



2022 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

MARCUS TURK, Chief Financial Officer

To: Board of Commissioners
David McKee, County Manager

From: Marcus Turk, Chief Financial Officer

Date: July 6, 2023

Re: 2022 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 2022 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 2022 draft of the Capital Improvement Element 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 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 7, 2023
Transmittal Cover Letter



Forsyth County Finance Department

JENN POWELL, Impact Fee Administrator

July 7, 2023

Andrew Smith

Atlanta Regional Commission

229 Peachtree St. NE Suite 100

Atlanta, GA 30303

Mr. Smith:

On Thursday, July 6, 2023, The Forsyth County Board of Commissioners held a public hearing regarding the Impact Fee Program Annual Update which included the Capital Improvement Element. 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 2022 and Schedule of Improvements for 2023-2027 ;

Whereas, this 2022 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 6th, 2023, 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 2022 annual update to the Atlanta Regional Commission for regional review, as per the requirements of the Georgia Planning Act of 1989.

Duly adopted this 6th day of July 2023.

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 5, 2023
Adoption Resolution

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 2022 and Schedule of Improvements for 2023-2027;

Whereas, this 2022 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 6th, 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 2022 annual update to the Impact Fee Program Capital Improvements Element (CIE) which includes an Annual Financial Report for calendar year 2022, Schedule of Improvements as approved by the Atlanta Regional Commission.

Duly adopted this 5th day of October 2023

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



2022-2023 Annual Update Schedule



2022 Impact Fee Program Annual Update

JENN POWELL, Impact Fee Administrator

- 06/06/2023 BOC Work Session: 2022 Impact Fee Update Draft for review
Approval for Public Hearing (Work Session Item)
- 06/07/2023 2022 Financial Report and CIE (Capital Improvement Element) available for
review on Finance Department Webpage
- 06/21/2023 Legal Ad for Public Hearing runs in *Forsyth County News*
- 07/06/2023 Public Hearing and BOC approval of Resolution to Transmit
to ARC (Public Hearing Item)
- 07/07/2023 Transmit Financial Report and CIE to ARC
- 10/05/2023 BOC adopts and including the approval of the resolution to adopt the 2022
Annual Impact Fee Update (Public Hearing Item)
- 10/06/2022 County Informs ARC of Adoption



Capital Improvement Element Update *Annual Financial Report*

Forsyth County, Georgia

Impact Fee Program

ANNUAL FINANCIAL REPORT FOR 2022 as of December 31, 2022

New ordinance effective 06/01/16

3.02% 15.01% 3.69% 29.30% 48.99% 100.00%

(1) Public Facility Type	Admin Account County-380	Public Safety-381	Library-382	Public Safety E911-376	Parks & Recreation-383	Roads-384	Total Program 2022
(2) Service Area	County	County	County	County	County	County	County
(3) Beginning Impact Fee Fund Balance -12/31/21	72,834.37	2,175,942.94	1,125,027.32	31,371.83	9,614,097.73	1,728,750.79	14,748,024.98
(4) Impact Fees Collected	185,605.31	921,142.19	226,275.08	-	1,798,376.99	3,007,186.76	6,138,586.33
(5) Accrued Interest	1,681.91	49,438.09	22,903.80	560.43	104,914.86	(6,284.04)	173,215.05
(6) Project Expenditures	-	(35,936.66)	(85,977.23)	(28,685.00)	(7,527,713.46)	(4,383,285.03)	(12,061,597.38)
(7) Transfers	3,247.26	-	-	(3,247.26)	-	-	-
(8) Administrative Costs	(146,227.46)	-	-	-	-	-	(146,227.46)
(9) Impact Fee Refunds	-	-	-	-	-	-	-
(10) Ending Impact Fee Fund Balance	117,141.39	3,110,586.56	1,288,228.97	-	3,989,676.12	346,368.48	8,852,001.52
(11) Impact Fees Encumbered	-	-	-	-	-	-	-
Available Funds-per fund	117,141.39	3,110,586.56	1,288,228.97	-	3,989,676.12	346,368.48	8,852,001.52
Available Funds-for all programs	117,141.39	3,110,586.56	1,288,228.97	-	3,989,676.12	-	-



