

# CHEROKEE COUNTY COMMUNITY DEVELOPMENT AGENCY

Geoffrey E. Morton, P.E.

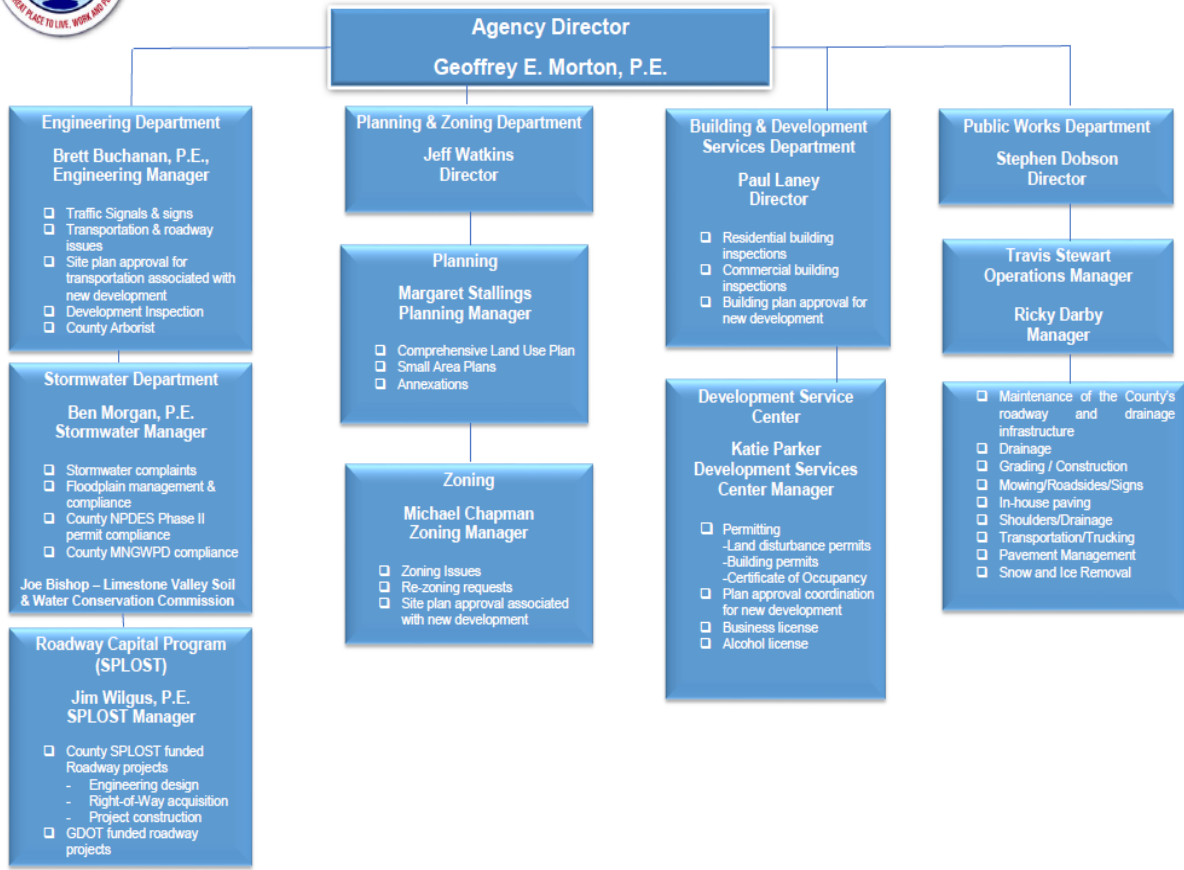
Community Development Agency Director

April 21, 2020

Cherokee County Government



Community Development Agency Organizational Chart



# COMMUNITY DEVELOPMENT AGENCY

- Engineering Departments
- Planning & Zoning Department
- Building & Development Services Department
- Public Works 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

## 2019 Accomplishments

- Reviewed 18 Annexation Cases.
- Completed the Parcel-based Zoning Map - adopted by BOC in April 2019.
- Completed the Southwest Cherokee Area Plan – adopted by BOC in June 2019.
- Completed 2019 Impact Fees Annual Report and STWP Update.
- Amended Article 16 - the Hwy 92 Overlay District to support the Southwest Cherokee Area Plan.
- Began work on the Hickory Flat Area Plan & County-wide Housing Study.

