

STATE OF GEORGIA

COUNTY OF FULTON

June 29, 2009

**CITY OF ROSWELL
RESOLUTION OF TRANSMITTAL**

WHEREAS, to retain its "Qualified Local Government Status" pursuant to the Georgia Planning Act of 1989, the City of Roswell must remain in compliance with the requirements of the State of Georgia's Minimum Planning Standards and Procedures for Local Comprehensive Planning; and

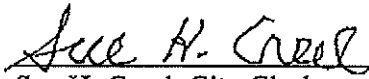
WHEREAS, the City of Roswell has adopted the 2025 Comprehensive Plan; and

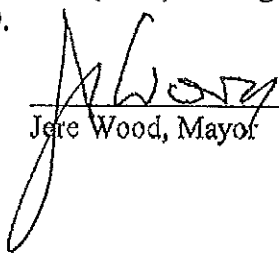
WHEREAS, the annual update to the 2025 Comprehensive Plan, the Capital Improvement Element, and the Short Term Work Program were prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

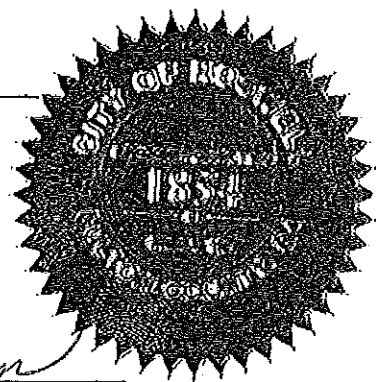
WHEREAS, a Public Hearing was held by the Mayor and City Council on June 29, 2009, in the City Council Chambers, 38 Hill Street, Roswell, Georgia:


BE IT THEREFORE RESOLVED, that the Roswell City Council does hereby submit the annual update to the Comprehensive Plan, the Capital Improvements Element and Short Term Work Program covering the five year period 2009-2014 to the Department of Community Affairs (DCA) and the Atlanta Regional Commission (ARC) for regional review, as per the requirements of the Georgia Planning Act of 1989.

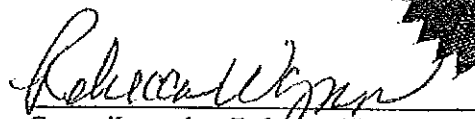
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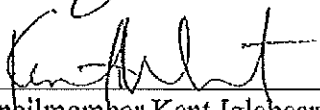

Sue H. Creel, City Clerk
(Seal)

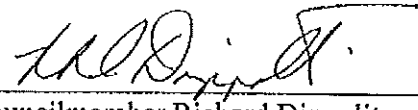

Jere Wood, Mayor




Councilmember Jerry Orleans


Councilmember Rebecca Wynn


Councilmember Kent Igleheart


Councilmember Richard Dippolito


Councilmember David Tolfeson


Councilmember Lori Henry

FY 2008 Impact Fee Fund Financial Report Information

	Recreation and Parks	Transportation	Public Safety	Total
Impact Fee by Categories FY 07	1,166,790.43	3,666,627.48	1,288,667.61	6,122,085.52
Impact Fee Credits FY 07	-	444,198.96	-	444,198.96
Impact Fee Encumbrances FY 07	318,506.42	263,596.19	-	582,102.61
Impact Fee Fund Balance FY 2007	1,485,296.85	4,374,422.63	1,288,667.61	7,148,387.09
Differences in encumbrances	-	-	-	-
Differences in Credits	-	-	-	-
Impact Fees Collected from FY 2008	139,564.99	366,983.19	278,571.90	785,120.08
Interest	334,434.07	211,408.58	(240,094.63)	305,748.02
(Administrative/Other Costs)		(2,848.19)		(2,848.19)
(Impact Fee Refunds)				-
(Project Expenditures)	(391,604.54)	(303,762.81)	-	(695,367.35)
Encumbrances	-	-	-	-
Impact Fee Fund Balance FY 2008	1,567,691.37	4,646,203.40	1,327,144.88	7,541,039.65

