

**DATE:** November 25, 2024

**TO:** Mayor Bill Grant, City of Canton  
**ATTN TO:** Brittany Anderson, City Planner, City of Canton  
**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 Canton Annual CIE Update

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

**Submitting Local Government:** City of Canton

**Action Under Consideration:** Approval

**Date Opened:** November 25, 2024

**Deadline for Comments:** December 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  
CITY OF HOLLY SPRINGS

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CHEROKEE COUNTY  
CITY OF WOODSTOCK

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
CITY OF BALL GROUND  
CITY OF WALESKA

**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 **Monday December 16, 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 Canton  
State of Georgia  
County of Cherokee  
Resolution No. 2024-14

**RESOLUTION  
TO TRANSMIT CERTAIN AMENDMENTS  
OF THE COMPREHENSIVE LAND USE PLAN  
CANTON 2045 – COMPREHENSIVE PLAN  
CIE ANNUAL UPDATE**

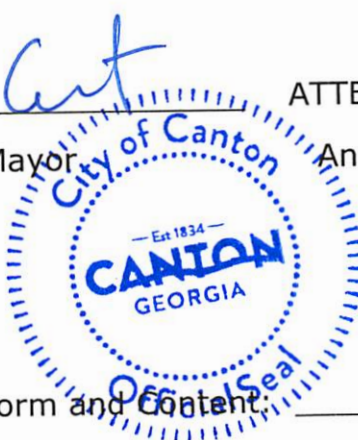
**WHEREAS**, the City of Canton, Georgia has prepared an annual update to a Capital Improvements Element; and

**WHEREAS**, the annual update of the Capital Improvements 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 on November 7, 2024, at Canton City Hall, 110 Academy Street, Canton, Georgia 30114;

**BE IT THEREFORE RESOLVED**, that the City of Canton, Georgia does hereby submit the annual update of the Capital Improvements Element and covering the five-year period 2025-2029 to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989.  
Approved this 21<sup>st</sup> day of November 2024.

BY: Bill Grant ATTEST: Annie Fortner  
Bill Grant, Mayor Annie Fortner, City Clerk

Approved as to Form and Content:



Robert M. Dyer  
Robert M. Dyer, City Attorney

## ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024

## 1 CITY-WIDE SERVICE AREA

(1) Public Facility Type	Parks & Recreation	Police	Fire	Roads	Administration	Total
(2) Service Area						
(3) Beginning Impact Fee Fund Balace	2,508,141.95	95,887.34	-	1,527,818.65	(0.83)	4,131,847.11
(4) Impact Fees Collected	2,848,762.02	90,054.12	619,596.68	368,169.60	127,551.15	4,054,133.57
* Adminstration fees exceed 3% due to \$41,362.02 in Road Impact Fee credits being issued						
* Administration fees exceed 3% due to \$286,560.84 in Parks & Recreation Impact Fee credits being issued						
(5) Accrued Interest	129.45	2,895.35		63,673.80	4.51	66,703.11
(6) Project Expenditures	(828,318.27)	-	(619,596.68)	(54,605.76)	(86.60)	(1,502,607.31)
(7) Administrative Costs					(127,468.23)	(127,468.23)
(8) Impact Fee Refunds						-
(9) Ending Impact Fee Fund Balance	4,528,715.15	188,836.81	-	1,905,056.29	-	6,622,608.25
(10) Impact Fees Encumbered	4,528,715.15	188,836.81	-	1,905,056.29	-	6,622,608.25

