

CHEROKEE COUNTY COMMUNITY DEVELOPMENT AGENCY

Geoffrey E. Morton, P.E.

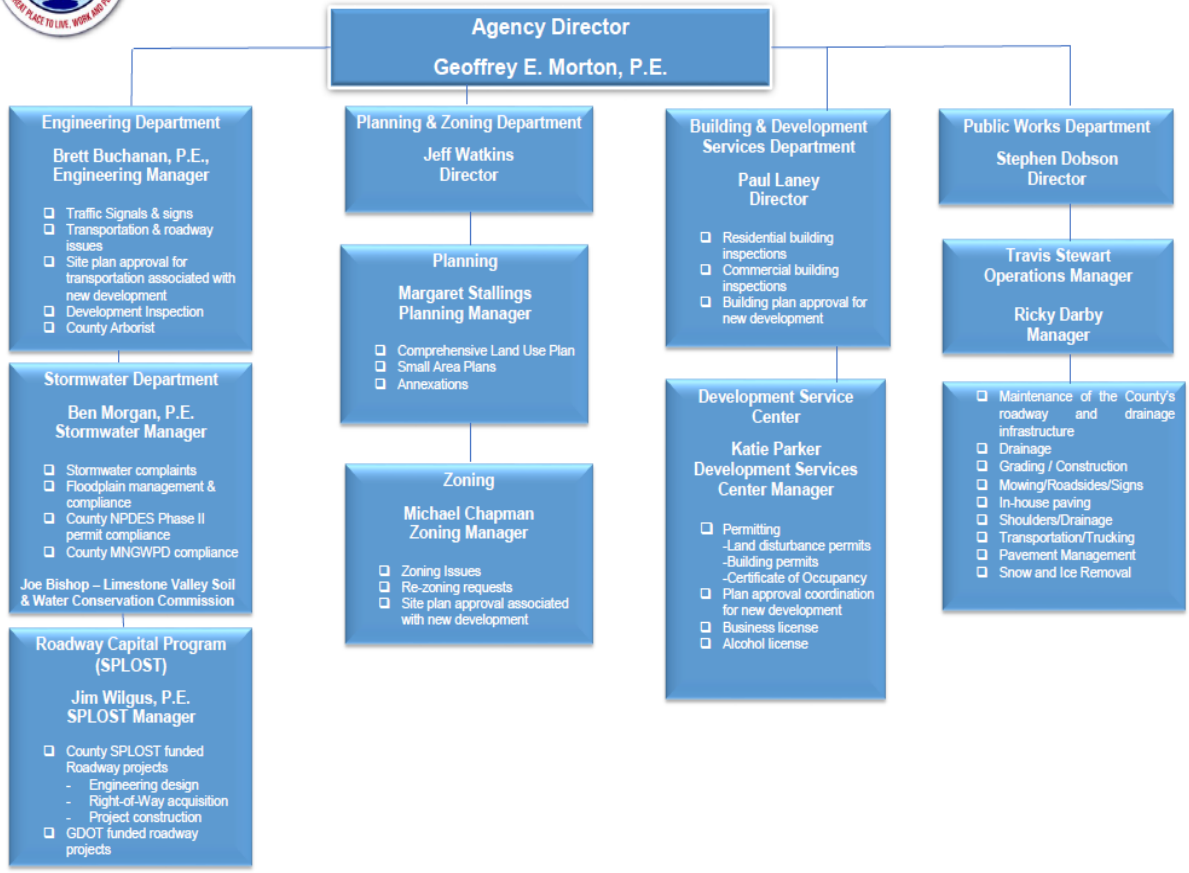
Community Development Agency Director

March 19, 2019

Cherokee County Government



Community Development Agency Organizational Chart



COMMUNITY DEVELOPMENT AGENCY

- Engineering Departments
- Planning & Zoning Department
- Building & Development Services Department
- Public Works Department (Roads & Bridges Department)



