

**DATE:** March 26, 2024

**TO:** Mayor Edward Johnson, City of Fayetteville  
**ATTN TO:** David Rast, Director Community and Economic Development, City of Fayetteville  
**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:** 2024 City of Fayetteville Annual CIE Update

**Description:** A regional review of the draft 2024 City of Fayetteville Annual CIE Update.

**Submitting Local Government:** City of Fayetteville

**Action Under Consideration:** Approval

**Date Opened:** March 26, 2024

**Deadline for Comments:** April 16, 2024

**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 SOUTH FULTON

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
FAYETTE COUNTY  
CITY OF JONESBORO  
CLAYTON COUNTY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
CITY OF PEACHTREE CITY  
CITY OF RIVERDALE

**Review information is attached.**

Please submit comments to [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). For questions, please contact ARC Plan Review Manager Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or 470-378-1531. If no comments are received by **Tuesday April 16**, 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/>.



# Capital Improvements Element

## 2024 Annual Update

### FY 2023 Financial Report & 2024-2028 Community Work Program

## Fayetteville, Georgia

3.11.24 Draft

This Capital Improvements Element Annual Update has been prepared based on the rules and regulations pertaining to impact fees in Georgia, as specified by the *Development Impact Fee Act* (DIFA) and the Department of Community Affairs (DCA) documents *Development Impact Fee Compliance Requirements* and *Standards and Procedures for Local Comprehensive Planning*. These three documents dictate the essential elements of an Annual Update, specifically the inclusion of a financial report and a schedule of improvements.

According to DCA's Compliance Requirements, the Annual Update:

"... must include: 1) the Annual Report on impact fees required under O.C.G.A. 36-71-8; and 2) a new fifth year schedule of improvements, and any changes to or revisions of previously listed CIE projects, including alterations in project costs, proposed changes in funding sources, construction schedules, or project scope." (Chapter 110-12-2-.03(2)(c))

The Annual Update Financial Report covers FY 2023, while the Community Work Program is based on the most recent City

of Fayetteville *Capital Improvements Element*, which was adopted July 19, 2018.

## Financial Report

The Financial Report included in this document is based on the requirements of DIFA, specifically:

"As part of its annual audit process, a municipality or county shall prepare an annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area." (O.C.G.A. 36-71-8(c))

The required FY 2023 financial information for each public facility category appears in the main financial table (page 2); each of the public facility categories has a single, city-wide service area. The status of all impact fee projects, by public facility category, is shown on the tables on pages 3, 4 and 5.

The City's fiscal year runs from August 1 to July 31.

of the *Standards and Procedures for Local Comprehensive Planning*. The correct current description is found at Chapter 110-12-1-.04(2)(b)1.

## Schedule of Improvements

In addition to the financial report, the City has prepared a five-year schedule of improvements—a community work program (CWP)—as specified in DCA's Compliance Requirements (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must "update their entire Short Term [i.e., Community] Work Programs annually."<sup>1</sup>

According to DCA's requirements,<sup>2</sup> the CWP must include:

- A brief description of the activity;
- Legal authorization, if applicable;
- Timeframe for undertaking the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and,
- Funding source(s), if applicable.

All of this information appears in the Community Work Program portion of this document, beginning on page 6.

<sup>1</sup> Note that DCA's Compliance Requirements specify that the work program is to meet the requirements of Chapter 110-12-1-.04(7)(a), which is a reference to the work program requirements in a previous version

<sup>2</sup> Chapter 110-12-1-.03(3).

City of Fayetteville, GA		Annual Impact Fee Financial Report - Fiscal Year 2023				
Public Facility	Parks & Recreation	Fire Protection	Police	Roads	Administration	TOTAL
Service Area	City-wide	City-wide	City-wide	City-wide		
Impact Fee Fund Balance August 1, 2022	\$ 499,946.29	\$ 1,584,533.88	\$ 640,748.63	\$ 1,284,210.66	\$ 102,725.19	\$ 4,112,164.65
Impact Fees Collected (August 1, 2022 through July 31, 2023)	\$ 90,030.55	\$ 386,982.36	\$ 263,724.45	\$ 691,308.73	\$ 42,962.06	\$ 1,475,008.15
Accrued Interest	\$ 5,960.58	\$ 25,620.64	\$ 17,460.20	\$ 45,768.95	\$ 2,844.36	\$ 97,654.73
<b>Subtotal: Fee Accounts</b>	\$ 595,937.42	\$ 1,997,136.88	\$ 921,933.28	\$ 2,021,288.34	\$ 148,531.61	\$ 5,684,827.53
(Impact Fee Refunds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(Expenditures)	\$ -	\$ (75,500.00)	\$ -	\$ -	\$ (23,740.00)	\$ (99,240.00)
Impact Fee Fund Balance July 31, 2023	\$ 595,937.42	\$ 1,921,636.88	\$ 921,933.28	\$ 2,021,288.34	\$ 124,791.61	\$ 5,585,587.53
Impact Fees Encumbered	\$ 595,937.42	\$ 1,921,636.88	\$ 921,933.28	\$ 2,021,288.34		

