



Big Creek Greenway

Phase 5 Trailhead

Location: 1605 Canton Hwy

Project Scope: Design of trailhead, renovation of the Natural Resource Management Operations Center and land acquisition

Anticipated completion: 2024



2023 Annual Update

Impact Fee Program

Jenn Powell, Impact Fee Administrator

Forsyth County Finance Department





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Memo of Transmission to the Forsyth County Board of Commissioners



Forsyth County Finance Department

BRIAN CLARK, Chief Financial Officer

To: Board of Commissioners
David McKee, County Manager

From: Brian Clark, Chief Financial Officer

Date: July 19, 2024

Re: 2023 Impact Fee Program Annual Update

Background

To continue the Impact Fee Program, Forsyth County is responsible for preparing annual updates of our Capital Improvement Element. This report is prepared for review by the Board of Commissioners prior to presentation at a public hearing for citizen comments. Following the public hearing, the report is transmitted to the Atlanta Regional Commission for compliance review by both the State Department of Community Affairs and the Atlanta Regional Commission. The Capital Improvement Element is comprised of both a 2023 Annual Financial Report and an updated Schedule of Improvements.

Agenda Item

As outlined in the Department of Community Affairs Guide for annual updates, the Board of Commissioner authorization is required to transmit the 2023 draft of the Capital Improvement Element and Community Work Program to the Atlanta Regional Commission. The transmittal resolution must include a statement to certify a public hearing was officially held. Following the public hearing, the draft of the Capital Improvement Element and Community Work Program addendum will be submitted with the resolution to the Atlanta Regional Commission for review. Once the report is determined to be in compliance with the Georgia Development Impact Fee Act of 1989 and approved by the Department of Community Affairs, Board of Commissioner approval will be requested to adopt the update and notify the Atlanta Regional Commission of official adoption.



July 19, 2024
Transmittal Cover Letter



Forsyth County Finance Department

JENN POWELL, Impact Fee Administrator

July 19, 2024

Andrew Smith

Atlanta Regional Commission

229 Peachtree St. NE Suite 100

Atlanta, GA 30303

Mr. Smith:

On Thursday, July 18, 2024, The Forsyth County Board of Commissioners held a public hearing regarding the Impact Fee Program Annual Update which included the Capital Improvement Element and the Community Work Program. Following the public hearing, the Board of Commissioners approved a resolution of submittal to allow transmission of the enclosed documents to your organization for review, comment, and approval. The Forsyth County Board of Commissioners respectfully submits the Impact Fee Program Annual Update for your consideration.

Sincerely,

Jenn Powell

Impact Fee Administrator, Forsyth County, GA

678-455-9925

JJPowell@forsythco.com

RESOLUTION OF SUBMITTAL

BY THE FORSYTH COUNTY BOARD OF COMMISSIONERS

Whereas, Forsyth County, Georgia, has completed an annual update to the Impact Fee Program Capital Improvements Element (CIE) which includes an Annual Financial Report for calendar year 2023 and Schedule of Improvements for 2024-2028;

Whereas, this 2023 Impact Fee Program Capital Improvements Element (CIE) Update was prepared in accordance with the Development Impact Fee Compliance Requirements established by the Georgia Department of Community Affairs, and;

Whereas, a public hearing was held on July 18th, 2024, at 5:00 PM, in the Board of Commissioners Meeting Room before the County Board of Commissioners;

NOW, THEREFORE, BE IT RESOLVED that the Forsyth County Board of Commissioners does hereby submit the 2023 annual update to the Atlanta Regional Commission for regional review, as per the requirements of the Georgia Planning Act of 1989.

Duly adopted this 18th day of July 2024.

