

DATE: October 21, 2024

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: 2024 City of Cumming Annual CIE Update

Description:

Submitting Local Government: City of Cumming

Action Under Consideration: Approval

Date Opened: October 21, 2024

Deadline for Comments: November 11, 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
FORSYTH COUNTY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

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 **Monday November 11, 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
Susie Charles-Carr
Chad Crane
Joey Cochran
Jason Evans
Christopher Light

CITY
ADMINISTRATOR
Phil Higgins

CITY ATTORNEY
Kevin Tallant

CITY CLERK
Jeffery Honea

DIRECTOR OF
PLANNING AND
ZONING
Scott Morgan

October 16, 2024

Mr. Donald P. Shockey
Plan Review Manager, Community Development
Atlanta Regional Commission
International Tower
229 Peachtree Street NE, Suite 100
Atlanta, Georgia 30303

Dear Mr. Shockey:

On Tuesday, October 15, 2024, the City of Cumming Mayor & Council held a public hearing on its Capital Improvements Element (CIE), including our Impact Fee Program Annual Financial Report for FY2023 and an updated Schedule of Improvements. Following the public hearing, the Council approved authorizing the Mayor to execute the Transmittal Resolution, sending the enclosed documents for your review, comment and approval. The City of Cumming Mayor & Council respectfully submit our CIE for your consideration.

Sincerely,

Scott H. Morgan, Director
City of Cumming Department of Planning & Zoning

SHM/bs

Cc: correspondence and project files



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Capital Improvements Element Transmittal Resolution


WHEREAS, 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 October 15, 2024 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 2024-2028 to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 15th day of October 2024.

BY:



Troy Brumbalow, Mayor



ATTEST:



Jeff Honea, City Clerk

City of Cumming
Impact Fees
Annual Financial Report for FY 2023

| Public Facility Type | Roads | Park & Rec | Public Safety | Total |
|-----------------------------------|--------------|-----------------------|----------------------|--------------|
| Service Area | City-Wide | City-Wide | City-Wide | |
| Beginning Impact Fee Fund Balance | 701,064.22 | 587,960.07 | 367,921.38 | 1,656,945.67 |
| Impact Fees Collected | 143,277.80 | 497,638.20 | 942,985.95 | 1,583,901.95 |
| Accrued Interest | | | | - |
| Project Expenditures | 221,951.26 | 65,946.96 | 162,271.55 | 450,169.77 |
| Administrative Costs | | | | - |
| Impact Fee Refunds | | | | - |
| Ending Impact Fee Fund Balance | 622,390.76 | 1,019,651.31 | 1,148,635.78 | 2,790,677.85 |

Schedule of Improvements

| Project Description | Service Area | Years | Estimated Cost | Impact Fee Eligible | Sources of Funds | Responsible Party | Complete |
|--|--------------|-----------|----------------|---------------------|-----------------------------------|-------------------|-------------|
| Transportation | | | | | | | |
| Intersection Improvements | City-wide | 2024-2028 | \$7,500,000 | 100% | Impact Fees | Administration | |
| Transportatin Improvements (Restriping) | City-wide | 2024-2028 | TBD | 0% | General Fund | Administration | |
| Update sidewalk inventory | City-wide | 2024-2028 | \$5,000 | 0% | General Fund | Administration | |
| Industrial Park Drive Extension | City-wide | 2024-2028 | \$2,000,000 | 100% | Impact Fees | Administration | Completed |
| Buford Dam Road Exteneion- Atlanta Road to vetereans Memoriial Boulevard | Ctiy-wide | 2024-2028 | \$2,000,000 | 100% | Impact Fees | Administration | Completed |
| Repair Existing Sidewalks | City-wide | 2024-2028 | \$5,000 | 0% | Capital Budget Developer Funds | Administration | |
| Sawnee Drive extension from Dahlenega Street to Pilgrim Mill Road | City-wide | 2024-2028 | \$3,000,000 | 40% | Impact Fees SPLOST | Administration | In-progress |
| Kelly Mill Road widen to 3 lanes from SR 20 to 0,8 miles west | City-wide | 2024-2028 | \$850,000 | 100% | Impact Fees | Administration | |
| Maple Street widen to 3 lanes - Sr 20 to Kelly Mill Road | City-wide | 2024-2028 | \$950,000 | 100% | Impact fees | Adminstration | |
| SR 20 E/W Congestion Relief or Bypass Study | City-wide | 2024-2028 | \$200,000 | 100% | Impact Fees | 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 | 2024-2028 | \$600,000 | 100% | Impact Fees | Park and Rec. | Completed |
| Dobbs Creek Rec Ctr-new gymnasium facility | City-wide | 2024-2028 | \$1,000,000 | 100% | Impact Fees | Park and Rec. | |
| Aquatic Center-add outdoor eating area and shade | City-wide | 2024-2028 | \$500,000 | 100% | Impact Fees | Park and Rec. | |
| Fairgrounds-resurface roadways | City-wide | 2024-2028 | \$300,000 | 0% | Capital Budget | Fairgrounds | Completed |
| Fairgrounds-additional land improvements for future expansion | City-wide | 2024-2028 | \$2,000,000 | 100% | Impact Fees | 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 | 2024-2028 | \$300,000 | 0% | General Fund | Police | In-progress |
| Replace vehicle radios/equipment | City-wide | 2024-2028 | \$20,000 | 0% | General Fund | Police | In-progress |
| Construct new Police HQ or public safety complex | City-wide | 2024-2028 | \$10,000,000 | 100% | Impact Fees | Police and Administration | In-Progress |
| Purchase modular firing range | City-wide | 2024-2028 | \$250,000 | 100% | Impact Fees | Police and Administration | |
| | | | | | | | |