## 2020 Work Plan

- Complete and adopt the Hickory Flat Area Plan.
- Complete update to Impact Fee Capital Improvement Element and Methodology Report.
- Partner with Cities & ARC to complete the County-wide Housing Study with input from the general public and local stakeholders.
- Continue overseeing the Annexation Review Process to communicate County concerns.
- Develop a Regional Airport Area District to implement FAA requirements.
- Continue to work on Pearidge Community Plan.

# ZONING DIVISION

## 2019 Accomplishments

- Implemented online submittal of Rezoning and Special Use Permit applications.
- Amended Article 7 – District Uses and Regulations: Industrial Design Standards and Temporary Sawmills.
- Amended Articles 5 and 15 – Updates to Variance Procedures.
- Amended Article 16 – Highway 92 Village Overlay (joint project with Planning Division).
- Repealed and Replaced Article 23 – Conservation Design Community.
- Implemented new public notice sign process – provides more information to public.
- Created new temporary manufactured home application (4 application types).
- Thomas Trawick – Planner, earned American Institute of Certified Planners (AICP) status.

## 2020 Work Plan

- Amend Article 5 – Accessory Uses and Structures.
- Signs and Outdoor Advertising – Update Article 11 and Develop Online Application Process.
- Develop Conservation Design Community brochure.
- Develop concurrent Rezoning-Special Use Permit application.
- Develop Legacy Lot application.
- Collaborate with GIS to display variance cases on web-based Geocortex viewer.



## 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**  
**Bryan Crosby, Residential Inspector**  
**Ted Flowers, Commercial/Residential Inspector**  
**Linda Moody, Residential Inspector**  
**Elliott Robinson, Residential Inspector**  
**Chris Thomas, 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 Falis, DSC Representative**  
**Becky Kerstetter, DSC Representative**  
**Irene Mumper, DSC Representative**  
**Kristin Richards, DSC Representative**

# BUILDING & DEVELOPMENT SERVICES

# BUILDING DEPARTMENT

## 2019 Accomplishments

- Completed digitization of all certificates of occupancy.
- Disposed of all paper files – now fully digital on historical permit information.
- Implemented pay incentive plan for building inspectors and DSC permit technicians who receive additional certifications.
- Hosted monthly training class for local builders regarding code changes that were effective on January 1, 2020.

## 2020 Work Plan

- Working with new building codes that were effective January 1<sup>st</sup>.
- Continue to meet quarterly with local builders to respond to code questions and code information.
- Continue to meet monthly with local city and county Building Officials to create consistent code interpretation and inspections.
- Continue to work with Cityview to stream-line inspection process.

# DEVELOPMENT SERVICES DEPARTMENT

## 2019 Accomplishments

- Received Originating Agency Identifier (ORI) and training for with compliance with GCIC requirements for alcohol licensing.
- Created a back office position to assist with on-line questions and other email requests to DSC.
- Collected \$97,252 in past due occupational license fees.
- 3,514 Residential Building Permits Issued - \$348,093,132 valuation.
- 536 Commercial Building Permits Issued - \$104,585,144 valuation.
- 2019 Permit Revenue = \$3,295,118.