## PROJECT FINANCIAL TABLES: Fiscal Year 2023

<b>Public Facility:</b>		<b>Parks &amp; Recreation</b>								
<b>Responsible Party:</b>		Public Services Department								
<b>Service Area:</b>		City-wide								
Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2023 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
<b>Carry-Over Projects**</b>										
P.K. Dixon Park (219 acres)	2003	2023	\$ 499,265.64	44.0%	\$ 248,763.62	\$ -	51,838.00	\$ 51,838.00	\$ -	Complete
Holiday Dorsey Fife House	2003	2023	\$ 1,564,823.95	100.0%	\$ 1,826,287.00	\$ -	411,604.35	\$ 411,604.35	\$ -	Complete
Amphitheater	2003	2023	\$ 2,560,364.00	49.7%	\$ 1,365,726.17	\$ -	519,910.18	\$ 519,910.18	\$ -	Complete
<b>Total Carry-Over Projects</b>			<b>\$ 4,624,453.59</b>		<b>\$ 3,440,776.79</b>	<b>\$ -</b>	<b>\$ 983,352.53</b>	<b>\$ 983,352.53</b>	<b>\$ -</b>	
<b>New Park Lands</b>										
Park Acres	2019	2040	\$ 2,759,071.89	100.0%	\$ 2,759,071.89	\$ -	\$ -	\$ -	\$ 595,937.42	
<b>New Recreation Facilities</b>										
Picnic Pavillion	2016	2022	\$ 24,663.74	76.07%	\$ 18,763.09	\$ -	\$ -	\$ -	\$ -	Complete
Playground (Tot Lot)	2016	2022	\$ 10,276.56	76.07%	\$ 7,817.96	\$ -	\$ -	\$ -	\$ -	Complete
Gazebo	2018	2022	\$ 10,223.03	76.07%	\$ 7,776.66	\$ -	\$ -	\$ -	\$ -	Complete
Community Building	2025	2025	\$ 1,465,058.54	76.07%	\$ 1,114,470.03	\$ -	\$ -	\$ -	\$ -	
Splash Pad	2019	2022	\$ 1,078,698.55	43.21%	\$ 466,056.64	\$ -	\$ 466,056.64	\$ 466,056.64	\$ -	Complete
Other Improvements 1***	2016	2030	\$ 193,815.89	76.07%	\$ 147,446.65	\$ -	\$ -	\$ -	\$ -	
Other Improvements 2***	2018	2030	\$ 95,074.16	76.07%	\$ 72,322.91	\$ -	\$ -	\$ -	\$ -	
<b>New Trails</b>										
The Ridge Trails 1	2016	2040	\$ 3,699.83	100.0%	\$ 3,699.83	\$ -	\$ -	\$ -	\$ -	
The Ridge Trails 2	2018	2040	\$ 10,631.95	100.0%	\$ 10,631.95	\$ -	\$ -	\$ -	\$ -	
The Ridge Boardwalk	2018	2040	\$ 205,278.40	100.0%	\$ 205,278.40	\$ -	\$ -	\$ -	\$ -	
Other Trails	2025	2040	\$ 99,591.01	100.0%	\$ 99,591.01	\$ -	\$ -	\$ -	\$ -	
<b>Total New Projects</b>			<b>\$ 5,956,083.54</b>		<b>\$ 4,912,927.02</b>	<b>\$ -</b>	<b>\$ 466,056.64</b>	<b>\$ 466,056.64</b>	<b>\$ 595,937.42</b>	
<b>Total Parks &amp; Recreation</b>			<b>\$ 10,580,537.13</b>		<b>\$ 8,353,703.81</b>	<b>\$ -</b>	<b>\$ 1,449,409.17</b>	<b>\$ 1,449,409.17</b>	<b>\$ 595,937.42</b>	

\* Actual figures related to impact fee funding shown for completed projects. See CIE for Maximum Funding calculation. All figures are shown in Net Present Value. (When impact fees were initially calculated for the carry-over projects, their actual construction costs were already known. Because each project created capacity to serve future growth and development, the percentage of the cost that is impact fee eligible was calculated based on the Level of Service standards in the Capital Improvements Element, which yielded the proportion of the project that was required to meet the needs of future growth and development.)

