

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **City of Woodstock**

RC: **ARC**

Submittal Type: **Annual CIE Update**

Preparer: ☐ RC ☒ Local Government ☐ Consultant:

Cover Letter Date: **8/22/18**

Date Submittal Initially Received by RC: **8/21/18**

Explain Unusual Time-lags or Other Anomalies, when present:

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS CANNOT BE ACCEPTED.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: August 22, 2018

ARC REVIEW CODE: P1807091

TO: Mayor Donnie Henriques, City of Woodstock
ATTN TO: Kate O'Connor, Senior City Planner
FROM: Douglas R. Hooker, Executive Director, ARC

Digital signature
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: 2018 City of Woodstock CIE Annual Update

Review Type: Local Comprehensive Plan

Description: A review of the 2017 Annual Update to the City of Woodstock Capital Improvements Element (CIE).

Submitting Local Government: City of Woodstock

Action Under Consideration: Approval

Date Opened: August 22, 2018

Deadline for Comments: September 12, 2018

Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF HOLLY SPRINGS
CITY OF ACWORTH

ARC TRANSPORTATION ACCESS & MOBILITY
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
COBB COUNTY
CITY OF MOUNTAIN PARK

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF ROSWELL
CITY OF KENNESAW

Attached is information concerning this review.

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.org or 470-378-1645. If ARC staff does not receive comments from you on or before September 12, 2018, we will assume that your agency has no comments and will close the review. Comments via e-mail are strongly encouraged. The ARC review website is located at <http://www.atlantaregional.org/land-use/planreviews>.

NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	City of Woodstock	Date Received:	August 22, 2018
Local Contact:	Kate O'Connor, Senior City Planner, Community Development		
Phone:	770-592-6000	E-Mail:	koconnor@woodstockga.gov
Fax:		Website:	http://www.woodstockga.gov
Street	12453 Highway 92	City State, Zip:	Woodstock, Georgia 30188

Department of Community Affairs Review Required

Review Title:	2018 City of Woodstock CIE Annual Update
Description:	<p>A review of the 2018 Annual Update to the City of Woodstock Capital Improvements Element (CIE).</p> <p>Document can be viewed on the ARC website at: http://www.atlantaregional.org/landuse Under Plan Review, search for the City of Woodstock.</p>

The submitted documents are available for review at ARC and the local government.

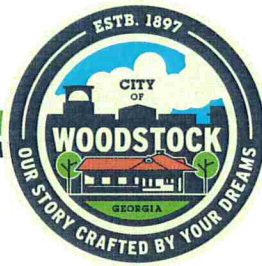
Reviewing Regional Development Center:

Atlanta Regional Commission
229 Peachtree Street NE, Suite 100,
International Tower, Atlanta, GA 30303

Phone 404-463-3100 | Fax 404-463-3254

Contact Person:	Andrew Smith, Senior Planner
E-Mail	asmith@atlantaregional.org

COMMENTS:



June 27, 2018

Atlanta Regional Commission
229 Peachtree ST Suite 100
Atlanta, Georgia 30303

RE: Comprehensive Plan Update Submittal

Woodstock, GA has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

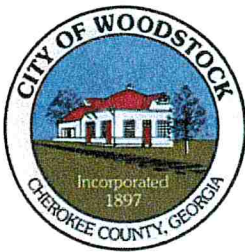
I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Katie O'Connor, Senior City Planner, at koconnor@woodstockga.gov.

Sincerely,

Mayor Donnie Henriques
City of Woodstock, Georgia

Enclosures



City of Woodstock
State of Georgia

EXPERIENCE WOODSTOCK
HER HERITAGE, HER VISION

Council Meeting Date
June 18, 2018

RESOLUTION (ID #)

RESOLUTION

Public Hearing & Approval of Resolution to Transmit the 2018 Comprehensive Plan Update, Capital Improvement Element, and Short Term Work Program

WHEREAS, the Mayor and Council of the City of Woodstock, Georgia have prepared a 10-Year Update of the Comprehensive Plan and an Annual Update to the Capital Improvement Element and Short Term Work Program; and

WHEREAS, the 2018 10-Year Update of the Comprehensive Plan, and Annual Update of the Capital Improvement Element and Short Term 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. A public hearing was advertised and held at the Chambers at City Center on June 18, 2018 at 7 pm.

