



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: April 10, 2024

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Helen Owens, Planner III/Zoning Administrator, City of Sandy Springs
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 Sandy Springs Annual CIE Update

Description: A regional review of the draft 2024 City of Sandy Springs Annual CIE Update.

Submitting Local Government: City of Sandy Springs

Action Under Consideration: Approval

Date Opened: April 10, 2024

Deadline for Comments: May 1, 2024

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 ROSWELL
CITY OF BROOKHAVEN
PERIMETER CID

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
COBB COUNTY
CITY OF CHAMBLEE
CITY OF JOHNS CREEK

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
CITY OF DUNWOODY
CITY OF PEACHTREE CORNERS
CITY OF ATLANTA

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 **Wednesday May 1, 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/>.

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO APPROVE TRANSMITTAL OF THE DRAFT 2023-2024 CAPITAL
IMPROVEMENTS ELEMENT (CIE) ANNUAL UPDATE**

WHEREAS, the City of Sandy Springs has prepared an annual update to the Capital Improvements Element and Work Program; and

WHEREAS, the annual update of the Capital improvements Element and Work Program was prepared in accordance with the Development Impact Fees Compliance Requirement and the Minimum Planning Standard and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a public hearing was held on April 2, 2024, at City Hall.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA THAT:

1. That the Mayor and City Council of the City of Sandy Springs does hereby submit the annual update of the Capital Improvements Element and Work Program covering the five-year period from 2023 to 2027 to the Atlanta Regional Commission Regional Development Center for Regional review, as per the requirements of the Georgia Planning Act of 1989.
2. The City Manager and appropriate City staff are hereby authorized to take such actions as may be deemed necessary to effectuate the intent of this Resolution.

RESOLVED this the 2nd day of April 2024.

Approved:


Russell K. Paul, Mayor

Attest:


Raquel D. González, City Clerk
(Seal)



CITY OF SANDY SPRINGS ANNUAL FINANCIAL REPORT FOR 2023 (thru 06/30/23)

FINAL
as of 01/23/24

Public Facility Type *	Total Impact Fee Fund	Transportation	Parks & Recreation	Public Safety
Service Area	City Wide	City Wide	City Wide	City Wide
Beginning Impact Fee Fund Balance	\$5,046,357.72	\$1,567,903.60	\$3,331,951.16	\$146,502.96
Impact Fees Collected	\$1,618,329.45	\$450,616.41	\$1,056,956.95	\$110,756.09
Interest Income Current Year (see NOTE)	\$71,443.06	\$21,878.93	\$47,100.99	\$2,463.14
Project Expenditures **	(\$163,730.42)	(\$149,760.42)	(\$13,970.00)	\$0.00
Administrative Costs ***	(\$6,192.60)	(\$1,843.35)	(\$4,132.74)	(\$216.51)
Impact Fee Refund	\$0.00	\$0.00	\$0.00	\$0.00
Ending Impact Fee Fund Balance	\$6,566,207.21	\$1,888,795.17	\$4,417,906.36	\$259,505.68
Impact Fees Encumbered****	\$5,476,961.93	\$1,364,637.23	\$4,112,324.70	\$0.00

NOTE: Interest was earned by Impact Fee bank balances, but was credited to the City's Operating Account (and was recorded in the General Fund) due to the City's banking set-up; due to previous fiscal years and audits being closed, FYE2023 interest includes allocations for certain previous years (credited as of 06/30/23) as well as the current year.

* Impact Fees not collected for these Public Facility types:

Water Supply (Provided by City of Atlanta)
Waste Water (Provided by Fulton County)
Libraries
Stormwater

** Project Expenditures relate to:

Transportation - T0058 City Center Trans Network
Parks & Recreation - P0019 Old Riverside Drive Park
Parks & Recreation - P0020 Crooked Creek Park
Parks & Recreation - P0031 Parkland Acquisition
\$149,760.42
\$0.00
\$13,970.00
\$0.00

*** Administrative costs represent expenses for Impact Fee Program Evaluation & Update.

**** Impact Fees encumbered relate to:

Transportation - T0058 City Center Trans Network
Parks & Recreation - P0019 Old Riverside Drive Park
Parks & Recreation - P0020 Crooked Creek Park
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\$1,364,637.23 remaining
\$4,000,000.00 remaining
\$67,379.49 remaining
\$44,945.21 remaining

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Total available fees as of date
Oldest unspent fee as of 06/30/23
Amount to spend 5th FY after collection of oldest

\$1,089,245.28 \$524,157.94 \$305,581.66 \$259,505.68
 10/24/18 06/31/17 10/24/19

NOTE: Interest was earned by Impact Fee bank balances, but was credited to the City's Operating Account (and was recorded in the General Fund) due to the City's banking set-up; due to previous fiscal years and audits being closed, FYE2023 interest includes allocations for certain previous years (credited as of 06/30/23) as well as the current year.