FY 2008 Impact Fee Expenditures by Project Name

Facility	Project Name	Spent
N/A	Bank Fees	\$ 2,848.19
Transportation	Crab/Rucker/Hardscrabble Intersection	\$ 20,085.39
Transportation	HBR/Alpharetta Hwy/Houze Intersection	87,132.65
Transportation	Hembree Rd Bridge Replacement	84,361.47
Transportation	Grimes Bridge/Norcross/Warsaw	27,000.00
Transportation	Hard/Chaffin Intersection	44,183.30
Transportation	Grimes BR RD Bridge Replacement	41,000.00
Transportation Total		303,762.81
Recreation & Parks	Design Link Trail System	\$ 33,957.30
Recreation & Parks	Garrard Landing Restrooms	5,800.00
Recreation & Parks	Big Creek Restrooms	35,619.71
Recreation & Parks	Big Creek ADA Trail	11,353.83
Recreation & Parks	Big Creek Access Trail	4,127.58
Recreation & Parks	Thompsons Park Access Rd	37,574.56
Recreation & Parks	Real Estate Acquisition	227,487.68
Recreation & Parks	Garrard LandingPhase II	35,683.88
Recreation & Parks Total		391,604.54

Table 14.1
Short-Term Work Program, City of Roswell, FY 2009-2010 to FY 2013-2014

Plan Element	Description	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	Total Cost (If Any)	Impact Fee Eligible (mark with X)	Responsible Department or Agency
Population	Monitor regional and U.S. Census Bureau estimates of the City's population	X	X	X	X				Community Development
Population	Monitor and publicize any adult literacy programs available to Roswell's residents	X	X	X	X				Community Information Office
Population; Development Impact Fees	Update population and functional population projections as needed to support annual updates of the Capital Improvement Element	X	X	X	X				Community Development
Housing	Maintain data on issuance of housing starts (building permits) for estimates of population and housing	X	X	X	X				Community Development, Building Division
Housing	Identify any concentrations of substandard housing units and use community development funds to help fund improvements	X	X	X	X				Community Development (CDBG if available)
Housing	Continue to enforce the standard housing code	X	X	X	X				Community Development
Housing	Maintain the City's public housing program and determine appropriate future activities/programs	X	X	X	X				Housing Authority
Housing	Monitor available state and federal housing programs and disseminate information to individuals and groups in need of such program resources	X	X	X	X				Community Development
Housing	Work on affordable housing study	X	X	X					Community Development
Economic Development	Gather information on properties suitable for office development and provide market information to developers, the Greater North Fulton Chamber of Commerce, Georgia Power Company, Fulton County, etc.	X	X	X	X	X			Roswell EDD; GNFC; Ga. Power Co. MACOC, Fulton County ED
Economic Development	Provide information on available office space to all potential users or reference sources	X	X	X	X	X	\$6,500		Roswell EDD
Economic Development	Work with other City departments to promote public investments such as	X	X	X	X	X			Roswell EDD