Cherokee County Government

Planning & Zoning Organizational Chart

Jeff Watkins, AICP
Director

Rhonda Hilliard
Executive Assistant

PLANNING

Margaret Stallings, AICP
Planning Manager

Chris Luly
Senior Planner

David Greenberg
Planner

- Annexations
- Comprehensive Plan
- Small Area Plans
- Intergovernmental Coordination
- Ball Ground Planning
- Waleska Planning
- Zoning and Thematic Mapping

ZONING

Michael Chapman, AICP
Zoning Manager

Thomas Trawick
Planner

Tamala Davis
Planning Technician

- Rezoning
- Special Use Permits
- Modification of Zoning Conditions
- Variances
- Ordinance Interpretation
- Plan Review
- Minor Subdivisions
- Sign Permits
- Zoning Certifications

PLANNING & ZONING DEPARTMENT

PLANNING DIVISION

- 2018 Accomplishments

- Completed the Comprehensive Plan Update for the County – adopted by BOC in November 2018
- Reviewed 19 Annexation Cases
- Completed the Comprehensive Plan Updates for the cities of Ball Ground and Waleska
- Completed 2018 Impact Fees Annual Report and STWP Update
- Received 2018 ARC Green Communities Recertification for Cherokee County
- Hired a Senior Planner

- 2019 Work Plan

- Complete and adopt the Southwest Cherokee Area Plan
- Begin work on the Hickory Flat Area Plan
- Implement Parcel-Based Zoning with adoption of Zoning Map
- Partner with Cities to complete a Housing Study focused on Workforce and Seniors
- Begin update to Impact Fee Capital Improvement Element and Methodology Report

ZONING DIVISION

- **2018 Accomplishments**
 - Implemented Article 18 – Amendments and Zoning Procedures
 - Updated Permitted Uses Table with Special Use Permits
 - Updated Minimum District Development Standards – first update since 2007
 - Improved staff reports with maps, visuals and better analysis for Rezoning and Variances
 - 34 Rezoning/2 Special Use Permits; 68 Variances/21 Administrative Variances; 231 Minor subdivisions
 - Hired new Zoning Manager and Planner
- **2019 Work Plan**
 - Amend Article 5 – Accessory Uses and Structures
 - Amend Article 16 – Highway 92 Village Overlay
 - Implement on-line submittal of Rezoning & Special Use Permit applications
 - Collaborate with GIS to display variance applications on web-based Geocortex viewer

Cherokee County

Cherokee County is a Green Community certified at the Bronze level. Here are a few examples of sustainable measures accomplished by the county.

Rather than build on undeveloped land, the county renovated an abandoned athletic facility, transforming it into the Cherokee County Marshal's Office.

All county-owned facilities were audited for energy efficiency. Upgrades included switching to LED lighting, optimizing HVAC systems, and installing sliding accession doors on fire stations.

Cherokee County's Neighborhood Development Ordinance allows new building occupants to use existing parking and encourages neighboring organizations and businesses to share parking. This reduces impervious surfaces while increasing walkability.

Two areas have been designated Opportunity Zones in order to revitalize underdeveloped commercial buildings and displaced residential communities. Millions of dollars in investment and hundreds of new jobs have resulted.

When private trash haulers discontinued glass recycling services, the county created free glass recycling drop-off centers, collecting more than 250 tons of glass in 2017 alone.

2018 GREEN COMMUNITIES RECERTIFICATION

Since 2010, Cherokee County has been a certified Green Community with this Atlanta Regional Commission program. The certification must be renewed every 4 years. In 2018, Cherokee County achieved the Bronze Level of certification, led by the efforts of the Planning & Zoning Department, and through the combined effort of many County departments. We were recognized at the January 23, 2019 ARC Board Meeting.



