

**DATE:** August 13, 2024

**TO:** Chairman Harry Johnston, Cherokee County Commission  
**ATTN TO:** Catherine Long, Planning Manager, 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:** 2024 Cherokee County Annual CIE Update

**Description:** A regional review of the draft 2024 Cherokee County Annual CIE Update.

**Submitting Local Government:** Cherokee County

**Action Under Consideration:** Approval

**Date Opened:** August 13, 2024

**Deadline for Comments:** September 3, 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 BALL GROUND  
CITY OF HOLLY SPRINGS  
CITY OF MILTON  
PICKENS COUNTY  
GORDON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF CANTON  
CITY OF WALESKA  
CITY OF MOUNTAIN PARK  
DAWSON COUNTY  
BARTOW COUNTY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
CITY OF WOODSTOCK  
CITY OF MILTON  
CITY OF ROSWELL  
FORSYTH COUNTY  
COBB COUNTY

**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 **September 3, 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/>.

## Transmittal Resolution

### ***Cherokee County, Georgia***

WHEREAS, the Cherokee County Board of Commissioners has prepared an annual update to the Capital Improvement Element; and

WHEREAS, the 2024 annual update of the Capital Improvement Element was prepared in accordance with the Development Impact Fee Compliance Requirements established by the Georgia Department of Community Affairs, and a Public Hearing was held in the Cherokee County Administration Building on August 6, 2024 at 6:00 p.m.

BE IT THEREFORE RESOLVED, that the Cherokee County Board of Commissioners does hereby submit the annual update of the Capital Improvements Element and covering the five-year period 2024-2028 to the Atlanta Regional Commission for Regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 6th day of August, 2024

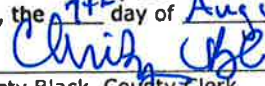
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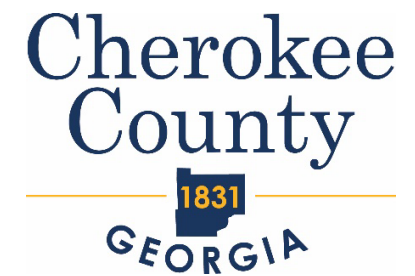
  
Harry Johnston, Chairman

ATTEST: \_\_\_\_\_

  
Christy Black, County Clerk



I hereby certify this document to be a true and correct copy of the original on file in the Cherokee County Commissioners Office.  
This, the 7<sup>th</sup> day of August, 2024.  
  
Christy Black, County Clerk



**Draft Annual Impact Fee Financial Report  
& Community Work Program  
2024**

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CHEROKEE COUNTY	Annual Impact Fee Financial Report - 2024*								
	Public Facilities						Admin. Funds		
	Libraries	Fire Protection	Parks/Recreation	Transportation	Public Safety Facility	Sheriff's Patrol	Administration	CIE Prep**	TOTAL
<b>Impact Fee Fund Balance Oct 1, 2022</b>	2,845,938	1,622,145	3,406,541	518,820	406,339	122,293	454,684	2,761	9,379,521
<b>Impact Fees Collected (Oct. 2022 through Sept. 2023)</b>	159,213	843,396	2,050,547	271,169	31,729	61,625	34,830		3,452,508
<b>Accrued Interest</b>	81,583	49,413	87,931	19,448	12,172	4,531	13,044		268,122
<b>(Impact Fee Refunds)</b>									
<b>(Expenditures)</b>	(100,000)	(1,851,000)	(2,000,000)				(32,600)		(3,983,600)
<b>Impact Fee Fund Balance Oct 1, 2023</b>	2,986,734	663,954	3,545,019	809,436	450,241	188,448	469,958	2,761	9,116,551
<b>Total Fees Collected</b>	5,968,412	15,138,211	10,403,301	6,865,565	7,420,719	662,658	1,285,676	155,103	47,899,645
<b>Impact Fees Encumbered</b>	5,968,412	15,138,211	10,403,301	6,865,565	7,420,719	662,658	1,285,676	155,103	47,899,645

\*This annual report covers the last completed fiscal year FY2023 (October, 2022 to September, 2023).

