



COMMUNITY DEVELOPMENT
Deborah L. Bell, Director

October 5, 2021

Jeannie Brantley
Three Rivers Regional Commission
P.O. Box 818
Griffin, GA 30224

RE: Spalding County – Adoption Resolutions, 2021 Updates to the CIE, CWP, 2021 Impact Fee Reports

Dear Ms. Brantley:

With this letter Spalding County officially submits the 2021 CWP, 2020 CIE Updates and the 2021 Impact Fee Report for FY2021. Included are:

- a. Transmittal Resolutions
 - a. Spalding County
 - b. City of Orchard Hill
 - c. City of Sunny Side
- b. One copy of the 2021 CWP Update
- c. One copy of the 2021 CIE Updates
- d. One copy of the Impact Fee Financial Report FY2021

Should you have any questions regarding this matter, please call me at (770) 467-4254.

Sincerely,

Deborah L. Bell

Deborah L. Bell, Director
Community Development

Cc: Dr. Steve Ledbetter, County Manager
Brad Vaughan, Senior Planner

TRANSMITTAL RESOLUTION

WHEREAS, Spalding County, The City of Orchard Hill and the City of Sunny Side has prepared an annual update to Capital Improvements Element and Community Work Program; and

WHEREAS, the annual update of the Capital Improvements Element and Community 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 September 20, 2021 at the Spalding County Annex, Room 108, 119 East Solomon Street, Griffin, Georgia.

BE IT THEREFORE RESOLVED, that the Spalding County Board of Commissioners does hereby submit the annual update of the Capital Improvements Element and Community Work Program covering the five-year period 2020-2024 to the Three Rivers Regional Development Center for Regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 4th day of OCTOBER, 2021

BY:

P. W. Davis

ATTEST:

Steve Smith

TRANSMITTAL RESOLUTION

WHEREAS, Spalding County, The City of Orchard Hill and the City of Sunny Side has prepared an annual update to Capital Improvements Element and Community Work Program; and

WHEREAS, the annual update of the Capital Improvements Element and Community 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 September 7, 2021 at the Sunnyside City Hall. 4924 Old Atlanta Road, Griffin, Georgia.

BE IT THERFORE RESOLVED, that the City of Sunny Side does hereby submit the annual update of the Capital Improvements Element and Community Work Program covering the five-year period 2019-2023 to the Three Rivers Regional Development Center for Regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 7th day of Sept 2021

BY:

William R. Slaughter

ATTEST:

Gay L. Whitman

TRANSMITTAL RESOLUTION

WHEREAS, Spalding County, The City of Orchard Hill and the City of Sunny Side has prepared an annual update to Capital Improvements Element and Community Work Program; and

WHEREAS, the annual update of the Capital Improvements Element and Community 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 September 13, 2021 at the Orchard Hill City Hall, 2972 Macon Road, Griffin, Georgia.

BE IT THEREFORE RESOLVED, that the City Council of the City of Orchard Hill does hereby submit the annual update of the Capital Improvements Element and Community Work Program covering the five-year period 2019-2023 to the Three Rivers Regional Development Center for Regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 13 day of September 2021.

BY:



ATTEST:



| Spalding County | ANNUAL CWP UPDATE 2021 - 2025 | | | | |
|----------------------------|--------------------------------------|-----------------|--------------------------|----------------------|-----------------------|
| Project or Activity | Start Date | End Date | Responsible Party | Cost Estimate | Funding Source |