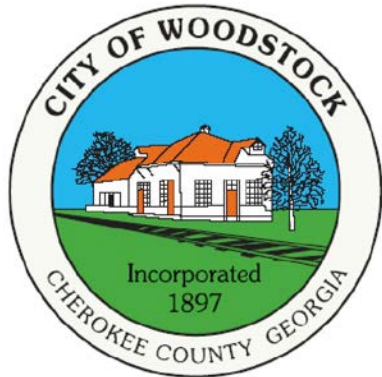
NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the City of Woodstock, Georgia does hereby submit the 2018 10-Year Update of the Comprehensive Plan and Annual Update of the Capital Improvements Element and the Short Term Work Program, covering the five-year period of 2018-2022, to the Atlanta Regional Commission for regional review as per the requirements of the Georgia Planning Act of 1989.

RESOLVED, this 18th day of June, 2018

Attest:


Rhonda Pezzello, City Clerk


Donnie Henriques, Mayor



CITY OF WOODSTOCK, GA

Annual Impact Fee Financial Report &
Short-Term Work Program Update
2018

CITY OF WOODSTOCK, GA	Annual Impact Fee Financial Report - FY 2018		
	Parks & Rec	Admin	Total
Service Area	City	City	
Impact Fee Fund Balance July 1, 2017	\$136,937.57	\$959.77	\$137,897.34
Impact Fees Collected July 1, 2017 - June 30, 2018	\$344,342.17	\$9,409.58	\$353,751.75
Subtotal: Fee Accounts	\$481,279.74	\$10,369.35	\$491,649.09
Accrued Interest	\$0	\$0	\$0
(Impact Fee Refunds)	\$0	\$0	\$0
(Expenditures)	\$208,880.04	\$10,000.00	\$218,880.04
Impact Fee Fund Balance June 30, 2018	\$272,399.70	\$369.35	\$272,769.05
Impact Fees Encumbered	\$0		\$0

CITY OF WOODSTOCK, GA		Capital Improvements Project Update 2018-2022						
Public Facility:		Parks and Recreation						
Service Area:		City-wide						
Project Description	Project Start Date	Project End Date	Project Estimated Cost	Percentage of Funding from Impact Fess	Other Funding Sources	Impact Fee Expenditures for 2018	Impact Fees Encumbered	Status/Notes
Hamby Park Land	9/20/2017			100%		\$150,543.18		In Progress
Trickum Road Park	10/30/2017			100%		\$15,579.66		In Progress
Elm Street Cultural Arts Bldg.	05/23/2018			100%		\$42,757.20		In Progress
Administrative fee transferred to General Fund	n/a	n/a		100%	n/a	\$10,000		Completed
Total of Costs, Expenditures and Impact Fees Encumbered						\$218,880.04		

CITY OF WOODSTOCK, GA

CITY OF WOODSTOCK, GA									
Short Term Work Plan Update 2018-2022									
Project Description	2018	2019	2020	2021	2022	Estimated Total Cost	Funding Source	Responsible Party	Notes
Natural and Historic Resources									
Dedicate a fund to the yearly purchase and acquisition of greenspace	x	x	x	x	x	Unknown	City Impact fees	City	
Economic Development									
Continue to fund and implement LCI/Streetscape projects	x	x	x	x	x	\$2,000,000	City/GDOT	City	See update for South Main Streetscape
Develop a focused marketing campaign targeting identified commerce						Staff Time	City	City/DDA	Completed, update below
Develop incentives and project attributes to assist development of new commercial space	x	x	x	x	x	Staff Time	City	City/DDA	
Continued implementation of wayfinding signage package	x	x	x	x	X	\$500,000	DDA/City/Main Street Woodstock/CVB	City	
Façade improvements along Wall Street.						\$40,000	DDA	DDA	Completed, update below