Capital Improvement Element Update

Updated Schedule of Improvements

SCHEDULE OF IMPROVEMENTS

CWP Addendum 2023 - 2027

FIRE & RESCUE (Public Safety)							
Funding Source and Estimated Project Costs							
IMPROVEMENT YEAR	2023	2024	2025	2026	2027	Future	TOTAL
Fire Station 9 - Hwy 369	6,596,843	345,829	-	-	-	-	6,942,672
SPLOST VI	1,873,233	-	-	-	-	-	1,873,233
IMPACT FEES	1,998,216	-	-	-	-	-	1,998,216
SPLOST VIII	248,860	-	-	-	-	-	248,860
CAPITAL OUTLAY	-	-	-	-	-	-	-
OTHER-TBD	-	-	-	-	-	-	-
CASH FROM OPERATIONS	2,476,534	345,829	-	-	-	-	2,822,363
Fire Station 15 - Haw Creek	6,582,561	349,129	-	-	-	-	6,931,690
SPLOST VI	681,264	-	-	-	-	-	681,264
IMPACT FEES	2,016,148	-	-	-	-	-	2,016,148
SPLOST VIII	1,404,673	-	-	-	-	-	1,404,673
CAPITAL OUTLAY	-	-	-	-	-	-	-
OTHER-TBD	-	-	-	-	-	-	-
CASH FROM OPERATIONS	2,480,476	349,129	-	-	-	-	2,829,605
Fire Training Complex - Fire Academy & Training Support Facility	288,000	1,372,312	1,372,313	-	-	22,213,377	25,246,002
SPLOST VI	-	-	-	-	-	-	-
IMPACT FEES	-	-	81,493	-	-	2,435,046	2,516,539
SPLOST VIII	288,000	1,109,472	983,761	-	-	-	2,381,233
CAPITAL OUTLAY	-	-	-	-	-	-	-
OTHER-TBD	-	-	-	-	-	19,778,331	19,778,331
CASH FROM OPERATIONS	-	262,840	307,059	-	-	-	569,899
Fire Training Complex - Logistics and Supply	246,000	-	-	1,392,034	1,461,519	-	3,099,553
SPLOST VI	-	-	-	-	-	-	-
IMPACT FEES	-	-	-	1,392,034	1,461,519	-	2,853,553
SPLOST VIII	246,000	-	-	-	-	-	246,000
CAPITAL OUTLAY	-	-	-	-	-	-	-
OTHER-TBD	-	-	-	-	-	-	-
CASH FROM OPERATIONS	-	-	-	-	-	-	-
Fire Training Complex - Burn Building	600,000	2,122,194	2,122,193	-	-	-	4,844,387
SPLOST VI	-	-	-	-	-	-	-
IMPACT FEES	-	1,017,365	-	-	-	-	1,017,365
SPLOST VIII	600,000	-	-	-	-	-	600,000
CAPITAL OUTLAY	-	-	-	-	-	-	-
OTHER-TBD	-	-	-	-	-	-	-
CASH FROM OPERATIONS	-	1,104,829	2,122,193	-	-	-	3,227,022
Fire Station 16 - Old Federal Road	-	677,250	-	-	-	12,413,358	13,090,608
SPLOST VI	-	-	-	-	-	-	-
IMPACT FEES	-	-	-	-	-	12,413,358	12,413,358
SPLOST VIII	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
OTHER-TBD	-	-	-	-	-	-	-
CASH FROM OPERATIONS	-	677,250	-	-	-	-	677,250
Fire Station 13 - Canton Highway	-	-	-	-	-	12,413,358	12,413,358
SPLOST VI	-	-	-	-	-	-	-
IMPACT FEES	-	-	-	-	-	12,413,358	12,413,358
SPLOST VIII	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
OTHER-TBD	-	-	-	-	-	-	-
CASH FROM OPERATIONS	-	-	-	-	-	-	-
Total Fire & Rescue	17,484,553	10,405,248	5,724,994	2,512,036	2,637,521	98,653,527	137,417,879