\*\* 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 2024-2028*						
Public Facility:		Libraries						
Project Description:		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 2023	Impact Fees Encumbered*	Status/Remarks
Hickory Flat Expansion Project	2022	2024	\$8,200,000	up to 100%	General Fund, State of Georgia	\$0	\$159,213	In Process
Rose Creek Relocation & Expansion	2025	2028	TBD	up to 100%	General Fund, State of Georgia	\$0	\$0	In Process
Library Collection Materials	2022	2023	\$100,000	up to 97.79%	General Fund, State of Georgia	\$100,000	\$0	Complete
Library Collection Materials	2023	2024	\$100,000	up to 97.79%	General Fund, State of Georgia	\$0	\$0	
Library Collection Materials	2024	2025	\$100,000	up to 97.79%	General Fund, State of Georgia	\$0	\$0	
Library Collection Materials	2026	2027	\$100,000	up to 97.79%	General Fund, State of Georgia	\$0	\$0	
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>			<b>\$8,600,000</b>			<b>\$100,000</b>	<b>\$159,213</b>	

\*\*"Impact Fees Encumbered" reflects impact fee collection for October 2022 through September 2023.

CHEROKEE COUNTY		Capital Improvements Project Update 2024-2028*						
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 2023	Impact Fees Encumbered*	Status/Remarks
Station 32 Addition	2022	2023	\$4,000,000	up to 100%	SPLOST, Fire Fund	\$1,100,000	\$0	
Station 18 Addition	2022	2023	\$570,000	up to 100%	SPLOST, Fire Fund	\$751,000	\$0	
EMS Only Station	2023	2024	\$3,000,000	up to 100%	SPLOST, Fire Fund	\$0	\$843,396	In Process
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	\$0	
Fire Apparatus	2022	2026	\$2,300,000	up to 100%	SPLOST, Fire Fund	\$0	\$0	
Fire Station 5 Replacement	2024	2026	\$7,000,000	up to 100%	SPLOST, Fire Fund	\$0	\$0	
Ambulances (multiple)	2022	2026	\$500,000	up to 100%	SPLOST, Fire Fund	\$0	\$0	
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>			<b>\$32,370,000</b>			<b>\$1,851,000</b>	<b>\$843,396</b>	

\*\*"Impact Fees Encumbered" reflects impact fee collection for October 2022 through September 2023.

CHEROKEE COUNTY		Capital Improvements Project Update 2024-2028*						
<b>Public Facility:</b>	<b>Parks and Recreation</b>							
<b>Service Area:</b>	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 2023	Impact Fees Encumbered*	Status/Remarks
Develop a passive park at Yellow Creek Road Property.	2023	2026	\$2,100,000	60%	SPLOST, TBD	\$0	\$1,200,000	In Process
Athletic Fields (artificial turf, multiple)	2024	2026	\$5,000,000	60.00%	SPLOST, TBD	\$0	\$0	
Create Master Plan for Future Park in Hickory Flat	2023	2023	\$25,000	0%	SPLOST, TBD	\$0	\$0	
Develop 1st Phase of Long Swamp Creek Recreation Area	2023	2024	\$1,725,000	10%	SPLOST, TBD	\$0	\$160,000	In Process
Develop 1st Phase of EW & Edith Cochran Park	2025	2026	TBD	up to 100%	SPLOST, TBD	\$0	\$0	
Develop 1st Phase of Community Park in SW Cherokee	2023	2025	\$2,500,000	30%	SPLOST, TBD	\$0	\$690,547	In Process
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>			<b>\$11,350,000</b>			<b>\$0</b>	<b>\$2,050,547</b>	

\*\*Impact Fees Encumbered" reflects impact fee collection for October 2022 through September 2023.

CHEROKEE COUNTY		Capital Improvements Project Update 2024-2028*						
<b>Public Facility:</b>	<b>Transportation</b>							
<b>Service Area:</b>	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 2023	Impact Fees Encumbered*	Status/Remarks
Bells Ferry Road (road widening - Southfork to N. Victoria)	2000	2027	\$63,652,850	41.175%	GDOT, SPLOST & Impact Fees	\$0	\$271,169	In ROW Phase
Union Hill Rd @ Lower Union Hill Rd Roundabout	2022	2024	\$1,820,260	41.175%	Impact Fee, SPLOST	\$0	\$0	
Batesville Rd @ Sugar Pike Rd	2022	2026	\$1,516,883	41.175%	Impact Fee, SPLOST	\$0	\$0	
SR 140 @ Hickory/Batesville Roads intersection improvements	2024	2026	\$5,857,283	41.175%	Impact Fee, SPLOST, GDOT	\$0	\$0	
Heard Road Extension Phase 4 and 5	2025	2027	\$14,047,000	41.175%	Impact Fee, SPLOST	\$0	\$0	
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>			<b>\$86,894,276</b>			<b>\$0</b>	<b>\$271,169</b>	

\*\*Impact Fees Encumbered" reflects impact fee collection for October 2022 through September 2023.