\*\* The noted projects are eligible for impact fee funding but were initially financed through the issuance of GO bonds. Over time, the City recouped the impact fee share of the portion of the debt service attributable to the projects, to the extent of the percentage of the costs that created new capacity to serve new growth and development, but limited to the extent of impact fee collections and accumulations on hand.

\*\*\* Development costs for The Ridge (P.K. Dixon Property) not included in the recreation facilities above or for the The Ridge Trails, below.

**NOTE:** For projects that are not 100% impact fee funded, funding may be provided from the General Fund, the Capital Projects Fund, SPLOST or other local taxation sources, as determined each year during the annual budget adoption process.

<b>Public Facility:</b> Fire Protection										
<b>Responsible Party:</b> Fire Department										
<b>Service Area:</b> City-wide										
Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2023 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
New Fire Truck (Quint)*	2016	2024	\$ 1,005,779.06	100%	\$ 1,005,779.06	\$ 75,500.00	\$ 751,292.63	\$ 826,792.63	\$ 178,986.44	Lease-Purchase
New Station 93	2025	2025	\$ 7,454,430.00	83.8%	\$ 6,248,292.56	\$ -	\$ -	\$ -	\$ 616,861.76	
New Fire Engine*	2018	2025	\$ 606,889.41	100.00%	\$ 606,889.41	\$ -	\$ 302,805.33	\$ 302,805.33	\$ 304,084.08	Lease-Purchase
Station 91 Expansion	2025	2025	\$ 126,247.08	100.00%	\$ 126,247.08	\$ -	\$ -	\$ -	\$ 126,247.08	
New Station 94	2026	2028	\$ 2,203,386.00	43.9%	\$ 967,022.56	\$ -	\$ -	\$ -	\$ -	
New Fire Trucks (2)	2025	2028	\$ 1,390,915.05	100.00%	\$ 1,390,915.05	\$ -	\$ -	\$ -	\$695,457.52	
			<b>\$ 11,781,867.54</b>		<b>\$ 9,339,366.66</b>	<b>\$ 75,500.00</b>	<b>\$ 1,054,097.96</b>	<b>\$ 1,129,597.96</b>	<b>\$ 1,921,636.88</b>	

\* The Quint and Engine were purchased in 2016 and 2018, respectively, with lease-purchase financing, and are included in the impact fee calculations for recoupment. All dollar figures are shown in Net Present Value.

NOTE: For projects that are not 100% impact fee funded, funding may be provided from the General Fund, the Capital Projects Fund, SPLOST or other local taxation sources, as determined each year during the annual budget adoption process.

<b>Public Facility:</b> Police Department										
<b>Responsible Party:</b> Police Department										
<b>Service Area:</b> City-wide										
Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2023 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Carry-Over Police Project (HQ)**	2006	2023	\$ 6,746,135.00	38.1%	\$ 1,817,803.74	\$ -	\$ 1,603,440.13	\$ 1,603,440.13	\$ -	Complete
Crime Scene Vehicle	2024	2024	\$ 101,148.24	68.1%	\$ 68,925.18	\$ -	\$ -	\$ -	\$ 68,925.18	
Office space expansion (6,218 sf)	2026	2026	\$ 626,796.27	100.0%	\$ 626,796.27	\$ -	\$ -	\$ -	\$ 626,796.27	
Expansion (7,372 sf)	2027	2030	\$ 3,391,932.23	100.0%	\$ 3,391,932.23	\$ -	\$ -	\$ -	\$ 226,211.83	
			<b>\$ 6,746,135.00</b>		<b>\$ 5,905,457.42</b>	<b>\$ -</b>	<b>\$ 1,603,440.13</b>	<b>\$ 1,603,440.13</b>	<b>\$ 921,933.28</b>	

\* Actual figures related to impact fee funding shown for completed projects. See CIE for Maximum Funding calculation. All dollar figures are shown in Net Present Value.

\*\* The previously constructed Police Headquarters is eligible for impact fee funding but was initially financed and constructed through the issuance of a GO bond. Over time, the City recouped the impact fee share of the portion of the debt service attributable to the project, to the extent of the percentage of the cost that created new capacity to serve new growth and development, but limited to the extent of impact fee collections and accumulations on hand.