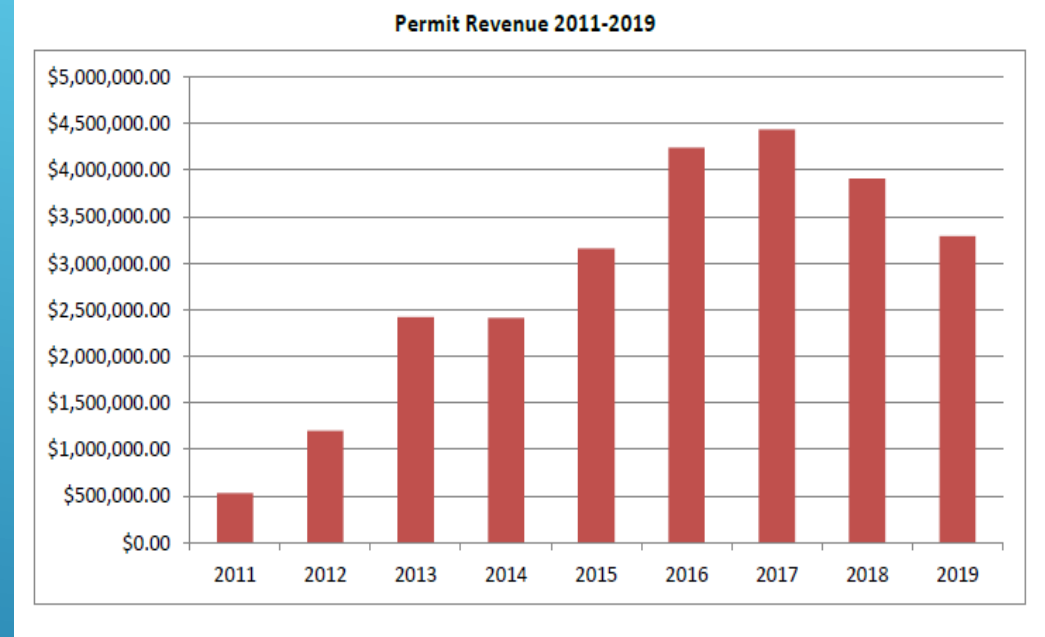
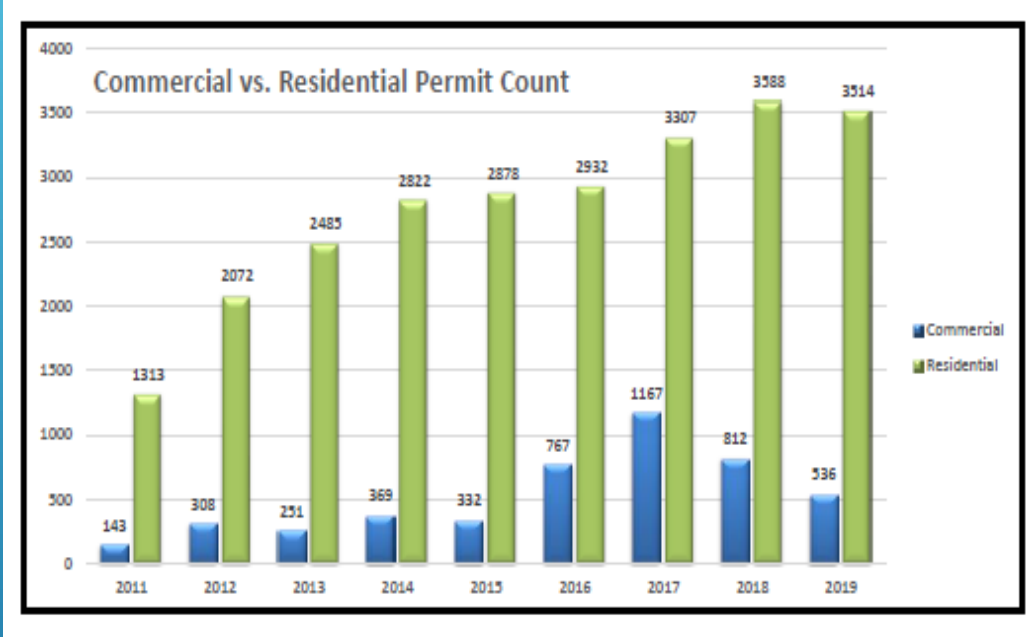
## 2020 Work Plan

- Continue to streamline process with on-line plan submittals to further decrease approval times.
- Review County's Alcohol Ordinance.
- Implement electronic plan stamping for plan approvals.
- Encourage all DSC Liaisons to obtain Permit Technician Certification.
- Attend additional training to ensure compliance with changing state laws.



# 2019 Permit Count

# 2019 Permit Revenue



# 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  
Jason Lawson, 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  
Lanse Norris, 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

# ENGINEERING DEPARTMENT

## 2019 Accomplishments

- Continued maintenance of 58 County maintained traffic signals and 19 school flashers.
- Worked with GDOT to migrate all County and City signals to MaxView server allowing for remote monitoring of signals.
- Continued 5 day plan review time; 3 reviews on average – total time for County review 18-20 days.
- Continued to administer the Neighborhood Traffic Control Program.