FORSYTH COUNTY BOARD OF COMMISSIONERS

Alfred John, Chair

Laura Semanson, Vice Chair

Cindy Jones Mills, Secretary

Todd Levent, Member

Kerry Hill, Member

Attest: _____
County Clerk



October 17, 2024
Adoption Resolution

RESOLUTION OF ADOPTION

BY THE FORSYTH COUNTY BOARD OF COMMISSIONERS

Whereas, Forsyth County, Georgia, has completed an annual update to the Impact Fee Program Capital Improvements Element (CIE) which includes an Annual Financial Report for calendar year 2023 and Schedule of Improvements for 2024-2028;

Whereas, this 2023 Impact Fee Program Capital Improvements Element (CIE) Update was prepared in accordance with the Development Impact Fee Compliance Requirements established by the Georgia Department of Community Affairs, and;

Whereas, a public hearing was held on July 18th, 2024, at 5:00 PM, in the Board of Commissioners Meeting Room before the County Board of Commissioners;

BE IT THEREFORE, RESOLVED that the Forsyth County Board of Commissioners does hereby adopt the 2023 annual update to the Impact Fee Program Capital Improvements Element (CIE) which includes an Annual Financial Report for calendar year 2023 and Schedule of Improvements as approved by the Atlanta Regional Commission.

Duly adopted this 17th day of October 2024

FORSYTH COUNTY BOARD OF COMMISSIONERS

Alfred John, Chair

Laura Semanson, Vice Chair

Cindy Jones Mills, Secretary

Todd Levent, Member

Kerry Hill, Member

Attest: _____
County Clerk



2023-2024 Annual Update Schedule



2023 Impact Fee Program Annual Update

JENN POWELL, Impact Fee Administrator

- 06/25/2024 BOC Work Session: 2023 Impact Fee Update Draft for review
Approval for Public Hearing (Work Session Item)
- 06/26/2024 2023 Financial Report and CIE (Capital Improvement Element) available for
review on Finance Department Webpage
- 07/03/2024 Legal Ad for Public Hearing runs in *Forsyth County News*
- 07/18/2024 Public Hearing and BOC approval of Resolution to Transmit
to ARC (Public Hearing Item)
- 07/19/2024 Transmit Financial Report and CIE to ARC
- 10/17/2024 BOC adopts, including the approval of the resolution to adopt, the 2023 Annual
Impact Fee Update (Public Hearing Item)
- 10/18/2024 County Informs ARC of Adoption



Capital Improvement Element Update *Annual Financial Report*

Forsyth County, Georgia

Impact Fee Program

ANNUAL FINANCIAL REPORT FOR 2023 as of December 31, 2023*

New ordinance effective 06/01/16

1.07% 19.65% 0.00% 0.00% 3.74% 0.00% 0.00% 28.28% 47.25% 100.00%

(1) Public Facility Type	Admin Account County-380	Public Safety-381	Library 373- North*	Library 374- South*	Library-382	Public Safety E911-376	Parks & Recreation-375*	Parks & Recreation-383	Roads-384	Total Program 2022
(2) Service Area	County	County	North	South	County	County	County	County	County	County
(3) Beginning Impact Fee Fund Balance -12/31/22	117,141.39	3,110,586.56	-	-	1,288,228.97	-	-	3,989,676.12	346,368.48	8,852,001.52
(4) Impact Fees Collected	41,603.56	767,288.31	-	-	146,150.00	-	-	1,104,216.14	1,844,835.93	3,904,093.94
(5) Accrued Interest	4,896.94	104,678.93	-	-	54,426.30	0.04	-	205,244.63	81,840.55	451,087.39
(6) Project Expenditures	-	(3,974,269.69)	-	-	(336,631.41)	-	-	(966,131.74)	(1,428,329.78)	(6,705,362.62)
(7) Transfers	-	-	-	-	-	-	-	-	-	-
(8) Administrative Costs	(115,408.92)	-	-	-	-	-	-	-	-	(115,408.92)
(9) Impact Fee Refunds	-	-	-	-	-	-	-	-	-	-
(10) Ending Impact Fee Fund Balance	48,232.97	8,284.11	-	-	1,152,173.86	0.04	-	4,333,005.15	844,715.18	6,386,411.31
(11) Impact Fees Encumbered	-	-	-	-	-	-	-	-	-	-
Available Funds-per fund	48,232.97	8,284.11	-	-	1,152,173.86	0.04	-	4,333,005.15	844,715.18	6,386,411.31
Available Funds-for all programs	48,232.97	8,284.11	-	-	1,152,173.86	-	-	4,333,005.15	-	-