Cherokee County Government

Building and Development Services Organizational Chart

Paul Laney, CBO MCP
Director

Rhonda Hilliard
Executive Assistant

BUILDING INSPECTIONS

Jeff Bass
Senior Inspector

Jim Haizlip
Plans Reviewer

- Commercial Plan Reviews
- Commercial Building Inspections
- Residential Building Inspections

Jim Adams, Residential Inspector
Jon Boiles, Residential Inspector
Coy Collett, Residential Inspector
Bryan Crosby, Residential Inspector
Ted Flowers, Commercial/Residential Inspector
Linda Moody, Residential Inspector
Elliott Robinson, Residential Inspector
Joe Worthington, Residential Inspector

DEVELOPMENT SERVICE CENTER

Katie Parker
Manager

Shannon Griffith
Lead DSC Representative

- Business License
- Alcohol License
- Commercial/Residential Permitting

Kristen Falls, DSC Representative
Becky Kerstetter, DSC Representative
Irene Mumper, DSC Representative
Kristin Richards, DSC Representative

BUILDING & DEVELOPMENT SERVICES

BUILDING DEPARTMENT

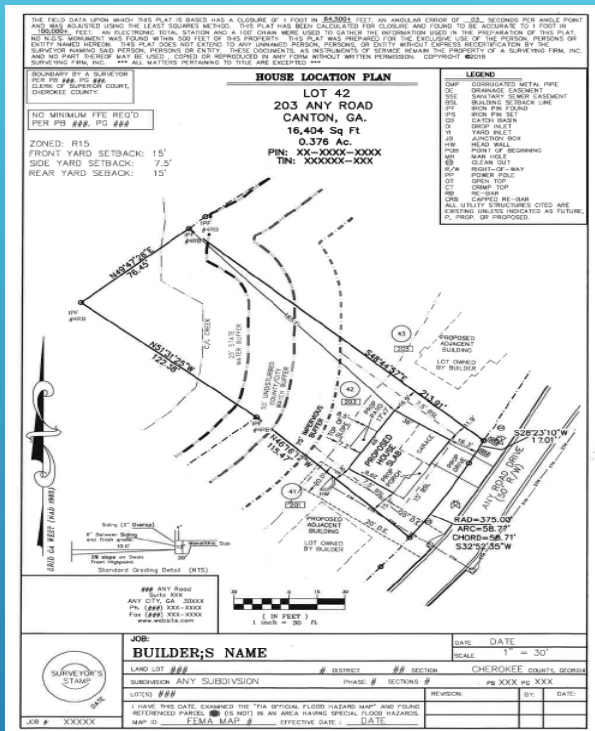
- 2018 Accomplishments

- Hired new Building Official
- Updated County ordinances to adopt current building codes
- Added window of arrival time for building inspectors
- Started bi-weekly meetings with inspectors to discuss code compliance and uniform enforcement
- Started monthly meetings with local City Building Officials to discuss common issues & code compliance
- Updated all permit forms

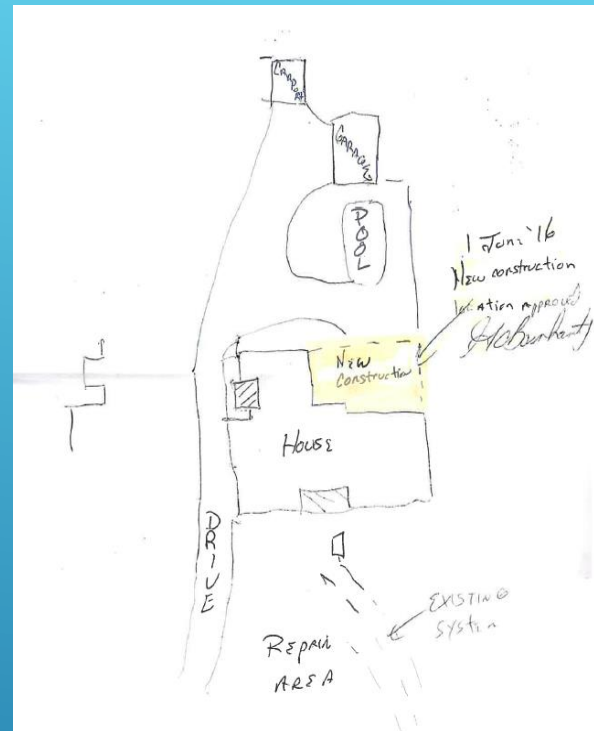
- 2019 Work Plan

- Begin monthly meetings with local builders to discuss new building code changes coming in 2020
- Require Home Layout Plans/Surveys for all permits
- Require foundation surveys in lieu of setback inspections
- Record retention – digitize all certificates of occupancy – no more paper files
- Alert builders in advance if a fee is due – not schedule inspection vs delaying inspection