	pedestrian amenities that will result in increasing the tax base								
Economic Development	Continue to support quality of life enhancements that make the area attractive to corporations	X	X	X	X	X			Roswell EDD; planning; other City departments
Economic Development	Work with Merchants Association to identify and conduct promotional activities								Roswell EDD; Merchant's Association
Economic Development	Collaborate with the Convention and Visitors Bureau and others on marketing	X	X	X	X	X	\$3,000		Roswell EDD
Economic Development	Improve signage to key attractions throughout the City	X	X	X	X	X	\$300,000		Roswell EDD; Transp. Dept.
Economic Development	Guide small entrepreneurs to available forms of resources and assistance	X	X	X	X	X			Roswell EDD
Economic Development	Communicate with businesses via electronic newsletter to keep them informed of developments in the City	X	X	X	X	X			Roswell EDD; Community Info. Office
Economic Development	Stay involved in regional discussions.	X	X	X	X	X			Roswell EDD; Fulton County ED; GN FCC
Economic Development	Continue to communicate the development process more effectively; advocate for streamlining where opportunities exist	X	X	X	X	X			Community Development
Economic Development	Ensure that all applicants are aware of the applicable design/development guidelines	X	X	X	X	X			Roswell EDD; Planning
Redevelopment	Pursue policy-based budgeting to accomplish redevelopment goals, with redevelopment as a priority	X	X	X	X				City Administrator and City Council
Redevelopment	Continue to consider locating public facilities in redevelopment target areas	X	X	X	X				City Administrator and City Council
Redevelopment	Implement Midtown Roswell Redevelopment Plan (also see specific items below on implementing that plan)	X							City (various departments)
Redevelopment	Implement recommendations of revitalization study and plan for the Holcomb Bridge Road corridor east of GA 400	X	X	X	X				City (various departments)
Redevelopment	Reconstitute Downtown Development Authority, if needed.	X	X	X	X				Community Development; City Council
Redevelopment	Seek funding for implementation of	X	X	X	X				Community

	redevelopment studies, plans, and projects								Development; City Council
Redevelopment	Assist where possible in improving access, ingress and egress to outmoded retail centers and upgrade surrounding road networks	X	X	X	X				Community Development; Transportation
Redevelopment	Promote the redevelopment of vacant retail space								Roswell EDD
Redevelopment	Continue to promote existing retail space to attract quality retailers								Roswell EDD
Redevelopment	Promote and disseminate information regarding Business Improvement Districts (BIDs) and Community Improvement Districts (CIDs) among property owners as a tool, and provide support for their creation where this would be well received								Roswell EDD
Redevelopment	Consider the use of overlay districts to encourage redevelopment opportunities as appropriate	X	X	X	X				MCC
Redevelopment (Midtown)	Consider establishing a development response team, responsible for working with property owners on redevelopment projects	X	X	X	X				Community Development
Redevelopment (Midtown)	Plan and fund new street networks in conjunction with private redevelopment, where agreement on cost sharing can be attained.	X	X	X	X				Transportation Department; Community Development
Redevelopment (Midtown)	Design and install Alpharetta Street streetscape per plan's recommendations	X							Community Development Department; Transportation Department; GDOT
Redevelopment (Midtown)	Complete specified safety projects, including pedestrian crossings and traffic signalization	X							Transportation Department, GDOT
Redevelopment (Midtown)	Complete preliminary design of Hog Wallow greenway	X							Recreation and Parks Dept.
Redevelopment (Midtown)	Install traffic calming measures on specified neighborhood streets within the corridor	X							Community Development and Transportation Department
Historic	Conduct an intensive-level,								HPC, HCAM,

Preservation	comprehensive historic resources survey of the City. Identify all types of historic resources, including buildings and structures, historic landscapes, and historic sites and objects								Preservation Planner, SHPO, consultants
Historic Preservation	Continue the "legendary chats" program of the Convention and Visitors Bureau (CVB)	X	X	X	X				CVB
Historic Preservation	Develop a citywide GIS database of all identified cultural resources. Update the database periodically as needed	X	X	X	X				GIS; Preservation Planner
Historic Preservation	Expand the existing National Register Historic District to include adjacent eligible commercial and residential areas	X							HPC, Preservation Planner, Consultant
Historic Preservation	Pursue National Historic Landmarks designations, as appropriate	X	X	X	X				R&P/H&CA
Historic Preservation	Develop design guidelines for three character areas (Town Square and Mimosa Boulevard; Mill Village; and Canton Street) of the local Historic District								HPC, Preservation Planner, Consultant
Historic Preservation	Incorporate mechanisms for protecting heritage trees into the existing Tree Ordinance	X							Community Development
Historic Preservation	Continue the series of brochures and town hall meetings currently being used	X	X	X	X				HPC, Preservation Planner
Historic Preservation	Enlarge the emphasis of programs and publications from antebellum resources to include resources from all periods of the City's history. Publish the findings of the Historic Resources Survey and produce a "coffee table" version for sale. Utilize Certified Local Government (CLG) funds for funding survey and book publication	X							HPC, CD, Preservation Planner, SHPO
Historic Preservation	Work with the Roswell Convention & Visitors Bureau (CVB) to develop ways to promote the City's historic sites through the CVB's already established channels. Meet regularly with all associated local agencies and organizations to discuss promotional programs and to keep all groups updated. Periodically review and	X	X	X	X				R&P/H&CA; CVB