# 5-Year Work Program: Impact Fee Eligible Projects

## 2025 CIE Annual Update 1 CITY-WIDE DISTRICT

Project Description	2025	2026	2027	2028	2029	Cost Estimate	Funding Source	Responsible Party
<b>Administrative</b>								
Impact Fee Program Methodology Update	X					\$92,264	100% Impact Fees	Planning & Zoning
<b>Fire Protection</b>								
Fire Station 16	X	X	X			\$6,000,000	100% Impact Fees	Cherokee Co. Fire and Emergency Services
<b>Police Services</b>								
Police Station & Facilities	X	X	X	X	X	\$1,519,608	64.2% Impact Fees; SPLOST	Canton Police Dept.
<b>Parks and Recreation</b>								
Heritage Park Trail			X	X	X	\$500,000	63.8% Impact Fees; SPLOST	Canton Public Works Dept.
Splash Pad			X	X		\$1,000,000	45.01% Impact Fees; General Fund; SPLOST	Canton Public Works Dept.
Heritage Park Community Pavilion				X		\$305,000	45.01% Impact Fees; General Fund; SPLOST	Canton Public Works Dept.
Etowah River Trail Phase 1 (Heritage Park to Cherokee High)	X	X				\$2,250,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 2 (Cherokee High to Boling Park)	X	X				\$750,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.

Project Description	2025	2026	2027	2028	2029	Cost Estimate	Funding Source	Responsible Party
Boling Park Trailhead			X	X	X	\$3,050,000	45.01% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 4A – Pedestrian Crossing	X	X	X			\$6,100,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 4B – Pedestrian Crossing	X	X	X			\$3,500,000	63.8% Impact Fees; SPLOST; General Fund; Grants	Canton Public Works Dept.
Etowah River Trail Phase 5			X	X	X	\$11,225,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 6 (Harmon Park Connection)			X	X	X	\$850,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 7 – Wildlife					X	\$2,000,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
South Canton Park	X	X	X			\$7,000,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Hickory Log Reservoir Trail – Phase 1 Design		X	X			\$2,000,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
New Park Acres (30 Acres)	X	X	X	X	X	\$400,000	100% Impact Fees	Canton Public Works Dept.
<b>Road Improvements</b>								
Business Hwy. 5 - Marietta Hwy. Widening			x	x	x	\$10,000,000	34.2% Impact Fees; Grants; Cherokee Co.	Canton Community Dev. Dept.
SR Business 5 Intersection Improvements	x	x	x	x	x	\$1,647,000	34.2% Impact Fees; Grants	Canton Community Dev. Dept.

Project Description	2025	2026	2027	2028	2029	Cost Estimate	Funding Source	Responsible Party
Heard Road Extension	x	x	x	x	x	\$1,525,736	34.2% Impact Fees; SPLOST; Developer	Canton Community Dev. Dept.
Eastside Connector		x	x	x	x	\$8,928,930	34.2% Impact Fees; Cherokee Co.; SPLOST	Canton Community Dev. Dept.
Marietta Hwy./Riverstone Pkwy./Waleska Rd. Intersection	x	x	x	x	x	\$7,000,000	34.2% Impact Fees; Cherokee Co.; SPLOST; FHWA	Canton Community Dev. Dept.
Reinhardt College Pkwy./Waleska Rd. Intersection	x	x	x	x	x	\$5,000,000	34.2% Impact Fees; Cherokee Co.; SPLOST; FHWA	Canton Community Dev. Dept.
Reinhardt College Pkwy./ Reservoir Drive Intersection Improvements	x	x	x			\$1,000,000	34.2% Impact Fees; SPLOST; GDOT; FHWA	Canton Community Dev. Dept.
Marietta Road – Bridge Replacement		x	x	x	x	\$3,000,000	34.2% Impact Fees; SPLOST; GDOT; FHWA	Canton Community Dev. Dept.
Reservoir Drive – Intersection Improvements	x	x				\$1,000,000	34.2% Impact Fees; SPLOST; GDOT; FHWA	Canton Community Dev. Dept.
Marietta Rd./Hickory Flat Hwy. Intersection Conversion to a Roundabout		x	x	x		\$1,600,000	34.2% Impact Fees; SPLOST; GDOT; FHWA	Canton Community Dev. Dept.
Prominence Point Parkway Intersection Improvements	x	x				\$750,000	34.2% Impact Fees; SPLOST	Canton Community Dev. Dept.
Downtown Master Plan Traffic Improvement Projects	x	x	x	x	x	\$1,500,000	34.2% Impact Fees; SPLOST; TAD	Canton Community Dev. Dept.
Northside Hospital Cherokee Secondary Entrance	x	x				\$600,000	34.2% Impact Fee; Cherokee County; Northside Hospital	Northside Hospital