THIS:



NOT THIS:




SURVEY, SITE PLAN OR SCALE DRAWING REQUIREMENTS – REQUIRED WITH ALL PERMIT APPLICATIONS. MUST BE NO MORE THAN 2 YEARS OLD AND PREPARED BY A DESIGN PROFESSIONAL (ARCHITECT, ENGINEER, SURVEYOR, LANDSCAPE ARCHITECT).

DEVELOPMENT SERVICES DEPARTMENT

- 2018 Accomplishments

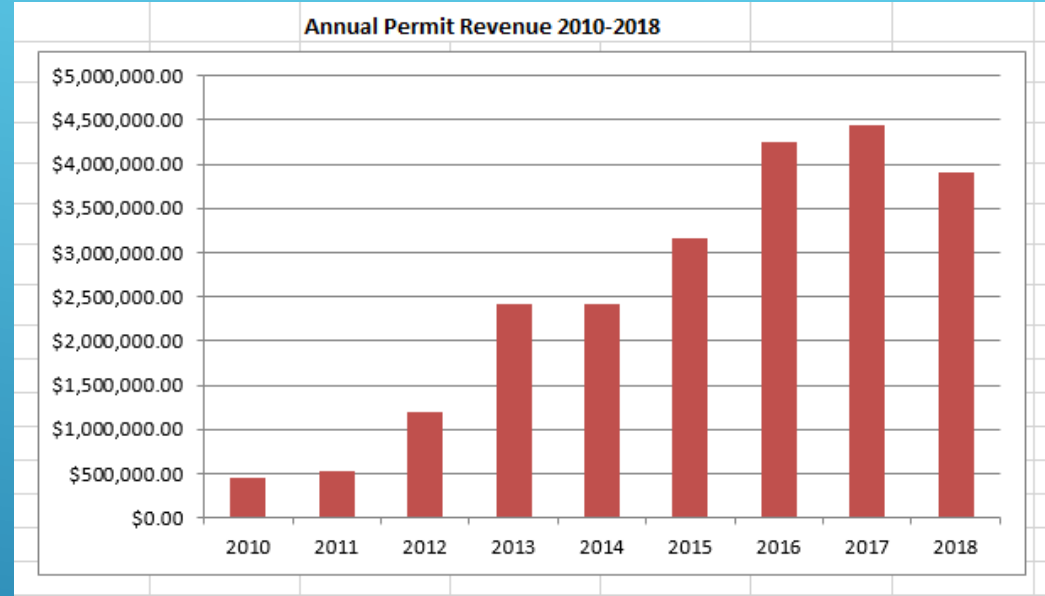
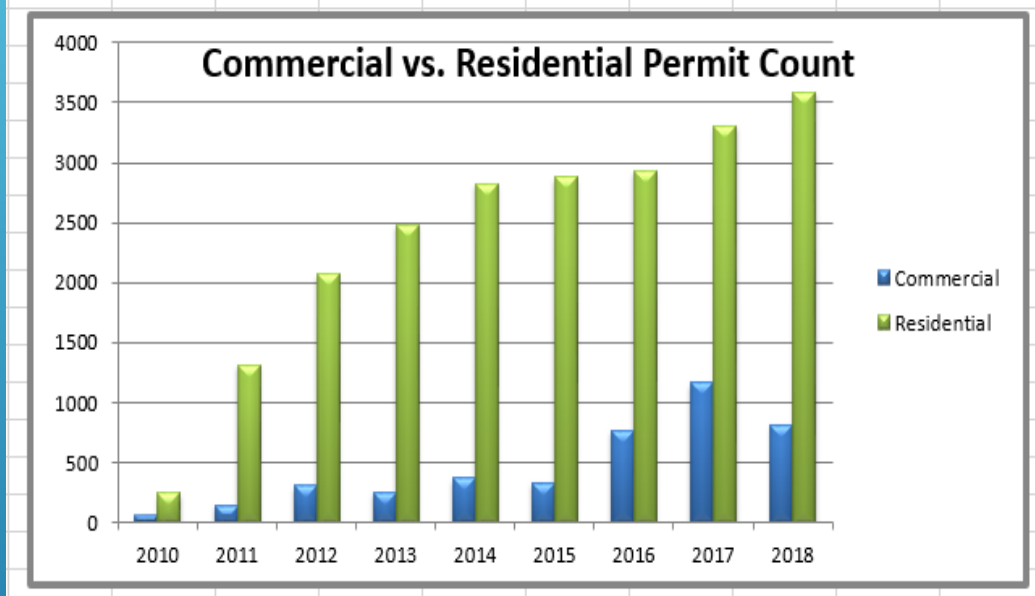
- Hired new Development Services Center Manager
- Finalized Standard Operating Procedures for all DSC technicians
- 3,588 Residential Building Permits issued - \$405,074,000 valuation
- 812 Commercial Building Permits issued - \$71,744,000 valuation
- 2018 permit revenue = \$3,908,488