	update existing programs								
Historic Preservation	Support development of lesson plans about the City's historic preservation programs and policies to be used in local heritage education programs. Support the curriculum of the Teaching Museum, which educates Fulton County students about U.S., Georgia, and local history								HPC; Fulton County
Historic Preservation	Make information about the rehabilitation tax credit programs and application forms readily available through as many sources as possible. Provide positive case studies of successful rehabilitation projects	X	X	X	X				HPC, Preservation Planner
Historic Preservation	Make information about historic facade easements and conservation easements readily available through as many sources as possible. Provide positive case studies of successful easement donations and their resulting historic resources protection	X	X	X	X				HPC, HCAM, Preservation Planner
Historic Preservation	Encourage local banks to establish a low-interest loan pool to provide funding for preservation projects								HPC, HCAM, Preservation Planner, local bankers
Historic Preservation	Create a repository of information about all aspects of historic preservation and make this resource readily available and accessible to the public. Develop and maintain the collection to also serve as a resource center for the HPC	X	X	X	X				HPC, HCAM, Preservation Planner
Historic Preservation	Add a specific historic preservation category to the City's existing web site to direct people to technical information about historic preservation that is available locally and on the Internet	X							Community Information Office, Preservation Planner
Neighborhoods	Provide limited technical assistance to neighborhood planning efforts in the form of maps, existing zoning and land use, as well as demographic and economic data	X	X	X	X				Community Development
Neighborhoods	Encourage neighborhood "self-help" activities	X	X	X	X				Community Development
Urban Design	Periodically revise design guidelines, as	X	X	X	X		TBD		Community

	appropriate								Development; Consultants
Urban Design	Implement a gateway master plan for major entrances to the City that incorporates various recommendations of adopted design guidelines	X							Community Development; HPC; DRB; Transportation
Urban Design	Install marker to various character areas	X	X	X			\$500,000		Community Development; HPC; DRB; Transportation
Urban Design	Continue to apply for federal and state funding to enhance the streetscapes of road corridors in the City	X	X	X	X				Community Development
Land Use	Further develop, refine, and implement land use recommendations for "character areas"	X	X	X	X				Community Development
Land Use	Periodically report as may be needed on conformance with regional development plan	X	X	X	X				Community Development
Land Use	Develop additional policies for specific land uses and incorporate them into the Land Use Element, as specific issues or experiences with them arise	X	X	X	X				Community Development
Land Use	Amend the City's Zoning Ordinance as needed to respond to changing needs and new issues	X	X	X	X				Community Development
Land Use	Amend the Future Land Use Plan Map as needed	X	X	X	X				Community Development
Community Facilities	Periodically update the City's parks and recreation master plan as needed	X	X	X	X		\$30,000		Recreation and Parks
Community Facilities	Continue Wetlands Enhancement Demonstration Project	X					\$1,500,000		Public Works/ Environmental
Community Facilities	Implement the master plan for the Roswell Riverwalk	X	X	X	X		\$6,000,000		Recreation and Parks
Community Facilities	Periodically update the Comprehensive Solid Waste Management Plan, as needed	X	X						Public Works/ Environmental
Community Facilities	Prepare, adopt, and periodically revise as appropriate a municipal policy for use of City-owned buildings and grounds by private, non-profit, and other government users	X	X	X	X				Administration

