



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: 5/3/2005

ARC REVIEW CODE: P505031

TO: Mayor Richard Craig
ATTN TO: Rodney C. Heard, Community Development Director
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

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 regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: City of McDonough 2005 CIE/STWP Update
Review Type: Local Comprehensive Plan

Description: Annual update for the City of McDonough's Capital Improvements Element and Short Term Work Program 2005.

Submitting Local Government: City of McDonough

Action Under Consideration: Approval

Date Opened: 5/3/2005

Deadline for Comments: 5/17/2005

Earliest the Regional Review can be Completed: 7/1/2005

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF STOCKBRIDGE
CLAYTON COUNTY

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF HAMPTON
ROCKDALE COUNTY

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
HENRY COUNTY
CITY OF LOCUST GROVE
DEKALB COUNTY

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 5/17/2005, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .



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NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	City of McDonough	Date Received:	5/3/2005
Local Contact:	Rodney C. Heard, Community Development Director City of McDonough	Public Hearing Date and Time:	5/17/2005 8:30am
Phone:	770-957-3925	E-Mail:	
Fax:	770-957-7231	Website:	
Street	88 Keys Ferry Street	City State, Zip:	McDonough, Georgia 30253

Department of Community Affairs Review Required

Review Title:	City of McDonough 2005 CIE/STWP Update
Description:	<p>Annual update for the City of McDonough's Capital Improvements Element and Short Term Work Program 2005.</p> <p>Document can be viewed on the ARC website at: http://www.atlantaregional.com/qualitygrowth/compplanreviews.html Click on the Regional Review Notice for the City of McDonough.</p>

The submitted documents are available for review at the City and at ARC.

Reviewing Regional Development Center:

Atlanta Regional Commission
40 Courtland Street, NE Atlanta, GA. 30303
Phone 404.463.3302 FAX 404.463.3254

Contact Person:	Mike Alexander, Review Coordinator
E-Mail	malexander@atlantaregional.com

City of McDonough

2005 CIE/STWP Update
Transmittal Resolution

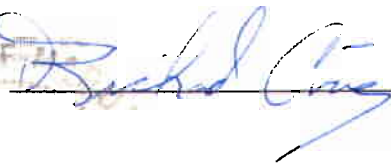
WHEREAS, the City of McDonough has prepared an annual update to a Capital Improvements Element and Short Term Work Program; and

WHEREAS, the annual update of the Capital Improvements Element and Short Term Work Program was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on April 18, 2005 at 6:00pm at City Hall.

BE IT THEREFORE RESOLVED, that the Mayor and the Council of the City of McDonough does hereby submit the annual update of the Capital Improvements Element (2005-2009) and Short Term Work Program (2003-2007) to the Department of Community Affairs/Atlanta Regional Commission for Regional review, as per the requirements of the Georgia Planning Act of 1989.

ADOPTED THIS 18TH DAY OF APRIL 2005.

BY:



Mayor Richard Craig

ATTEST:



Evelyn Craig, City Clerk

2005
CIE/STWP

 5/12/05

City of McDonough: ANNUAL IMPACT FEE FINANCIAL REPORT - FY 2004

Public Facility	Parks & Recreation	Public Safety	
Impact Fees Collected in FY 2003 05/2003 to 12/2003	See First Sheet	See First Sheet	\$1,342,696.39
Impact Fees Used in FY 2003	\$0.00	\$0.00	\$0.00
Impact Fee Fund Balance from FY 2003			\$1,342,696.39
Impact Fee Collected in FY 2004	\$706,366.18	\$660,587.10	\$1,410,757.30
Impact Fee Fund Balance from FY 2003			\$1,342,696.39
Total Impact Fee Balance for 2004			\$2,753,453.69
Impact Fees Used in FY 2004	\$229,597.60	\$933,081.34	\$1,162,678.90
Impact Fees Encumbered in FY 2004	0	0	\$0.00
Impact Fee Fund Balance FY 2004 END			\$1,590,774.70

City of McDonough: Capital Improvements Project Update 2005-2009					
Public Facility	Parks & Recreation				
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Funding Sources(s)	Status Remarks
Future Park A	2007	2007	\$875,000.00	City, General Funds	
2003 CIE, Page 18/19					

City of McDonough: Capital Improvements Project Update 2005-2009					
Public Facility	Public Safety				
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Funding Sources(s)	Status Remarks
Heavy Equipment II	2006	2006	\$300,000.00	City, General Funds	
Heavy Equipment III	2007	2007	\$300,000.00	City, General Funds	
2003 CIE, Pages 11-13					

