th day of December 2023.

BY:



Troy Brumbalow, Mayor

ATTEST:



Jeff Honea, City Clerk



City of Cumming
Impact Fees
Annual Financial Report for FY 2022

| Public Facility Type | Roads | Park & Rec | Public Safety | Total |
|-----------------------------------|------------|------------|---------------|--------------|
| Service Area | City-Wide | City-Wide | City-Wide | |
| Beginning Impact Fee Fund Balance | 7,886.18 | 10,324.23 | 268,745.38 | 286,955.79 |
| Impact Fees Collected | 790,226.00 | 652,653.00 | 99,176.00 | 1,542,055.00 |
| Accrued Interest | | | | - |
| Project Expenditures | 97,047.96 | 75,017.16 | | 172,065.12 |
| Administrative Costs | | | | - |
| Impact Fee Refunds | | | | - |
| Ending Impact Fee Fund Balance | 701,064.22 | 587,960.07 | 367,921.38 | 1,656,945.67 |

Schedule of Improvements

| Project Description | Service Area | Years | Estimated Cost | Impact Fee Eligible | Sources of Funds | Responsible Party | Complete |
|--|--------------|-----------|----------------|---------------------|--|-------------------|-------------|
| Transportation | | | | | | | |
| Intersection Improvements | City-wide | 2023-2027 | \$7,500,000 | 100% | Impact Fees General Fund | Administration | |
| Transportation Improvements (Restriping) | City-wide | 2023-2027 | TBD | 0% | General Fund | Administration | |
| Update sidewalk inventory | City-wide | 2023-2027 | \$5,000 | 0% | General Fund | Administration | |
| Industrial Park Drive Extension | City-wide | 2023-2027 | \$2,000,000 | 100% | Impact Fees Capital Budget | Administration | Completed |
| Buford Dam Road Extension- Atlanta Road to veterans Memorial Boulevard | City-wide | 2023-2027 | \$2,000,000 | 100% | Impact Fees Capital Budget | Administration | Completed |
| Repair Existing Sidewalks | City-wide | 2023-2027 | \$5,000 | 0% | Capital Budget Developer Funds | Administration | |
| Sawnee Drive extension from Dahlenega Street to Pilgrim Mill Road | City-wide | 2023-2027 | \$4,000,000 | 0% | Impact Fees SPLOST Capital Budget | Administration | In-progress |
| Kelly Mill Road widen to 3 lanes from SR 20 to 0.8 miles west | City-wide | 2023-2027 | \$850,000 | 100% | Impact Fees TSPLOST | Administration | |
| Maple Street widen to 3 lanes - Sr 20 to Kelly Mill Road | City-wide | 2023-2027 | \$950,000 | 100% | Impact Fees Capital Budget TSPLOST | Administration | |
| SR 20 E/W Congestion Relief or Bypass Study | City-wide | 2023-2027 | \$200,000 | 100% | Impact Fees Capital Budget | Administration | In-progress |

Schedule of Improvements

| Project Description | Service Area | Years | Estimated Cost | Impact Fee Eligible | Sources of Funds | Responsible Party | Complete |
|---|--------------|-----------|----------------|---------------------|---|---------------------------|-------------|
| Parks & Recreation | | | | | | | |
| Dobbs Creek Rec Ctr-add A/C new roof and basketball courts | City-wide | 2023-2027 | \$600,000 | 100% | SPLOST | Park and Rec. | Completed |
| Dobbs Creek Rec Ctr-new gymnasium facility | City-wide | 2023-2027 | \$1,000,000 | 100% | Impact fees Capital Budget | Park and Rec. | |
| Aquatic Center-add outdoor eating area and shade | City-wide | 2023-2027 | \$500,000 | 100% | Impact Fees Capital budget | Park and Rec. | |
| Update Park Master Plan | City-wide | 2023-2027 | \$65,000 | 100% | Impact Fees Capital Budget | Administration | |
| Additional land improvements for City Park space | City-wide | 2022-2042 | 4,000,000 | 100% | Impact fees Capital Budget SPLOST | Park and Rec. | |
| Fairgrounds-resurface roadways | City-wide | 2023-2027 | \$500,000 | 0% | Capital Budget | Fairgrounds | In-progress |
| Fairgrounds-additional land improvements for future expansion | City-wide | 2022-2042 | \$6,000,000 | 100% | Impact Fees Capital Budget | Fairgrounds | |
| Project Description | Service Area | Years | Estimated Cost | Impact Fee Eligible | Sources of Funds | Responsible Party | Complete |
| Public Safety | | | | | | | |
| Replace patrol vehicles as needed | City-wide | 2023-2027 | \$300,000 | 0% | General Fund | Police | In-progress |
| Replace vehicle radios/equipment | City-wide | 2023-2027 | \$20,000 | 0% | General Fund | Police | In-progress |
| Construct new Police HQ or public safety complex | City-wide | 2023-2027 | \$3,000,000 | 100% | Impact fees Capital budget | Police and Administration | |
| Purchase modular firing range | City-wide | 2023-2027 | \$250,000 | 100% | Impact Fees Capital Budget | Police and Administration | |
| | | | | | | | |