Community Facilities	Maintain a system of advisory committees for various City departments and functions to provide for citizen participation and general advice in the overall direction of municipal service provision	X	X	X	X				Various departments
Community Facilities	Implement and maintain a customer service policy and action plan in each of the City's departments, with a consistent level of service throughout the departments	X	X	X	X				Various departments
Community Facilities	Monitor the provision of municipal services and their ability to meet the diversifying needs of the City's population.	X	X	X	X				Administration; Various departments
Community Facilities	Implement a community-based approach to policing, including Neighborhood Watch and other appropriate programs of the Crime Prevention Unit	X	X	X	X				Police
Community Facilities	Maintain the City's current Insurance Services Office (ISO) rating of 3	X	X	X	X				Fire & Rescue
Community Facilities	Continue programs of recognition to all firefighters for the jobs they accomplish as a combination department of full time and part time employees.	X	X	X	X				Fire & Rescue; Mayor and City Council
Community Facilities	Continue to program and implement improvements needed to maintain and upgrade the City's water system	X	X	X	X		\$1,000,000		Public Works/ Environmental
Community Facilities	Periodically review and modify water rates and fees to reflect the actual costs of service provision and to further system goals		X		X				Public Works/ Environmental
Community Facilities	Continue to prioritize road resurfacing projects, drainage maintenance projects, and sidewalk repair projects according to most urgent need	X	X	X	X				Transportation
Community Facilities	Investigate the need for traffic calming and integrate traffic calming projects as may be appropriate in the City's capital plan	X	X	X	X				Transportation
Community	Develop a program incorporating	X	X	X	X				Transportation;

Facilities	landscaping/ streetscaping into all major road projects to provide greater community identity and safety								Community Development
Community Facilities	Continue to program and implement improvements needed to maintain and upgrade the stormwater management system (i.e., primarily the street system)	X	X	X	X		\$5,500,000		Public Works/ Environmental; Transportation
Community Facilities	Continue to implement stormwater quality management and monitoring efforts	X	X	X	X		\$250,000		Public Works/ Environmental
Community Facilities	Partner with the Atlanta-Fulton County Library System to expand library space in Roswell	X	X						Administration
Community Facilities	Continue to monitor the conditions of municipally owned and operated historic and cultural facilities; schedule improvements to such facilities and grounds as appropriate	X	X	X	X				Historic and Cultural Affairs Manager
Community Facilities	Consider plans for additional historic streetscape improvements within the local Historic District	X	X	X	X				Community Development
Community Facilities	Maintain and expand, as appropriate, the citizen deputies program of community-based code enforcement	X	X	X	X				Community Development
Community Facilities	Prepare, implement, and revise as appropriate a community information plan and programs	X	X	X	X				Community Information Officer
Community Facilities	Continually review and revise the disaster preparedness and emergency management plans in conjunction with Fulton County	X	X	X	X				Various Departments
Development Impact Fees	Periodically review and update the development impact fee program, including fees	X		X					Community Development
Transportation	Implement transportation system improvements as described in the Comprehensive Plan and transportation master plan	X	X	X	X				Transportation
Intergov't'l Coordination	Periodically revisit and update intergovernmental service agreements		X						Administration
Intergov't'l Coordination	Monitor new forms of governance proposed in North Fulton County for their impact on Roswell	X	X	X	X				Administration
Intergov't'l	Periodically revisit and revise the		X						Administration

Coordination	intergovernmental land use dispute resolution process								
Intergov'tl Coordination	Assist in implementing the <i>Water Supply and Water Conservation Management Plan</i> prepared by the Metropolitan North Georgia Water Planning District	X	X	X	X				Public Works/ Environmental; Community Development
Intergov'tl Coordination	Assist in implementing the <i>District-Wide Watershed Management Plan</i> prepared by the Metropolitan North Georgia Water Planning District	X	X	X	X				Public Works/ Environmental
Intergov'tl Coordination	Complete watershed improvement planning in connection with the Metropolitan North Georgia Water Planning District's mandates	X	X	X	X		\$1,500,000		Public Works/ Environmental
Intergov'tl Coordination	Assist in implementing the <i>Big Creek Watershed Study Master Plan</i>	X	X	X	X		\$50,000		Public Works/ Environmental