*Programs 371, 372, 373, 374, and 375 are closed and the funds are fully expended



Capital Improvement Element Update

Updated Schedule of Improvements

SCHEDULE OF IMPROVEMENTS
CWP Addendum 2024 - 2028

PUBLIC LIBRARIES

Funding Source and Estimated Project Costs

IMPROVEMENT YEAR	Project Start Date (Construction)	Project End Date	2024	2025	2026	2027	2028	Future	TOTAL	Fund Share
Denmark Library	2023	2024	11,028,860	653,403	100,000	-	-	-	11,782,263	100%
Impact Fees			977,681	-	-	-	-	-	977,681	8%
SPLOST VIII			8,641,746	-	-	-	-	-	8,641,746	73%
Capital Outlay - Library			30,006	653,403	100,000	-	-	-	783,409	7%
Capital Outlay - County			280,000	-	-	-	-	-	280,000	2%
Other/Grant			1,099,427	-	-	-	-	-	1,099,427	9%
Total Library			11,028,860	653,403	100,000	-	-	-	11,782,263	

SCHEDULE OF IMPROVEMENTS
Community Work Program Addendum 2024-2028

Parks and Recreation

Funding Source and Estimated Project Costs

IMPROVEMENT YEAR	Project Start Date (Construction)	Project End Date	2024	2025	2026	2027	2028	Future	TOTAL	Fund Share
Big Creek Greenway - Phase 5 Development & Trailhead - P10G5	2022	2024	417,110	-	-	-	-	-	417,110	100%
PARK BOND			-	-	-	-	-	-	-	0%
IMPACT FEES			417,110	-	-	-	-	-	417,110	100%
SPLOST VIII			-	-	-	-	-	-	-	0%
SPLOST IX			-	-	-	-	-	-	-	0%
OTHER-Capital Outlay			-	-	-	-	-	-	-	0%
OTHER-Grant			-	-	-	-	-	-	-	0%
Sawnee Mountain Preserve - Phase 4 Master Plan & Development - P19SM	2022	2024	3,790,837	-	-	-	-	-	3,790,837	100%
PARK BOND			600,000	-	-	-	-	-	600,000	16%
IMPACT FEES			1,560,865	-	-	-	-	-	1,560,865	41%
SPLOST VIII			1,630,172	-	-	-	-	-	1,630,172	43%
SPLOST IX			-	-	-	-	-	-	-	0%
OTHER-Capital Outlay			-	-	-	-	-	-	-	0%
OTHER-Grant			-	-	-	-	-	-	-	0%
Bennett Park - Master Plan and Renovations - P19BP	2024	2026	8,877,283	12,600,000	3,239,716	-	-	-	24,716,999	100%
PARK BOND			-	-	-	-	-	-	-	0%
IMPACT FEES			347,681	-	-	-	-	-	347,681	1%
SPLOST VIII			6,319,102	11,827,275	-	-	-	-	18,146,377	73%
SPLOST IX			-	772,725	3,239,716	-	-	-	4,012,441	16%
OTHER-Capital Outlay			10,500	-	-	-	-	-	10,500	0%
OTHER-Grant			2,200,000	-	-	-	-	-	2,200,000	9%
Sharon Springs Park - Master Plan and Renovation - P19SS	2025	2027	965,406	12,401,643	12,881,970	9,463,139	-	-	35,712,158	100%
PARK BOND			-	-	-	-	-	-	-	0%
IMPACT FEES			766,000	1,962,969	1,588,905	1,800,000	-	-	6,117,874	17%
SPLOST VIII			-	1,000,000	1,588,905	-	-	-	2,588,905	7%
SPLOST IX			-	6,129,989	9,704,160	7,663,139	-	-	23,497,288	66%
OTHER-Capital Outlay			199,406	3,308,685	-	-	-	-	3,508,091	10%
OTHER-Grant			-	-	-	-	-	-	-	0%
Coal Mountain Park - Improvements - P19CM	2024	2025	2,240,818	-	-	-	-	-	2,240,818	100%
PARK BOND			1,700	-	-	-	-	-	1,700	0%
IMPACT FEES			882,500	-	-	-	-	-	882,500	39%
SPLOST VIII			1,355,818	-	-	-	-	-	1,355,818	61%
SPLOST IX			-	-	-	-	-	-	-	0%
OTHER-Capital Outlay			-	-	-	-	-	-	-	0%
OTHER-Grant			-	-	-	-	-	-	-	0%
Total Parks & Recreation			16,290,654	25,001,643	16,121,686	9,463,139	-	-	66,877,122	