Regulations

| | | | | | |
|--|---------|---------|---|------------|--------------|
| Evaluate the Village Node District and the Arthur K. Bolton and Tri-County Crossing Overlay Districts to identify needed updates and impediments to desired development. | Ongoing | Ongoing | Spalding County Community Development Dept. | Staff Time | General Fund |
| Review zoning and subdivision regulations (including outdoor storage/display, parking, signs, interparcel access) for potential amendments that can improve the appearance along US 19/41. <i>Currently working with Planning Commission to develop a North Expressway Improvement District.</i> | Ongoing | Ongoing | Spalding County Community Development Dept. | Staff Time | General Fund |
| Evaluate tree protection standards and identify potential amendments, as necessary, to preserve trees and prevent clear cutting with new development | Ongoing | Ongoing | Spalding County Community Development Dept. | Staff Time | General Fund |
| Review Agricultural and Residential zoning district requirements to ensure Conservation Subdivision are promoted; consider allowing 1 acre min. lot size in AR-1 by special exception approval | Ongoing | Ongoing | Spalding County Community Development Dept. | Staff Time | General Fund |
| Evaluate zoning ordinance and subdivision regulations for additional changes needed to implement the Comprehensive Plan, which may include zoning amendments to support the North Hill Street Master Plan | Ongoing | Ongoing | Spalding County Community Development Dept. | Staff Time | General Fund |
| Identify opportunities to strengthen property maintenance & nuisance ordinances pertaining to junk vehicles, litter, etc. | Ongoing | Ongoing | Spalding County Code Enforcement, County Manager's Office | Staff Time | General Fund |
| Adopt a Historic Preservation Ordinance, making the County eligible to apply to the federal Certified Local Government Program | 2022 | 2023 | Spalding County Community Development Dept. | Staff Time | General Fund |
| Appoint Historic Preservation Commission; Develop Design Guidelines based on Historic Resources Inventory; Apply to the Certified Local Government Program | 2022 | 2025 | Spalding County Community Development Dept. | Staff Time | General Fund |

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|---|-----------------|-----------------|--|------------|--------------|
| Adopt infill housing standards to ensure building setbacks, height, and lot coverage are consistent with surrounding homes (more detailed, context sensitive standards, e.g. siding materials, architectural style, etc. can be recommended for Experiment and East Griffin upon completion of Redevelopment Plans) - <i>Adopted Mill Village Overlay</i> | Complete | Complete | Spalding County Development Department | Staff Time | General Fund |
|---|-----------------|-----------------|--|------------|--------------|

Functional Plans

| | | | | | |
|--|-------------|-------------|---|-----------|--|
| Update the Parks and Recreation Master Plan; address parks, recreation, and open space (including greenways / trails and greenspace protection) | 2022 | 2023 | Spalding County Parks & Rec Dept. | \$500,000 | Impact Fees |
| Create a Fire Protection Level of Service Master Plan with the City of Griffin | 2022 | 2024 | Spalding County Fire Dept. | \$150,000 | County Fire District Fund; City General Fund |
| Conduct a feasibility study for the creation of a stormwater utility | 2022 | 2023 | County Manager's Office; Spalding County Public Works Dept. | \$50,000 | General Fund |
| Prepare an Urban Transit Connectivity Study (connectivity between areas of activity such as employment, shopping, and medical centers) - <i>Transit Master Plan is in progress and Comprehensive Transportation Plan update is in progress</i> | 2021 | 2022 | Spalding County | \$300,000 | Federal Transit Administration 5307 Grant Funds; SPLOST |
| Prepare a county-wide Economic Development Strategy - <i>Joint Strategic Plan in progress</i> | 2021 | 2022 | Spalding County, Griffin-Spalding Development Authority, Chamber of Commerce, Archway Partnership | \$65,000 | Archway; Spalding Co. General Fund; City of Griffin General Fund |

Small Area/Master Plans

| | | | | | |
|--|-------------|-------------|-----------------|-------------|------------------|
| Prepare an Interchange Feasibility Study for the Jenkinsburg Road/I-75 area | 2022 | 2023 | Spalding County | \$100,000 | SPLOST; T-SPLOST |
| Prepare an Interchange Justification Report for the Jenkinsburg Road/I-75 area | 2024 | 2025 | Spalding County | \$1,000,000 | SPLOST; T-SPLOST |

| | | | | | |
|--|-------------|-------------|--|-----------|---|
| Prepare a Griffin Truck By-Pass Study | 2023 | 2025 | Spalding County and City of Griffin | \$150,000 | County and City General Fund; T-SPLOST |
| Prepare a Redevelopment Plan for the Experiment Activity Center (Old Dundee Mills) | 2021 | 2022 | Spalding County Community Development Dept. | \$75,000 | LCI Grant Funds; General Fund |
| Prepare a Redevelopment Plan for the East Griffin Activity Center (Old Dundee #2) | 2021 | 2022 | Spalding County Community Development Dept. | \$75,000 | LCI Grant Funds; General Fund |