NOTE: The portion of the Police Headquarters project that is not eligible for impact fee funding was provided from taxes levied and applied to the bond issue sinking fund.

NOTE: For projects that are not 100% impact fee funded, funding may be provided from the General Fund, the Capital Projects Fund, SPLOST or other local taxation sources, as determined each year during the annual budget adoption process.

<b>Public Facility:</b> Road Improvements										
<b>Responsible Party:</b> Public Services Department										
<b>Service Area:</b> City-wide										
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2023 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Lafayette Ave Extension	Ongoing	2027	\$ 952,090.12	37.437%	\$ 356,436.87	\$ -	\$ 8,873.37	\$ 8,873.37	\$ -	
Lafayette/Glynn Street	Ongoing	2027	\$ 257,622.51	37.437%	\$ 96,446.92	\$ -	\$ 8,873.37	\$ 8,873.37	\$ -	
Jeff Davis Shoulder	Ongoing	2025	\$ 492,786.47	37.437%	\$ 184,485.97	\$ -	\$ 20,820.25	\$ 20,820.25	\$ 163,665.72	
Stonewall/85 Left Turn	Ongoing	2026	\$ 142,234.04	37.437%	\$ 53,248.59	\$ -	\$ 8,873.38	\$ 8,873.38	\$ -	
LaFayette/Tiger Trail	Ongoing	2026	\$ 1,228,345.38	37.437%	\$ 459,859.39	\$ -	\$ 50,307.07	\$ 50,307.07	\$ -	
Highway 54/Gingercake	Ongoing	2024	\$ 11,752.53	37.437%	\$ 4,399.83	\$ -	\$ -	\$ -	\$ 4,399.83	
Hood Ave Conn/SR92	Done	2017	\$ 7,709,121.05	37.437%	\$ 2,886,087.05	\$ -	\$ 676,574.68	\$ 676,574.68	\$ -	Complete
Highway 85 Median Design	Ongoing	2026	\$ 80,130.88	37.437%	\$ 29,998.84	\$ -	\$ -	\$ -	\$ -	
Highway 85 Medians Phase 1	Ongoing	2026	\$ 89,054.60	37.437%	\$ 33,339.64	\$ -	\$ -	\$ -	\$ -	
Highway 85 Medians Phase 2	Ongoing	2026	\$ 89,054.60	37.437%	\$ 33,339.64	\$ -	\$ -	\$ -	\$ -	
Highway 85 Medians Phase 3	Ongoing	2026	\$ 89,054.60	37.437%	\$ 33,339.64	\$ -	\$ -	\$ -	\$ -	
Highway 85 Streetscape	Ongoing	2026	\$ 30,231.78	37.437%	\$ 11,317.96	\$ -	\$ -	\$ -	\$ -	
Redwine/Ramah Rd. Roundabout	Ongoing	2025	\$ 1,282,094.04	37.437%	\$ 479,981.44	\$ -	\$ -	\$ -	\$ 479,981.44	
Veterans Pkwy Large Roundabout	Done	2022	\$ 1,451,580.34	37.437%	\$ 543,432.54	\$ -	\$ -	\$ -	\$ -	Complete
Veterans Pkwy Small Roundabout (Sndy Crk)	Ongoing	2025	\$ 1,004,940.23	37.437%	\$ 376,222.53	\$ -	\$ -	\$ -	\$ 376,222.53	
Veterans Pkwy 4-lane expansion (1.5 mile)	Ongoing	2025	\$ 8,932,802.07	37.437%	\$ 3,344,200.23	\$ -	\$ -	\$ -	\$ 997,018.82	
Habersham Extension	Ongoing	2026	\$ 1,004,940.23	37.437%	\$ 376,222.53	\$ -	\$ -	\$ -	\$ -	
Fischer Road Extension (Downtown Expan.)	Ongoing	2026	\$ 16,026,175.47	37.437%	\$ 5,999,767.97	\$ -	\$ -	\$ -	\$ -	
Highway 54/Grady Avenue	Ongoing	2026	\$ 783,827.24	37.437%	\$ 293,443.78	\$ -	\$ -	\$ -	\$ -	
			<b>\$ 41,657,838.17</b>		<b>\$ 15,595,571.36</b>	<b>\$ -</b>	<b>\$ 774,322.12</b>	<b>\$ 774,322.12</b>	<b>\$ 2,021,288.34</b>	

**NOTE:** All dollar figures are shown in Net Present Value.

**NOTE:** For projects that are not 100% impact fee funded, funding may be provided from the General Fund, the Capital Projects Fund, SPLOST or other local taxation sources, as determined each year during the annual budget adoption process.