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Cash Reconciliation:

ImpFee bank account balance at 06/30/23 \$6,605,648.13

D-I-T (ImpFee and "admin fee")

"Admin fees" transfer in transit

Transfer to Operating

Unreconciled difference

Reconciled ImpFee bank balance at 06/30/23

Pre-FYE2019 deficit (treat as "negative interest")

FYE2019 "misc-lev" (treat as "negative interest")

Previous interest (none pre-FYE2019)

Previous interest (FYE2020-2)

Current interest

FYE2021 deposit difference (unknown resolution)

Previous Administrative Costs paid

Current Administrative costs paid

ImpFee pooled cash balance at 06/30/23

Project cost transfers to be made (due-to)

Accounts Payable

Available Impact Fee Cash at 06/30/23

difference with above

\$6,605,648.13 Curr cash acct bal per Munis

\$7.68 FYE2019 schedule reconciliation difference was added to Transportation interest to balance ending fees amount in FYE2020, and is carried forward here.

\$125,849.80

(\$163,730.42)

(\$1,590.30)

\$6,566,207.21

\$0.00

CITY OF SANDY SPRINGS

5-YEAR WORK PROGRAM ADDENDUM: IMPACT FEE ELIGIBLE PROJECTS

Project Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	Responsible Party (City Dept.)	Estimated Cost	Funding Source	Notes/ Explanation
Parks and Recreation													
Old Riverside Drive Park Improvements	x	x	x	x	x					Recreation and Parks	\$6,000,000	Impact fees and General Fund	Capital Project #P0019
1 new playground		x	x	x	x	x						96.24% impact fees; General Fund	
1 new grassed playfield		x	x	x	x	x				Recreation and Parks		42.77% impact fees; General Fund	
2 new picnic shelters		x	x	x	x	x						92.67% impact fees; General Fund	
1 new restroom building		x	x	x	x	x						85.54% impact fees; General Fund	
1 new park walking trail at Crooked Creek Park	x	x	x	x						Recreation and Parks	\$600,000	96.24% impact fees; General Fund	Capital Project #P0020
Roswell Road bike/ped bridge (over Chattahoochee River)	x	x	x	x	x	x	x	x	x	Public Works	\$725,882	27.74% impact fees; General Fund	Capital Project #T0035

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Project Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	Responsible Party (City Dept.)	Estimated Cost	Funding Source	Notes/ Explanation
Public Safety													
Construct Panhandle Fire Station		x	x	x	x	x	x	x	x	Fire / Administration	\$4,050,400	100% impact fees	Capital Project
Purchase Medical Response Unit				x						Fire Rescue	\$260,000	66.67% Impact Fees (\$260,000) ; 33.33% General Fund (\$130,046)	Order placed 02/21/24 (12-18 month delivery) CIP# FL233
Relocate Fire Station 4 (New Location within City Limits)					x	x	x			Fire Rescue	\$22,500,000	100% impact fees	
Fire Station 1 renovation					x		x			Fire Rescue	\$6,100,000	impact fees only for square footage that is greater than current square footage of existing building	
New Fire Station 6 (Dunwoody Place Station)									x	Fire Rescue	\$13,000,000	100% impact fees (if available)	
Construct Public Safety Complex	x	x	x	x	x					Fire / Police / Administration	\$44,493,724	27.74% impact fees; General Fund	Capital Project #F0009

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Project Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	Responsible Party (City Dept.)	Estimated Cost	Funding Source	Notes/ Explanation
Road Improvements													
Boylston at Hammond Drive Intersection and Streetscape	x	x	x	x	x	x	x			Public Works	\$5,478,207	28.7% impact fees; General Fund	Capital Project #T0058-1; TSPLOST II List Updated
Johnson Ferry Td./Mt Vernon Hwy Improvement	x	x	x	x	x	x	x			Public Works	\$27,300,000	28.7% impact fees; General Fund	description to Capital Project TS-101
Roswell Road North Boulevard Project	x	x	x	x	x	x	x	x	x	Public Works	\$9,680,000	28.7% impact fees; General Fund	TSPLOST II List
Abernathy Rd. road and intersection improvements		x	x	x	x	x				Public Works	\$1,027,000	28.7% impact fees; General Fund	Under study- funded by GDOT
Holcomb Bridge/River Exchange @ Spalding Dr Intersection	x	x	x	x	x	x				Public Works	\$3,000,000	28.7% impact fees; General Fund	Capital Project T-0066-funded by GDOT
Intersection - Roswell Rd. @ Morgan Falls Rd.			x	x	x					Public Works	\$1,000,000	28.7% impact fees; General Fund	Safety Study
Intersection - Roswell Rd. @ Dalrymple Rd.	x	x	x	x	x	x	x	x		Public Works	\$2,840,000	28.7% impact fees; General Fund	Capital Project TS-108
Intersection - Colquitt Rd. @ Pitts Rd.	x	x	x	x	x	x				Public Works	\$500,000	28.7% impact fees; General Fund	To be completed in phases
Intersection - Peachtree Dunwoody Rd. @ Crestline	x	x	x	x	x	x	x			Public Works	\$1,000,000	28.7% impact fees; General Fund	To be completed in phases
Intersection - Roswell Rd. @ Lake Placid				x	x	x	x			Public Works	\$500,000	28.7% impact fees; General Fund	To be completed in phases