Process/Program

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|--|----------------|----------------|---|------------|-----------------------|
| Use the Future Development Map in the preparation of the next update to the Griffin- Spalding Wastewater Master Plan | 2021 | 2023 | Water and Sewer Authority; Community Development Dept. | Staff Time | SCWA; Spalding County |
| Initiate IGA with Griffin Housing Authority to maximize financial/staff resources and revitalization activities | 2021 | 2022 | Spalding County Board of Commissioners | Staff Time | General Fund |
| Continue to address community and economic development needs in conjunction with local leaders on the UGA Archway Partnership Executive Committee | Ongoing | Ongoing | Spalding County, Griffin, Board of Education/Colleges, Chamber of Commerce, Development Authority, Housing Authority | Staff Time | General Fund |
| Promote environmental and historic preservation activities and events on social media. <i>Restoration of Rosenwald School in progress.</i> | Ongoing | Ongoing | Spalding County | Staff Time | General Fund |
| Assess, evaluate and recommend overlays to protect residential corridors that do not have a "Commercial Corridor" or "Employment Corridor" designation on the Future Development Map | Ongoing | Ongoing | Spalding County Community Development Dept. | Staff Time | General Fund |

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|---|------|------|---|--|--------------------|
| Work with school system to identify Safe Routes to School Funding for Moreland Road | 2022 | 2024 | Spalding County Community Development Dept.; Board of Education | | T-SPLOST; E-SPLOST |
|---|------|------|---|--|--------------------|

Inventory/Assessment

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|--|---------|---------|---|------------|--|
| Conduct new Housing Conditions Survey for County | 2022 | 2024 | Spalding County Community Development, Griffin-Spalding Land Bank | Staff Time | General Fund |
| Conduct Historic Resources Survey & Inventory and identify opportunities with preservation specialists and advocates to protect and promote historic resources. <i>Staff is working on cemetery location map for cemetery preservation purposes.</i> | Ongoing | Ongoing | Spalding County Community Development Dept. | Staff Time | General Fund |
| Collaborate with Orchard Hill elected officials to identify opportunities with preservation specialists for the stabilization and reuse of vacant historic buildings in Orchard Hill | 2022 | 2025 | City of Orchard Hill; Three Rivers Regional Commission | | Orchard Hill General Fund; Grants; Spalding County |
| Review and address incompatible land use patterns and zoning on properties along city-county boundaries, including shared corridors such as North Hill Street | Ongoing | Ongoing | Spalding County Community Development Dept., Cities of Griffin, Sunny Side and Orchard Hill | Staff Time | City of Griffin Gen. Fund; City of Orchard Hill Gen. Fund; City of Sunny Side Gen. Fund. Spalding Co. General Fund |
| Research the requirements needed to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) Program to potentially reduce flood insurance premium rates. | 2022 | 2023 | Spalding County Board of Commissioners, Community Development Dept. | Staff Time | General Fund |

Community Improvements/Infrastructure Projects

| | | | | | |
|--|---------|---------|--|-------------|-----------------------------------|
| Address infrastructure improvements (water and sewer) in designated Target Areas within the Service Delivery Area of Spalding County to aid in the revitalization of Dundee Mills.Phase I is 90% complete . | Ongoing | Ongoing | Spalding County, Spalding County Water and Sewer Authority | \$3,800,000 | Spalding County, SCWSA, CDBG, DCA |
| Sidewalks on North Hill Street | 2022 | 2025 | Spalding County Public Works and Community Development Dept. | \$550,000 | T- SPLOST |