**2024-2028 COMMUNITY WORK PROGRAM<sup>3</sup>**  
**Impact Fee Projects only**

Project	Start Year	Comp. Year	Cost Estimate	Funding Source(s)	Responsible Party
<b>Impact Fee Related Projects</b>					
<b>FIRE PROTECTION</b>					
New Fire Truck (Quint)	2016	2024	\$1,005,779	100% Impact Fees	Fire Department
Design/Construct New Fire Station 93	2025	2025	\$7,454,430	83.8% Impact Fees; 16.2% SPLOST	Fire Department
Fire Apparatus - Engine	2018	2025	\$606,889	100% Impact Fees	Fire Department
Fire Station 91 Expansion	2025	2025	\$126,247	100% Impact Fees	Fire Department
Construct Fire Station 94	2026	2028	\$967,023	43.9% Impact Fees; 56.1% SPLOST	Fire Department
Fire Apparatus - 2 Engines	2025	2028	\$1,390,915	100% Impact Fees	Fire Department
<b>POLICE DEPARTMENT</b>					
Crime Scene Vehicle	2024	2024	\$101,148	68.1% Impact Fees; 31.9% General Fund (CP)	Police Department
Police Dept. Office Space Expansion	2026	2026	\$626,796	100% Impact Fees	Police Department
Future Expansion	2027	2030	\$3,391,932	100% Impact Fees	Police Department
<b>PARKS &amp; RECREATION</b>					
Park Land Acquisitions	2019	2040	\$2,759,071	100% Impact Fees	Public Services
Park improvements: Community Building	2025	2025	\$1,465,059	76.1% Impact Fees; 23.9% General Fund (CP)	Public Services
Park improvements: The Ridge Phase 1	2016	2030	\$193,816	76.1% Impact Fees; 23.9% SPLOST and/or General Fund (CP)	Public Services
Park improvements: The Ridge Phase 2	2018	2030	\$95,074	76.1% Impact Fees; 23.9% SPLOST and/or General Fund (CP)	Public Services

<sup>3</sup> Projects included in the most recently adopted Capital Improvements Element (7/19/18).



Project	Start Year	Comp. Year	Cost Estimate	Funding Source(s)	Responsible Party
The Ridge Trails 1	2016	2040	\$3,700	100% Impact Fees	Public Services
The Ridge Trails 2	2018	2040	\$10,632	100% Impact Fees	Public Services
The Ridge Boardwalk	2018	2040	\$205,278	100% Impact Fees	Public Services
Other Trails	2025	2040	\$99,591	100% Impact Fees	Public Services
ROAD IMPROVEMENTS					
Lafayette Ave Extension	On-going	2027	\$952,090	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Lafayette/Glynn Street	On-going	2027	\$257,623	37.4% Impact Fees; General Fund (CP)	Public Services
Jeff Davis Shoulder	On-going	2025	\$492,786	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Stonewall/85 Left Turn	On-going	2026	\$142,234	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Lafayette/Tiger Trail	On-going	2026	\$1,228,345	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Highway 54/Gingercake	On-going	2024	\$11,753	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Highway 85 Median Design	On-going	2026	\$80,131	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Highway 85 Medians Phase 1	On-going	2026	\$89,055	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Highway 85 Medians Phase 2	On-going	2026	\$89,055	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Highway 85 Medians Phase 3	On-going	2026	\$89,055	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Highway 85 Streetscape	On-going	2026	\$30,232	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Redwine/Ramah Road Roundabout	On-going	2025	\$1,282,094	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services

Project	Start Year	Comp. Year	Cost Estimate	Funding Source(s)	Responsible Party
Veterans Pkwy Small Roundabout (Sandy Creek)	On-going	2025	\$1,004,940	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Veterans Pkwy 4-lane expansion (1.5 mile)	On-going	2025	\$8,932,803	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Habersham Extension	On-going	2026	\$1,004,940	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Fischer Road Extension (Downtown Expansion)	On-going	2026	\$16,026,175	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services
Highway 54/Grady Avenue	On-going	2026	\$783,827	37.4% Impact Fees; 62.6% General Fund (CP)	Public Services