SCHEDULE OF IMPROVEMENTS
CWP Addendum 2024 - 2028

FIRE & RESCUE (Public Safety)

Funding Source and Estimated Project Costs

IMPROVEMENT YEAR	Project Start		2024	2025	2026	2027	2028	Future	TOTAL	Fund Share
	Date (Construction)	Project End Date								
Fire Station 9 - Hwy 369 - PF009	2022	2024	1,366,326	-	-	-	-	-	1,366,326	100%
SPLOST VI			57,423	-	-	-	-	-	57,423	4.20%
IMPACT FEES			20,756	-	-	-	-	-	20,756	1.52%
SPLOST VIII			16,646	-	-	-	-	-	16,646	1.22%
SPLOST IX			-	-	-	-	-	-	-	0.00%
CAPITAL OUTLAY			-	-	-	-	-	-	-	0.00%
OTHER-TBD			-	-	-	-	-	-	-	0.00%
CASH FROM OPERATIONS			1,271,501	-	-	-	-	-	1,271,501	93.06%
Fire Station 15 - Haw Creek - PF015	2022	2024	3,548,336	-	-	-	-	-	3,548,336	100%
SPLOST VI			39,515	-	-	-	-	-	39,515	1.11%
IMPACT FEES			150,138	-	-	-	-	-	150,138	4.23%
SPLOST VIII			938,769	-	-	-	-	-	938,769	26.46%
SPLOST IX			-	-	-	-	-	-	-	0.00%
CAPITAL OUTLAY			-	-	-	-	-	-	-	0.00%
OTHER-TBD			-	-	-	-	-	-	-	0.00%
CASH FROM OPERATIONS			2,419,914	-	-	-	-	-	2,419,914	68.20%
Fire Training Complex - Training Tower	2027	2028	-	513,569	6,302,762	5,214,290	-	-	12,030,621	100%
SPLOST VI			-	-	-	-	-	-	-	0.00%
IMPACT FEES			-	-	1,759,238	-	-	-	1,759,238	14.62%
SPLOST VIII			-	513,569	-	-	-	-	513,569	4.27%
SPLOST IX			-	-	4,543,524	5,214,290	-	-	9,757,814	81.11%
CAPITAL OUTLAY			-	-	-	-	-	-	-	0.00%
OTHER-TBD			-	-	-	-	-	-	-	0.00%
CASH FROM OPERATIONS			-	-	-	-	-	-	-	0.00%
Fire Training Complex - Burn Building	2026	2027	677,723	-	6,688,754	1,923,013	-	-	9,289,490	100%
SPLOST VI			-	-	-	-	-	-	-	0.00%
IMPACT FEES			-	-	1,759,238	-	-	-	1,759,238	18.94%
SPLOST VIII			677,723	-	-	-	-	-	677,723	7.30%
SPLOST IX			-	-	4,929,516	1,923,013	-	-	6,852,529	73.77%
CAPITAL OUTLAY			-	-	-	-	-	-	-	0.00%
OTHER-TBD			-	-	-	-	-	-	-	0.00%
CASH FROM OPERATIONS			-	-	-	-	-	-	-	0.00%
Fire Station 16 - Old Federal Road	TBD	TBD	677,250	-	-	-	-	13,494,236	14,171,486	100%
SPLOST VI			-	-	-	-	-	-	-	0.00%
IMPACT FEES			-	-	-	-	-	13,494,236	13,494,236	95.22%
SPLOST VIII			-	-	-	-	-	-	-	0.00%
SPLOST IX			-	-	-	-	-	-	-	0.00%
CAPITAL OUTLAY			-	-	-	-	-	-	-	0.00%
OTHER-TBD			-	-	-	-	-	-	-	0.00%
CASH FROM OPERATIONS			677,250	-	-	-	-	-	677,250	4.78%
Total Fire & Rescue			6,269,635	513,569	12,991,516	7,137,303	-	13,494,236	40,406,259	