FY 2003-2007

Project Name/Description	Plan Element	Local ID	ARC ID	Amount	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	Start Year	Completion Year	Party Responsible	Funding Source
City of McDonough													
Natural and Historic Resources													
Maintain cultural and historical integrity of the Downtown Square	NH	MCNH001		\$ -						2000	On-going	City of McDonough, McDonough Business Association, Advancement in McDonough (AIM), University of Georgia	Private Funds
Initiate a program for homeowners and businesses who are interested in having their properties listed on Federal, State, and local historic registers	NH	MCNH002		\$ 5,000						2000	On-going	City of McDonough, Historic Commission	general and private funds
Maintain a registry of properties deemed historically significant for inclusion in Federal State, or local registers	NH	MCNH003		\$ 5,000						2000	On-going	City of McDonough, Consultant, Historic Commission	general funds, grant
Maintain a registry of properties deemed historically significant for inclusion in Federal State, or local registers	NH	MCNH004		\$ 5,000						2000	On-going	City of McDonough, Consultant, Historic Commission	general funds, grant
Improve substandard drainage systems throughout the City	NH	MCNH005		\$ 750,000						2000	On-going	City of McDonough, GBT Engineers, Allen-Smith Consulting	general funds, CDBG
Economic Development													
Prepare development guidelines for quality development to accommodate forecasted population increases	ED	MCED001		\$ -						2000	On-going	City of McDonough, McDonough Business Association, Advancement in McDonough (AIM), University of Georgia	
Establish and maintain program to attract business and industry	ED	MCED002		\$ -						2001	On-going	City of McDonough	
Prepare inventory of available land for suitable in-fill development	ED	MCED003		\$ -						2000	On-going	City, MBA	
Work with local business leaders in the establishment of a Main Street program for the central city	ED	MCED004		\$ 50,000						2001	On-going	City, MBA, AIM	general and private funds
Community Facilities and Services													
General													
Complete new Capital Improvements Plan for Transportation, Recreation, and Public Safety	CFS	MCDFS001		\$ 10,000						2000	On-going	City of McDonough	general funds
Water and Sewer Projects													

FY 2003-2007													
Project Name/Description	Plan Element	Local ID	ARC ID	Amount	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	Start Year	Completion Year	Party Responsible	Funding Source
City of McDonough													
Analyze water system for leakage and pressure	CFS	MCCFS002		\$ 50,000						2000	On-going	City of McDonough, GBT Engineers	general funds, operating revenue
Prepare a Facilities Utilization Plan	CFS	MCCFS003		\$ 40,000						2000	On-going	City of McDonough, Consultant	general funds
Expand water and sewer systems, line extensions, various	CFS	MCCFS004		\$ 4,200,000						2000	On-going	City of McDonough, Private Developers	operating funds, impact fees, private contributions
Study water infiltration of sanitary sewer systems	CFS	MCCFS005		\$ 100,000						2000	On-going	GBT Engineers, City of McDonough	general funds
Evaluate future capacity of wastewater treatment facility	CFS	MCCFS006		\$ 20,000						1999	On-going	GBT Engineers, City of McDonough	general funds, operating revenue
Develop projections for future demands on water and sewer capacities	CFS	MCCFS007		\$ 20,000						1999	ongoing	GBT Engineers, City of McDonough	general funds, operating revenue
Evaluate proportionate share impact fees	CFS	MCCFS008		N/A						2000	On-going	GBT Engineers, City of McDonough	general funds, operating revenue
Fire Department Projects													
Maintain fire fighting ability	CFS	MCCFS009		\$ 250,000						2001	ongoing	City of McDonough Fire Department	general funds
Purchase of Ambulance	CFS	MCCFS010		\$ 100,000						2001	2006	Henry County Fire Department	BOC general funds
Transportation Projects													
Thoroughfare Plan	CFS	MCCFS011		\$ 30,000						1999	On-going	City of McDonough	general funds
SR 20/81 E-W One-Way Pair System through Central McDonough: Jonesboro Rd, Keys Ferry Street	CFS	MCCFS012	HE 008	\$ 2,050,000						2000	2009	GaDOT, HC-DOT, Moreland-Altabelli, City of McDonough	SPLOST, general funds, GaDOT contract funds
Bike Lanes along Pairs/Bryan Street	CFS	MCCFS013	HE-AR	\$ 450,000						2000	2009	McDonough, Bron Cleveland & Associates	general funds, CMAQ funding
Road resurfacing as part of SPLOST	CFS	MCCFS014		\$ 3,500,000						1999	On-going	Moreland-Altabelli, GaDOT, HC-DOT, City	GaDOT contract funds, general funds, SPLOST
Southern RR in McDonough (2-4 divided median)	CFS	MCCFS015	HE 007A	\$ 12,800,000						2000	2006	Moreland-Altabelli, GaDOT, HC-DOT	GaDOT contract funds, general funds, SPLOST
Jonesboro Road at Kelly Road, Intersection improvement and Signalization	CFS	MCCFS016		\$ 360,000						2001	2008	Moreland-Altabelli, GaDOT, HC-DOT, developer	GaDOT contract funds, general funds, SPLOST, private funds