SCHEDULE OF IMPROVEMENTS
CWP Addendum 2023 - 2027

PUBLIC LIBRARIES							
Funding Source and Estimated Project Costs							
IMPROVEMENT YEAR	2023	2024	2025	2026	2027	Future	TOTAL
Denmark Library	9,645,197	6,301,237	296,297	-	-	-	16,242,731
Impact Fees	1,400,000	250,000	296,297	-	-	-	1,946,297
SPLOST VIII	6,619,474	3,080,526	-	-	-	-	9,700,000
Capital Outlay	-	570,711	-	-	-	-	570,711
Other/Grant	1,625,723	2,400,000	-	-	-	-	4,025,723
Total Library	9,645,197	6,301,237	296,297	-	-	-	16,242,731

SCHEDULE OF IMPROVEMENTS
Community Work Program Addendum 2023-2027

Parks and Recreation							
Funding Source and Estimated Project Costs							
IMPROVEMENT YEAR	2023	2024	2025	2026	2027	Future	TOTAL
Big Creek Greenway - Phase 5 Development & Trailhead	1,003,399	-	-	-	-	-	1,003,399
PARK BOND	1,973	-	-	-	-	-	1,973
IMPACT FEES	1,001,426	-	-	-	-	-	1,001,426
SPLOST VIII	-	-	-	-	-	-	-
OTHER	-	-	-	-	-	-	-
OTHER-Grant	-	-	-	-	-	-	-
Sawnee Mountain Preserve - Phase 4 Master Plan & Development	1,636,815	2,160,665	-	-	-	-	3,797,480
PARK BOND	600,000	-	-	-	-	-	600,000
IMPACT FEES	1,000,000	560,665	-	-	-	-	1,560,665
SPLOST VIII	36,815	-	-	-	-	-	36,815
OTHER-Sawnee Mountain Foundation	-	1,600,000	-	-	-	-	1,600,000
OTHER-Grant	-	-	-	-	-	-	-
Lanierland Park - Phase 2 Development	4,609,921	-	-	-	-	-	4,609,921
PARK BOND	-	-	-	-	-	-	-
IMPACT FEES	129,496	-	-	-	-	-	129,496
SPLOST VIII	4,480,425	-	-	-	-	-	4,480,425
OTHER	-	-	-	-	-	-	-
OTHER-Grant	-	-	-	-	-	-	-
Bennett Park - Master Plan and Renovations	13,697,878	1,693,125	-	-	-	-	15,391,003
PARK BOND	-	-	-	-	-	-	-
IMPACT FEES	154,556	193,125	-	-	-	-	347,681
SPLOST VIII	13,532,822	1,500,000	-	-	-	-	15,032,822
OTHER-CAPITAL OUTLAY	10,500	-	-	-	-	-	10,500
OTHER-Grant	-	-	-	-	-	-	-
Sharon Springs Park - Master Plan and Renovation	-	-	2,962,969	3,088,905	5,493,350	14,502,235	26,047,459
PARK BOND	-	-	-	-	-	-	-
IMPACT FEES	-	-	1,962,969	1,588,905	5,493,350	3,002,235	12,047,459
SPLOST VIII	-	-	1,000,000	1,500,000	-	11,500,000	14,000,000
OTHER-Undetermined	-	-	-	-	-	-	-
OTHER-Grant	-	-	-	-	-	-	-
Coal Mountain Park - Improvements	1,500,000	2,257,500	-	-	-	-	3,757,500
PARK BOND	1,000,000	-	-	-	-	-	1,000,000
IMPACT FEES	-	882,500	-	-	-	-	882,500
SPLOST VIII	500,000	1,375,000	-	-	-	-	1,875,000
OTHER	-	-	-	-	-	-	-
OTHER	-	-	-	-	-	-	-
Total Parks & Recreation	22,448,013	6,111,290	2,962,969	3,088,905	5,493,350	14,502,235	54,606,762