SCHEDULE OF IMPROVEMENTS
CWP Addendum 2024 - 2028

Transportation & Roads										
Funding Source and Estimated Project Costs										
IMPROVEMENT YEAR	Project Start Date (Construction)	Project End Date	2024	2025	2026	2027	2028	Future	TOTAL	Fund Share
POST ROAD WIDENING FROM SR 9 TO KELLY MILL - PEW22	2026	2029	12,162,549	7,691,346	19,495,434	25,958,547	19,911,879	-	85,219,755	100%
TRANSPORTATION BOND/SPLOST VIII			-	-	-	-	-	-	-	0.00%
SPLOST VII			-	-	-	-	-	-	-	0.00%
IMPACT FEES			-	-	-	3,000,000	-	-	3,000,000	3.52%
SPLOST IX			1,080,749	2,471,586	19,495,434	22,958,547	19,911,879	-	65,918,195	77.35%
OTHER-GDOT			11,081,800	5,219,760	-	-	-	-	16,301,560	19.13%
OTHER-GRANT			-	-	-	-	-	-	-	0.00%
COAL MOUNTAIN EXTENSION/CONNECTOR - P18CM	2024	2025	4,898,507	3,925,329	-	-	-	-	8,823,836	100%
TRANSPORTATION BOND/SPLOST VIII			-	-	-	-	-	-	-	0.00%
SPLOST VII			-	-	-	-	-	-	-	0.00%
IMPACT FEES			4,148,507	3,925,329	-	-	-	-	8,073,836	91.50%
SPLOST VIII			-	-	-	-	-	-	-	0.00%
SPLOST IX			-	-	-	-	-	-	-	0.00%
OTHER-GDOT			-	-	-	-	-	-	-	0.00%
OTHER-GRANT			750,000	-	-	-	-	-	750,000	8.50%
OTHER-COUNTY			-	-	-	-	-	-	-	0.00%
Total Roads			45,603,628	28,140,747	21,232,577	26,508,547	19,911,879	-	141,397,378	

PUBLIC NOTICE

PUBLIC HEARING

**IMPACT FEE PROGRAM CAPITAL IMPROVEMENTS ELEMENT UPDATE AND
FINANCIAL REPORT UPDATE OF THE FORSYTH COUNTY COMPREHENSIVE PLAN**

Notice is hereby given that the Forsyth County Board of Commissioners will hold a public hearing in order to consider the 2023 Impact Fee Capital Improvements Element Update and the Financial Report. The public hearing will be held on Thursday, July 18, 2024, at 5:00PM. The location will be in the Commissioners Meeting Room on the second floor of the Forsyth County Administration Building, 110 East Main Street Cumming, Georgia 30040. All residents and any other affected and/or interested persons are invited and encouraged to attend.

The Draft Copy of the documents are available as of June 26, 2024 at the office of the Finance Department, Second Floor, Forsyth County Administration Building, 110 East Main Street, Suite 255, Cumming, Georgia 30040. Copies will also be available online on the county website. For other information during regular business hours call Jenn Powell at 678-455-9925.