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|--|----------|----------|-----------------------------------|--------------|--|
| Purchase library collection materials | Ongoing | Ongoing | Griffin-Spalding County Library | \$185,768.00 | 97.2% Impact Fees |
| Adult Softball Complex (5 fields) | 2023 | 2025 | Spalding County Parks & Rec Dept. | \$2,037,400 | 100% Impact Fees |
| Flint River water trail (Blalock to Line Creek) - <i>All property owners have been notified; need to meet with COG to approve take-out. This is ready for construction.</i> | 2021 | 2022 | Parks & Rec Dept. | \$26,000 | 27.08% Impact Fees; General Fund |
| Quarry's Edge restrooms and gravel parking. In progress August 2020. (Quilly Street) - <i>95% complete</i> . | 2020 | 2021 | Parks & Rec Dept. | \$192,150 | Parking - 100% Impact Fees; Restrooms - 99.01% Impact Fees; General Fund |
| Dundee Lake Park - <i>Additional restrooms; new pavilion; ADA parking; restroom remodel; disc golf shelters. Estimated costs of these final works in progress is \$20,000.</i> | 2016 | 2022 | Parks & Rec Dept. | \$1,426,750 | 75.42% Impact Fees, general Fund |
| Big Shanty walking trail - <i>need to coordinate with IDA</i> | Ongoing | Ongoing | Parks & Rec Dept. | \$75,000 | 100% Impact Fees |
| Big Shanty restrooms - <i>need to coordinate with IDA</i> | Ongoing | Ongoing | Parks & Rec Dept. | \$183,000 | 96.04% Impact Fees; General Fund |
| Thomaston Park restrooms - <i>90% complete.</i> | 2020 | 2021 | Parks & Rec Dept. | \$183,000.00 | 99.01% Impact Fees; General Fund |
| Purchase additional equipment needed for 2 quick response fire trucks | Complete | Complete | Spalding County Fire Dept. | \$77,000 | 100% Impact Fees |

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|---|-----------------|-----------------|-------------------|-----------|--|
| Carver Road restrooms and gravel parking. In progress August 2020. (Dog Park) | Complete | Complete | Parks & Rec Dept. | \$196,725 | Parking - 100% Impact Fees; Restrooms - 99.01% Impact Fees; General Fund |
|---|-----------------|-----------------|-------------------|-----------|--|

| Spalding County | | Capital Improvements Project Update 2021-2025 | | | | |
|---|--|---|------------------|---------------------------|---|--|
| Public Facility: | | Parks/Recreation | | | | |
| Service Area: | | | | | | |
| Project Description | | Project Start Date | Project End Date | Estimated Cost of Project | Funding Sources | Status/Remarks |
| Dundee Lake Park - additional restrooms, new pavilion, ADA parking, restroom remodel and disc golf shelters currently in progress | | 2016 | 2022 | \$1,426,750 | 75.42% Impact Fees, General Fund | Park was purchased - 2005, Dundee Lake Park Master Plan - 2006, Park will be constructed in phases |
| Thomaston Mill Village - Playground | | 2009 | 2010 | \$130,000 | 100% Impact Fees | Completed |
| Volunteer Park - Playground | | 2019 | 2020 | \$183,000 | 95.51% Impact Fees; General Fund | Completed |
| Adult Softball Complex | | 2021 | 2025 | \$2,037,400 | 100% Impact Fees | |
| Water Trail - Flint River (Blalock to Line Creek) | | 2020 | 2022 | \$26,000 | 27.08% Impact Fees; General Fund | On-going. |
| Senior Center - Walking Trail, Sports Courts | | 2018 | 2019 | \$40,000 | 100% Impact Fees | Completed |
| Quilly Street(Quarry's Edge) - Restroom/Gravel Parking | | 2019 | 2021 | \$192,150 | Restrooms - 99.01% Parking - 100% Impact Fees; General Fund | Restrooms \$183,000, \$9,150 for parking. Project 95% complete.. |
| Carver Road - Restroom/Gravel Parking | | 2019 | 2021 | \$196,725 | Restrooms - 99.01% Parking - 100% Impact Fees; General Fund | Restrooms \$183,000, \$13,725 for parking. Completed. |
| Big Shanty - Building Remodel/Walking Trail | | 2019 | 2022 | \$75,000 | 100% Impact Fees | Ongoing |