## 2020 Work Plan

- Hire consultant for on-call traffic signal timing and coordination.
  - Continue improving ability to remotely monitor and manage County maintained traffic signals.
  - Implement mobile device inspections for all Development Inspectors & Arborist.
  - Continue to work with and educate consultant community on site plan requirements to decrease number of plan review submittals.
- 
- A decorative graphic consisting of several parallel white lines of varying lengths and orientations, located in the bottom right corner of the slide.

# STORMWATER ENGINEERING DEPARTMENT

## 2019 Accomplishments

- Responded to 307 stormwater complaints within 3 days of complaint receipt.
- Inspected 2,105 stormwater structures; 54 miles of pipe, 56 miles of roadside ditches and 42 detention ponds.
- Worked with development community to increase Green Infrastructure/Low Impact Development stormwater facility inventory from 27 to 99.
- Worked with EPD and FEMA to roll out new FIRM maps by June 4, 2019, including adoption of an update to County's Floodplain Ordinance.
- Maintained ISO Community Rating System certification; the annual renewal provides a 10% discount for flood insurance premiums.
- Hired additional stormwater inspector to assist with complaint resolution.

## 2020 Work Plan

- Continue to work on timely response to stormwater complaints.
- Update County Stormwater Ordinances to expand GI/LID stormwater facility use per EPD requirements.
- Enhance stormwater maintenance inspection program with follow-up and outreach efforts.
- Work with Roadway SPLOST Program to review linear transportation projects and MS4 feasibility.

# SPLOST ROADWAY CAPITAL PROGRAM

## 2019 Accomplishments

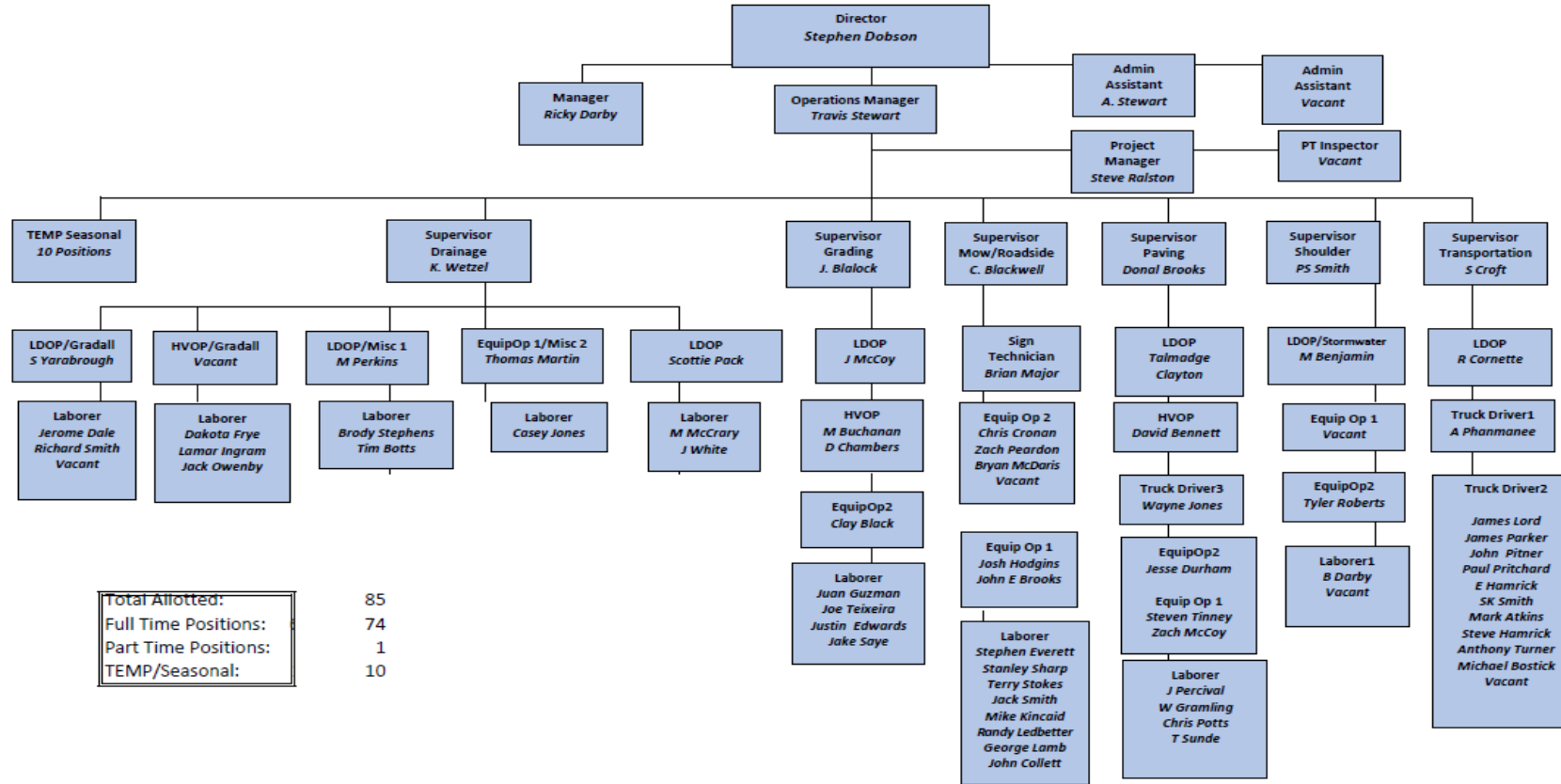
- Completed two intersection improvement projects – East Cherokee Dr at Tripp Rd and Batesville Rd at Lower Birmingham Rd.
- Completed Copper Creek Dr sidewalk project; awarded construction for Canton Rd sidewalk project.
- Completed 2019 Resurfacing Program – 15.6 miles.
- Completed SR 140 Corridor Study.
- Awarded design contracts for 3 roundabout projects, 1 bridge replacement project, 2 sidewalk projects and one roadway extension project.