CHEROKEE COUNTY		Capital Improvements Project Update 2024-2028*						
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 2023	Impact Fees Encumbered*	Status/Remarks
Future Public Safety Facility Expansion	2028	2030	TBD	up to 100%	SPLOST, County	\$0	\$31,729	Planning Phase
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>			<b>\$0</b>			<b>\$0</b>	<b>\$31,729</b>	

\*"Impact Fees Encumbered" reflects impact fee collection for October 2022 through September 2023.

CHEROKEE COUNTY		Capital Improvements Project Update 2024-2028*						
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 2023	Impact Fees Encumbered*	Status/Remarks
Future Sheriff Facility	2028	2030	TBD	up to 100%	SPLOST, County	\$0	\$61,625	Planning Phase
<b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>			<b>\$0</b>			<b>\$0</b>	<b>\$61,625</b>	

\*"Impact Fees Encumbered" reflects impact fee collection for October 2022 through September 2023.

## Community Work Plan

Project Description	FY2024	FY2025	FY2026	FY2027	FY2028	Estimated Total Cost	Funding Sources	Responsible Party
<b>Parks and Recreation</b>								
East Park (Cherokee Veterans) Fields/Amenities.		X	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					\$150,000	County, Impact Fees	Recreation & Parks, BOC
Develop Boat Launches along the Etowah & Little Rivers.	X	X				TBD	County, Impact Fees	Recreation & Parks, BOC
Develop a multigenerational recreation center in SW Cherokee.				X	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 EW and Edith Cochran Park in Free Home community.		X	X			TBD	SPLOST, Impact Fees	Recreation & Parks, BOC
Acquire additional land for parks.	X	X	X	X	X	TBD	County, Impact Fees	Recreation & Parks, BOC
SR 140 @ Hickory/Batesville Roads intersection improvements	X					\$4,706,045	Impact Fee, SPLOST	BOC, Roadway/SPLOST
Heard Road Extension Phase 4	X	X				\$2,834,246	Impact Fee, SPLOST	BOC, Roadway/SPLOST
Heard Road Extension Phase 5	X	X				\$3,954,009	Impact Fee, SPLOST	BOC, Roadway/SPLOST
Bells Ferry Road widening		X	X			\$53,373,569	Impact Fee, SPLOST, GDOT	BOC, Roadway/SPLOST
<b>Fire and EMS</b>								
Fire Station 5 Replacement	X	X	X			\$8,000,000	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 16 Replacement and Land Purchase		X	X			\$8,000,000	SPLOST, Impact Fees, Fire District, City of Canton	Fire Department, BOC
Fire Station 18 Renovation	X					\$1,400,000	SPLOST, Impact Fees	Fire Department, BOC
Fire Station 29 Replacement and Land Purchase		X	X	X		\$11,000,000	SPLOST, Impact Fees, Fire District	Fire Department, BOC
Fire Station 32 - Phase 2 expansion/replacement				X	X	\$4,000,000	SPLOST, Impact Fees, Fire District	Fire Department, BOC
Fire Headquarters and Land Purchase	X	X	X	X	X	\$8,000,000	SPLOST, Impact Fees	Fire Department, BOC
Fire Safety Village					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	\$10,910,000	SPLOST, Impact Fees	Fire Department, BOC
EMS Squad Replacement Program	X	X	X	X	X	\$4,800,000	SPLOST, Impact Fees	Fire Department, BOC
Future Sheriff's Patrol Project					X	TBD	SPLOST, Impact Fees	Sheriff, BOC
<b>Library Services</b>								
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	X	X	TBD	SPLOST, Impact Fees, State Funds	Library System, BOC