- 2019 Work Plan

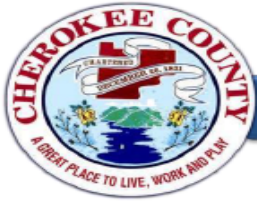
- Continue to update processes for more streamlining
 - Continue cross training
 - Finalize Tenant Occupancy Permit and Model Home Permit procedures
 - Review Alcohol Licensing procedures
 - Review Special Event and Film Event process and procedures
- 

2018 Permit Count

2018 Permit Revenue



2018 PERMIT COUNT AND REVENUE COMPARISON



Cherokee County Government

Engineering Department Organizational Chart

Geoffrey Morton, P.E.
Community Development Agency Director

Cynthia Pierce
Executive Assistant

Brett Buchanan, P.E.
Engineering Manager

TRANSPORTATION

- Traffic Signals and signs
- Transportation and Roadway Issues
- Site Plan Approval for transportation associated with new development
- Development inspection and enforcement

Carson Jones, P.E., Transportation Eng.
Keith Satterfield, Eng. Assistant

DEVELOPMENT INSPECTION

Craig Henschel, Inspection Manager

Shannon Fitzgerald, Arborist
Brandon Duncan, Development Inspector
Jerome Huggins, Development Inspector
Christopher Reed, Development Inspector
Jimmy Stokes, Development Inspector

Ben Morgan, P.E.
Stormwater Manager

STORMWATER

- Stormwater Complaints
- Floodplain Management and compliance
- County NPDES Phase II Permit Compliance
- County MNGWPD Compliance
- Site plan approval for Stormwater associated with new development

Joe Bishop
Limestone Valley Soil & Water
Conservation Commission

Andrea Yager, Stormwater Engineer
Mark Pinson, Stormwater Inspector
Jesse Dover, Stormwater Inspector

Jim Wilgus, P.E.
SPLOST Manager

ROADWAY SPLOST

- County SPLOST funded roadway projects design
- County SPLOST funded roadway projects right-of-way acquisitions
- County SPLOST funded roadway projects construction administration
- GDOT funded roadway projects

Barry Tarver, P.E., SPLOST Engineer
Lori Jones, Construction Manager
Joshua Hamilton, Sr. Inspector
Matthew Rollor, SPLOST Inspector

ENGINEERING

TRANSPORTATION ENGINEERING DEPARTMENT

- 2018 Accomplishments

- Coordinated flashing yellow conversion on 37 County and City maintained traffic signals
- Continued maintenance of 57 County maintained traffic signals and 19 school flashers
- Continued 5 day plan review time; 3 reviews on average – total time for County review 18-20 days
- Hired a new Arborist