## 2020 Work Plan

- Complete construction of SR 140 at Lower Burris Rd intersection project and Earney Rd improvement project.
- Bid to construction the SR 140 at East Cherokee Dr intersection improvement project.
- Kick-off and complete corridor studies for Arnold Mill Rd, East Cherokee Dr and Bells Ferry Rd.
- Begin right-of-way acquisition on Bells Ferry Rd widening project.
- Begin construction of 3 bridge replacement projects – Union Hill Rd over Mill Creek; Union Hill Rd over Canton Creek and Lower Dowda Mill Rd over Sharp Mountain Creek.
- Bid to construction several roundabout and intersection improvement projects.
- Advertise and award design for several operational improvement projects included in 2018 SPLOST.



## Cherokee County Public Works



Total Allotted:	85
Full Time Positions:	74
Part Time Positions:	1
TEMP/Seasonal:	10


# PUBLIC WORKS

# PUBLIC WORKS DEPARTMENT

## 2019 Accomplishments

- Received 1,521 work orders; 1,272 or 84% completed. 60% of those within 10 days.
- Responded to 427 pothole work orders.
- Completed 25 miles of in-house paving projects.
- Completed 44 stormwater pipe replacement projects.
- Completed 5 in-house reconstruction projects (Brick Mill Rd, Rosewood Dr, Rosewood Circle, Debord Ln, Garland Mountain Trail).

## 2020 Work Plan

- Continue to complete majority of work orders in a timely manner.
  - Strive to complete 30 miles of in-house paving projects.
  - Strive to complete 3 in-house reconstruction projects (Little Rd, Wrights Mill Rd, Mt Carmel Church Rd).
  - Continue coordination with other departments.
  - Complete clean-up and organization of Stockyard.
- 



# PUBLIC WORKS IN-HOUSE PAVING OPERATIONS

2019 – 25 miles



THANK YOU!

Questions?

[gmorton@cherokeega.com](mailto:gmorton@cherokeega.com)

The image features a solid blue background. In the bottom right corner, there are several white, parallel diagonal lines that create a sense of motion or a graphic element.