SCHEDULE OF IMPROVEMENTS

CWP Addendum 2023 - 2027

Transportation & Roads							
Funding Source and Estimated Project Costs							
IMPROVEMENT YEAR	2023	2024	2025	2026	2027	Future	TOTAL
POST ROAD WIDENING FROM SR 9 TO KELLY MILL	8,586,036	10,400,000	4,178,000	15,664,838	23,591,572	16,127,426	78,547,872
TRANSPORTATION BOND/SPLOST VIII	-	-	-	-	-	-	-
SPLOST VII	-	-	-	-	-	-	-
IMPACT FEES	-	-	-	-	3,000,000	-	3,000,000
SPLOST VIII	2,386,036	-	-	4,145,248	2,160,228	-	8,691,512
OTHER-GDOT	6,200,000	10,400,000	4,178,000	11,519,590	18,431,344	16,127,426	66,856,360
OTHER-GRANT	-	-	-	-	-	-	-
OTHER-COUNTY	-	-	-	-	-	-	-
OLD ATLANTA PHASE IV & V - PEW27	12,790,914	26,914,474	14,366,883	3,000,000	-	-	57,072,271
TRANSPORTATION BOND/SPLOST VIII	7,623,849	7,898,435	1,256,259	-	-	-	16,778,543
SPLOST VII	3,992,245	5,781,485	-	-	-	-	9,773,730
IMPACT FEES	-	-	-	3,000,000	-	-	3,000,000
SPLOST VIII	1,174,820	13,234,554	13,110,624	-	-	-	27,519,998
OTHER-GDOT	-	-	-	-	-	-	-
OTHER-GRANT	-	-	-	-	-	-	-
OTHER-COUNTY	-	-	-	-	-	-	-
SR 306-400 TO SR 369 - PEW32	110,750	-	-	-	-	-	110,750
TRANSPORTATION BOND/SPLOST VIII	-	-	-	-	-	-	-
SPLOST VII	-	-	-	-	-	-	-
IMPACT FEES	110,750	-	-	-	-	-	110,750
SPLOST VIII	-	-	-	-	-	-	-
OTHER-GDOT	-	-	-	-	-	-	-
OTHER-GRANT	-	-	-	-	-	-	-
OTHER-COUNTY	-	-	-	-	-	-	-
COAL MOUNTAIN EXTENSION/CONNECTOR - P18CM	3,250,000	2,390,735	3,693,541	-	-	-	9,334,276
TRANSPORTATION BOND/SPLOST VIII	-	-	-	-	-	-	-
SPLOST VII	-	-	-	-	-	-	-
IMPACT FEES	2,500,000	2,390,735	3,693,541	-	-	-	8,584,276
SPLOST VIII	-	-	-	-	-	-	-
OTHER-GDOT	-	-	-	-	-	-	-
OTHER-GRANT	750,000	-	-	-	-	-	750,000
OTHER-COUNTY	-	-	-	-	-	-	-
SHILOH ROAD AT SHILOH ROAD EAST - PE139	417,696	745,451	156,805	-	-	-	1,319,952
TRANSPORTATION BOND/SPLOST VIII	-	-	-	-	-	-	-
SPLOST VII	-	-	-	-	-	-	-
IMPACT FEES	167,696	410,422	132,304	-	-	-	710,422
SPLOST VIII	-	85,029	24,501	-	-	-	109,530
OTHER-GDOT	-	-	-	-	-	-	-
OTHER-GRANT	-	-	-	-	-	-	-
OTHER-DEVELOPER	250,000	250,000	-	-	-	-	500,000
Total Roads	25,155,396	40,450,660	22,395,229	18,664,838	23,591,572	16,127,426	146,385,121

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 2022 Impact Fee Capital Improvements Element Update and the Financial Report. The public hearing will be held on Thursday, July 6, 2023, 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 7, 2023 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.