

**Action Requested/Required:**

- ☒ Vote/Action Requested
☐ Discussion or Presentation Only
☒ Public Hearing
Report Date: 11/6/25
Hearing Date: 11/6/25
Voting Date: 11/6/25

Department: Community Development**Presenter(s) & Title:** Kevin TurnerCommunity Development Director**Agenda Item Title:**

Public Hearing, Discussion, and Possible Action on Annual Update to Capital Improvements Element for Impact Fees.

Summary:

The City of Canton is required to submit an annual update to Georgia DCA and ARC for its impact fee program. Canton's annual update deadline is February 28, 2026. Upon completion of the annual update and public review, the plan must be transmitted to Georgia DCA and ARC for review and comment. The state review period is 50 days. After the review period, Canton will have to approve a resolution to adopt the annual update CIE. After adoption, the staff is required to submit executed Resolution to Adopt to Georgia DCA and ARC prior to February 28, 2026. Failure to meet the February 28, 2026 deadline would result in Canton losing "Qualified Local Government Status." Loss of QLG status would mean Canton would not be eligible for grant or loan funding administered through Georgia DCA and GEFA.

Budget Implications:Budgeted? ☐ Yes ☐ No ☒ N/ATotal Cost of Project: Check if Estimated ☐Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other: **Staff Recommendations:**

Staff recommend City Council approve the Resolution to Transmit the Annual Update to the Capital Improvements Element.

Reviews:Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No**Attachments:**

Year End Financial Statement
Capital Improvement Element
Resolution to Transmit

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 Balance	1,128,790.58	97,058.06	-	1,696,861.02	62,426.32	2,985,135.98
(4) Impact Fees Collected	2,848,762.02	90,054.12	619,596.68	368,169.60	127,551.15	4,054,133.57
* Administration fees exceed 3% due to \$286,580.84 in Parks & Recreation Impact Fee credits being issued.						
* Administration fees exceed 3% due to \$41,362.02 in Road Impact Fee credits being issued.						
(5) Accrued Interest	226.50	2,894.15		63,686.04	91.80	66,898.49
(6) Project Expenditures	(1,295,615.62)	-	(619,596.68)	(79,110.96)	-	(1,994,323.26)
(7) Administrative Costs					86.60	86.60
(8) Impact Fee Refunds						-
(9) Ending Impact Fee Fund Balance	2,682,163.48	190,006.33	-	2,049,605.70	190,155.87	5,111,931.38
(10) Impact Fees Encumbered	2,682,163.48	190,006.33	-	2,049,605.70	190,155.87	5,111,931.38

5-Year Work Program: Impact Fee Eligible Projects
FY2025 CIE Annual Update
1-CITY-WIDE DISTRICT

Project Description	2025	2026	2027	2028	2029	Project Status	Cost Estimate	Funding Source	Responsible Party
Administrative									
Impact Fee Program Methodology Update					X	In Progress	\$150,000	100% Impact Fees	Planning & Zoning
Fire Protection									
Fire Station 16	X	X	X			In Progress	\$8,000,000	100% Impact Fees	Cherokee Co. Fire and Emergency Services
Police Services									
Police Station & Facilities	X	X	X	X	X	In Progress	\$1,519,608	64.2% Impact Fees; SPLOST	Canton Police Dept.
Parks and Recreation									
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				In Progress	\$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				In Progress	\$750,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
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			In Progress	\$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			In Progress	\$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			In Progress	\$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	In Progress	\$400,000	100% Impact Fees	Canton Public Works Dept.

5-Year Work Program: Impact Fee Eligible Projects
FY2025 CIE Annual Update
1-CITY-WIDE DISTRICT

Project Description	2025	2026	2027	2028	2029	Project Status	Cost Estimate	Funding Source	Responsible Party
Road Improvements									
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	In Progress	\$1,647,000	34.2% Impact Fees; Grants	Canton Community Dev. Dept.
Heard Road Extension	x	x	x	x	x	In Progress	\$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 Improvement	x	x	x	x	x	In Progress	\$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	In Progress	\$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			In Progress	\$1,000,000	34.2% Impact Fees; SPLOST; GDOT; FHWA	Canton Community Dev. Dept.
Marietta Road – Bridge Replacement	x	x	x	x	x		\$3,000,000	34.2% Impact Fees; SPLOST; GDOT; FHWA	Canton Community Dev. Dept.
Reservoir Drive – Intersection Improvements						Completed	\$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	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	In Progress	\$1,500,000	34.2% Impact Fees; SPLOST; TAD	Canton Community Dev. Dept
Marietta Rd Realignment and Various Intersection Improvements		x	x	x	x		\$15,000,000	34.2% Impact Fees; SPLOST; GDOT; FHWA	Canton Community Dev. Dept
Northside Hospital Cherokee Secondary Entrance	x	x				In Progress	\$600,000	34.2% Impact Fee; Cherokee County; Northside Hospital	Northside Hospital

City of Canton
State of Georgia
County of Cherokee
Resolution No. 2025-

**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 6, 2025, 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 6th day of November 2025.

BY: _____

Bill Grant, Mayor

ATTEST: _____

Annie Fortner, City Clerk

Approved as to Form and Content: _____

Robert M. Dyer, City Attorney