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|--------------------------------------|--|------|------|-----------|--|
| | | | | | Remainder of new growth demand (2.97 restrooms) x 99.01% eligible; Ongoing |
| Big Shanty - Restrooms | | 2020 | 2022 | \$183,000 | 96.04% Impact Fees; General Fund |
| Skate Park - Expansion | | 2018 | 2020 | \$122,000 | 100% Impact Fees Completed |
| Dundee Lake - Disc Golf Course | | 2018 | 2020 | \$213,500 | 74.27% Impact Fees; General Fund Completed |
| Thomaston Mills Park - New Restrooms | | 2019 | 2021 | \$183,000 | 99.01% Impact Fees; General Fund Under Construction |

| Spalding County | | Capital Improvements Project Update 2021-2025 | | | | |
|-------------------------------------|--|---|------------------|---------------------------|----------------------------------|----------------|
| Public Facility: | | Fire | | | | |
| Service Area: | | | | | | |
| Project Description | | Project Start Date | Project End Date | Estimated Cost of Project | Funding Sources | Status/Remarks |
| Fire Truck - Heavy Vehicle | | 2007 | 2009 | \$349,992 | 100% Impact Fees | Completed |
| Station 7 | | 2009 | 2010 | \$1,404,000 | 69.58% Impact Fees, General Fund | Completed |
| 2 Quick Response Fire Trucks | | 2018 | 2018 | \$511,065 | 100% Impact Fees | Completed |
| Equipment for Quick Response Trucks | | 2020 | 2021 | \$77,000 | 100% Impact Fees | Completed |

NOTE: Impact Fees in the following categories -- 911, Jail and Homeland Security -- are planned to be applied to these projects when the 911 Center, Jail and EOC are expanded in 2030.

| Spalding County | | Capital Improvements Project Update 2021-2025 | | | | |
|---------------------|--|---|------------------|---------------------------|-------------------|---------------------------|
| | | | | | | |
| Public Facility: | | Library | | | | |
| Service Area: | | | | | | |
| Project Description | | Project Start Date | Project End Date | Estimated Cost of Project | Funding Sources | Status/Remarks |
| Library Materials | | 2018 | 2022 | \$185,768 | 97.2% Impact Fees | On-going annual purchases |
| | | | | | | |
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| Spalding County Annual Impact Fee Financial Report - Fiscal Year 2021 | | | | | | | | | | |
|---|-------------|----------------------|--------------------------------|-------------|-------------------|---------------|----------------|-----------------|-----------------|-------------|
| Public Facility: | Library | Parks and Recreation | Fire Protection | Jail | Homeland Security | Emergency 911 | Administration | CIE Preparation | Interest Income | Total |
| Service Area: | County-wide | County-wide | Unincorporated Spalding County | County-wide | County-wide | County-wide | County-wide | County-wide | County-wide | |
| Impact Fee Fund Balance July 1, 2020 | \$25,946 | \$1,632,907 | \$150,355 | \$276,198 | \$6,405 | \$125,299 | \$41,441 | \$33,290 | \$187,907 | \$2,479,748 |
| | | | | | | | | | | |
| Impact Fees Collected July 1, 2020 through June 30, 2021 | 9,157 | 445,751 | 338,492 | 46,223 | 724 | 20,997 | 25,879 | 12,426 | 0 | 899,649 |
| Interest Income | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 250 | 250 |
| Impact Fee Refunds | (21) | (1,006) | (538) | (67) | (1) | (30) | (50) | (24) | 0 | (1,737) |
| Expenditures | 0 | (248,131) | 0 | 0 | 0 | 0 | (815) | 0 | 0 | (248,946) |
| | | | | | | | | | | |
| Impact Fee Fund Balance Ending June 30, 2021 | \$35,082 | \$1,829,521 | \$488,309 | \$322,354 | \$7,128 | \$146,266 | \$66,455 | \$45,692 | \$188,157 | \$3,128,964 |
| | | | | | | | | | | |
| Impact Fees Encumbered | \$35,082 | \$1,829,521 | \$488,309 | \$322,354 | \$7,128 | \$146,266 | \$66,455 | \$45,692 | \$188,157 | \$3,128,964 |