- 2019 Work Plan

- Work with GDOT and cities to develop Countywide traffic signal maintenance program
- Hire consultant for on-call traffic signal timing and coordination – develop a Traffic Control Center
- Hire additional staff engineer to assist with traffic signal programming and maintenance
- Implement mobile device inspections for all Development Inspectors & Arborist
- Work with and educate consultant community to decrease number of plan review submittals

STORMWATER ENGINEERING DEPARTMENT

- 2018 Accomplishments

- Completed renewal of 2018-2022 NPDES MS4 General Permit for the County
- Completed MNGWPD audit and associated stormwater ordinance updates
- Responded to 284 stormwater complaints within 3 days of complaint receipt
- Inspected 2,093 stormwater structures; 51 miles of pipe and 53 miles of roadside ditches
- Worked with development community to increase Green Infrastructure/Low Impact Development stormwater facility inventory from 6 to 27

- 2019 Work Plan

- Work with EPD and FEMA to roll out new FIRM maps by June 4 (requires update of Floodplain Ordinance)
- Continue to work on timely response to stormwater complaints
- Expand GI/LID stormwater facility use (requires update of Stormwater Ordinances)
- Enhance stormwater maintenance inspection program with follow-up and outreach efforts
- Work with Roadway SPLOST Program to review linear transportation projects and MS4 feasibility
- Hire additional stormwater technician to assist with complaint resolution

SPLOST ROADWAY CAPITAL PROGRAM

- 2018 Accomplishments

- Hired SPLOST Roadway Project Manager
- Completed several intersection improvement projects – East Cherokee Dr at Gaddis Rd; East Cherokee Dr at Holly Springs Parkway; Bells Ferry Rd at Ridge Rd; Hickory Rd at Stringer Rd
- Completed 2018 Resurfacing Program – 17 miles
- Awarded design contracts for 2 roundabout projects, 3 bridge replacement projects, 2 scoping studies, 2 roadway improvement projects and a Federally funded intersection improvement project

- 2019 Work Plan

- Continue and complete construction of several intersection improvement projects - East Cherokee Dr at Tripp Rd; SR 140 at Lower Burris Rd and Batesville Rd at Lower Birmingham Rd
- Bid to construction the SR 140 at East Cherokee Dr intersection improvement project
- Kick-off/complete the SR 140 Corridor Traffic Study and begin design of resulting projects
- Continue/complete Scoping Studies of 575 Interchange Operational Improvement projects
- Advertise and award design for several operational improvement projects included in SPLOST 2018
- Continue working with GDOT on Bells Ferry Rd project and Bells Ferry Road Bridge project

East Cherokee Dr at Holly Springs Pkwy

(2018 GPTQ Preconstruction Award Nominee)

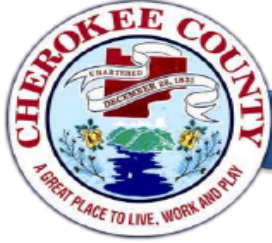


East Cherokee Dr at Gaddis Road

(2019 ACEC Merit Award Winner)