FY 2003-2007

Project Name/Description	Plan Element	Local ID	ARC ID	Amount	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	Start Year	Completion Year	Party Responsible	Funding Source
City of McDonough Jonesboro Road at Dailey Mill and Wesley Lakes, Intersection improvement and Signalization	CFS	MCCFS017		\$ 360,000						2001	2008	Moreland-Altabelli, GaDOT, HC-DOT, developer, City	GaDOT contract funds, general funds, SPLOST, private funds
Study local neighborhood park needs	CFS	MCCFS018		\$ 35,000						1999	On-going	Community Development, Parks, City	general funds
Prepare maintenance plan to address existing and future recreation needs	CFS	MCCFS019		\$ -						1999	On-going	Community Development, Parks, City	general funds
Prepare recycling plan	CFS	MCCFS020		\$ -						2002	On-going	City of McDonough	general funds, local assistance
Revise code enforcement ordinances and minimum housing standards	HS	MCHS001		\$ 5,000						2000	On-going	City of McDonough	general funds
Establish annual review system for identifying substandard housing units	HS	MCHS002		\$ -						2000	On-going	City of McDonough	
Initiate a study to determine the average single-family residence median value that represents a break-even point for services provided by the City	HS	MCHS003		\$ 10,000						2001	On-going	City of McDonough	general funds
Revise zoning and development ordinances to provide for TND development and open spaces in new development	HS	MCHS004		\$ -						2000	On-going	City of McDonough Community Development	general funds
Prepare new development guidelines and standards that will require sidewalks, pedestrian-scale lighting, landscaping, building standards, open spaces, and conservation easements	HS	MCHS005		\$ -						2001	On-going	City of McDonough	general funds
Establish committee to prepare a study on Federal Housing developments to determine their visibility and needs	HS	MCHS006		\$ -						2001	On-going	City of McDonough	general funds
Initiate a market study and consumer satisfaction inquiry survey for establishing a plan to provide needed services such as affordable housing	HS	MCHS007		\$ 10,000						2001	On-going	City of McDonough	general funds
Prepare CDBG Rehabilitation Program	HS	MCHS008		\$ 25,000						2001	On-going	City of McDonough	general funds
Rehabilitate substandard housing throughout the City as needed	HS	MCHS009		\$ 25,000						2001	On-going	City of McDonough, Community Committed to Character, ALERT Team	private funds, general funds

FY 2003-2007													
Project Name/Description	Plan Element	Local ID	ARC ID	Amount	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	Start Year	Completion Year	Party Responsible	Funding Source
City of McDonough													
and update land use regulations with county	LU	MCLU001		\$ -						2000	On-going	City of McDonough	general funds
Prepare a unified code for compatible and appropriate regulations in zoning, erosion control, development regulation, building regulation, historic preservation, tree protection, and code enforcement	LU	MCLU002		\$ -						2000	On-going	City to McDonough	general funds
Establish policies for future annexation	LU	MCLU003		\$ -						2001	On-going	City to McDonough	general funds
Prepare development design guidelines for City gateways	LU	MCLU004		\$ -						2000	2006	City of McDonough Community Development	general funds
Revise zoning ordinance to allow for development in the Comprehensive Plan	LU	MCLU005		\$ -						2001	On-going	City of McDonough	general funds
Revise and update Comprehensive Plan as needed	LU	MCLU006		\$ -						2001	On-going	City of McDonough	general funds
Administrative Work Item:													
Update Short Term Work Program and CIE	AD	MCAD001		\$ -						2000	On-going	City of McDonough	general funds
Prepare Arts and Cultural Facilities Plan	AD	MCAD002		\$ 40,000						2000	On-going	City to McDonough	general funds
Total FY 2002-2006 Expenditures				\$ 25,405,000									