Table 14.2
Capital Improvements Element, FY09-10 to FY13-14
(Impact Fee Eligible Projects)

DEPT/ PROJECT NAME	DESCRIPTION/ LOCATION	PROJECT TYPE/ ELEMENT	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	TOTAL	PERCENT IMPACT FEE FUNDED	SOURCE/ PERCENT SHARE OF FUND TOTAL
Trans	Grimes Bridge Road at Oxbo Road (Big Creek)	Bridge	Under Construction					\$5,418,743 (Roswell, \$675,664)	TBD	GF, GO, IF, TR No more than 80% Fed
Trans	Hembree Road at Foe Killer Creek	Bridge	Under Construction					\$1,567,750 (Roswell, \$357,283)	TBD	GO, IF, IF, TR No more than 80% Fed
Trans	Old Roswell Road at Foe Killer Creek (now Westside Parkway)	Bridge/ Intersection	Under Construction					\$16,048,250 (Roswell \$828,876)	TBD	IF, GF, IF, TR No more than 80% Fed
Trans	Crabapple Road at Rucker Road	Intersection	\$1,157,131					\$2,555,066	TBD	GF, IF
Trans	Crabapple Road at Chaffin Road	Intersection	Under Construction					\$1,004,280 (Roswell, \$748,280)	TBD	GF, IF, TR, no more that 80% Fed
Trans	Hardscrabble Road at Chaffin Road	Intersection	\$1,426,000					\$1,561,000 (Roswell, \$661,000)	TBD	GO, GF, IF
Trans	Holcomb Bridge Road at SR 9	Intersection	\$3,282,000					\$4,078,281 (Roswell, \$1,341,547)	TBD	GO, IF, TR No more than 80% Fed
Trans	Old Alabama Road at Old Alabama Connector	Intersection	\$2,705,000					\$3,234,095 (Roswell, \$768,495)	TBD	GF, IF, TR No more than 80% Fed
Trans	Mimosa Blvd. Ext. from Magnolia St. to Webb St.	New Road	Under Construction					\$865,664	TBD	IF
Trans	Mansell Road Extension	Road Extension		\$600,000	\$2,000,000	\$6,000,000		\$8,600,000	TBD	GF, IF
Trans	Hardscrabble Road and King Street	Intersection	\$130,000	\$80,000	\$1,355,000			\$1,565,000	TBD	GF, IF
Trans	Norcross Street, Warsaw Road at Grimes Bridge Road	Intersection	\$1,335,000					\$2,120,000	TBD	GO, IF
Rec & Parks	Sweetapple Park	Development						\$97,975	100%	IF
Rec & Parks	Garrard Landing (formerly shown as Holcomb Bridge Park)	Development			\$300,000	\$200,000		\$500,000	100%	IF
Rec & Parks	Roswell Riverwalk	Development	\$3,000,000		\$3,000,000	\$2,000,000		\$10,000,000	10%	TR, IF, BR, GF
Rec & Parks	Future Purchase of Parkland/Greenspace			\$15,000,000				\$15,000,000	10%	GO, IF

Rec & Parks	Future Development Park Master Plans: East Roswell Park Big Creek Park Leita Thomson Park				\$5,000,000	\$5,000,000		\$10,000,000		GO, IF
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Legend to Funding Source Abbreviations:

BR Bond Referendum
CDBG Community Development Block Grants
D Donations
GDF Governor's Discretionary Fund

GF General Fund
GO General Obligation Bond
IF Impact Fees
L&WCF Land and Water Conservation Funds
UF User Fee

LDF Local Development Fund
LIA Line Item Appropriation
P/P Public/Private Partnership
RAF Recreation Assistance Program Fund
TR Federal/GDOT Transportation Funding