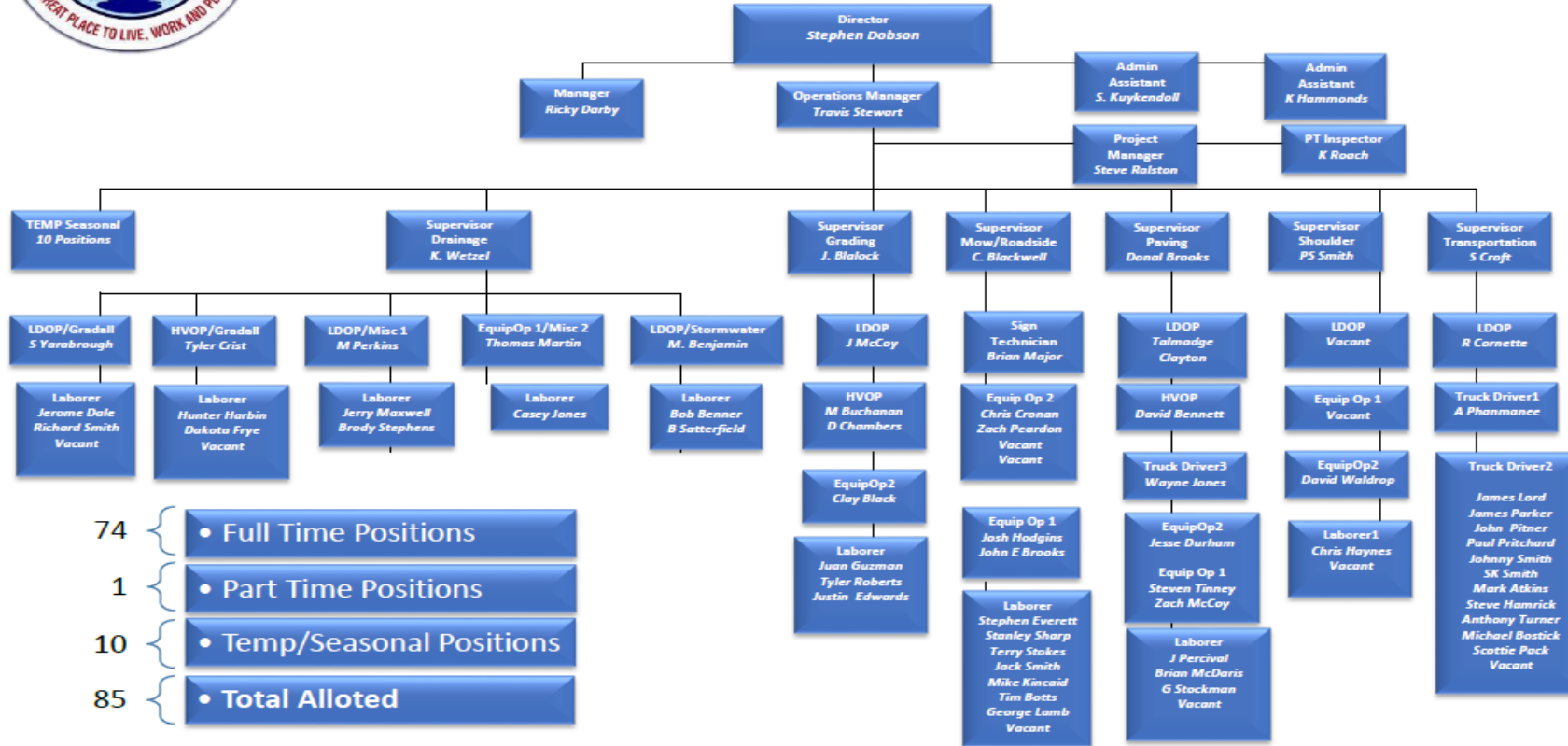


ROADWAY SPLOST PROJECTS COMPLETED IN
2018



Cherokee County Government

Public Works Organizational Chart



PUBLIC WORKS (FKA ROADS & BRIDGES)

PUBLIC WORKS DEPARTMENT

- 2018 Accomplishments

- Hired new Director
- Received 1,494 work orders; 1,269 or 85% completed - 60% of those within 10 days
- Completed 23 miles of in-house paving projects
- Completed 12 stormwater pipe replacement projects
- Completed 4 in-house reconstruction projects (Stover Rd, Charles Rd, Recreation Ln; Mt. Zion Rd)
- Name change – Roads & Bridges is now the PUBLIC WORKS DEPARTMENT

- 2019 Work Plan

- Continue to complete majority of work orders in a timely manner
- Strive to complete 35 miles of in-house paving projects
- Strive to complete 5 in-house reconstruction projects (Rosewood Cir; Rampley Tr; Little Rd; Gay Thompson Dr; Mt Carmel Church Ln)
- Continue coordination with other departments
- Close on purchase of new facility – March 2019



PUBLIC WORKS IN-HOUSE PAVING OPERATIONS

2018 – 23 miles = 55 roadways!



NEW PUBLIC WORKS FACILITY

1037 MARIETTA HIGHWAY

THANK YOU!

Questions??

gmorton@cherokeega.com

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