Project Description	2018	2019	2020	2021	2022	Estimated Total Cost	Funding Source	Responsible Party	Notes
Housing									
Encourage the use of federal tax credits for development of moderate income housing	x	x	x	x	x	Staff Time	City	City	
Community Facilities and Services									
City Center Plan Explore options for relocation of City Hall to include possible public/private partnerships and explore funding in the next SPLOST cycle	x	x	x			TBD	TBD	City	Change of scope, update below
Sidewalk maintenance and replacement fund	x	x				\$50,000	General Fund/ SPLOST	City	
Acquire property for and build new fire station to include police mini-precinct.	x	x				\$1,250,000	SPLOST	City	
Project Description	2018	2019	2020	2021	2022	Estimated Total Cost	Funding Source	Responsible Party	Notes
Parks and Recreation									
Construct identified multi-use trails and finalize ROW purchases	x	x	x	x	x	\$4,000,000	City/Cherokee County	City	Update below
Four Playgrounds at Trailheads, locations TBD	x	x	x	x	x	\$200,000	98.5% Impact Fees, General Fund	City of Woodstock	
Six (6) Pavilions/Shelters at Trailheads, locations TBD	x	x	x	x	x	\$300,000	98.5% Impact Fees, General Fund	City of Woodstock	

Project Description	2018	2019	2020	2021	2022	Estimated Total Cost	Funding Source	Responsible Party	Notes
Transportation									
Trickum Road widening - Arnold Mill to County Line	x	x	x	x	x	\$7,550,000	SPLOST	City, GaDOT	
Towne Lake Parkway (road widening – Sherwood to Neese Rd)	x	x	x	x	x	\$10,000,000	SPLOST	City, GaDOT	
Downtown Grid (new roads, extensions and connections)	x	x	x	x	x	\$5,000,000	SPLOST	City, GaDOT	
Project Description	2018	2019	2020	2021	2022	Estimated Total Cost	Funding Source	Responsible Party	Notes
Arnold Mill Extension/Bypass (north end of Neese to Main St)	x	x	x	x	x	\$25,800,000	SPLOST	City, GaDOT	
Neese Rd. widening	x	x	x	x	x	\$5,200,000	SPLOST	City, GaDOT	
South Main Street Streetscape	x	x				\$725,000	Woodstock/TE Grant	City, GaDOT	Update below
Update and continue implementation of transportation master plan	x	x	x	x	x	Unknown	City	City	
Water and Sewage									
Provide sewer services to areas that have severe septic problems	x	x	x	x	x	Unknown	Unknown	City – Public Works	Update below
Investigate different options for providing sewer services to future residents and developments	x	x	x	x	x	Unknown	Unknown	City – Public Works	
Land Use									

Review Development Codes to ensure consistency with Comprehensive Plan and Character Area implementation measures	x	x	x	x	x	Staff Time	City	Planning	
Review Plan yearly during the budget/STWP update in terms of actual population, map amendments and actual development	x	x	x	x	x	Staff Time	City	Planning	
Continue to update annually the 5-Year Capital Improvements Plan and STWP	x	x	x	x	x	Staff Time	City	Planning	
Project Description	2018	2019	2020	2021	2022	Estimated Total Cost	Funding Source	Responsible Party	Notes
Revise State Route 92 Corridor standards and regulations	x	x				Staff Time	City	Planning/ Public Works	After Comp. Plan update
Conduct annual review of FDM, rezoning and capital projects for plan & map adjustments	x	x	x	x	x	Staff Time	City	Planning	
Send a summary of all minor amendments annually to the ARC	x	x	x	x	x	Staff Time	City	Planning	
Develop and codify citywide Design Guidelines to include, gateway features, streetscapes, street furniture, lighting and other public amenities.	x					Staff Time	City	Planning/ Public Works/ Economic Development	
Develop a public art program and masterplan	x	x	x	x		Staff Time	City	Planning/ Economic Development	
Review utility location specifications	x	x	x			Staff Time	City	Planning/ Public Works	Update below

CITY OF WOODSTOCK, GA		Report of Accomplishments – Short Term Work Plan Update 2018			
Project Description	Completed	Ongoing	Pending	Dropped	Status Description
Develop a focused marketing campaign targeting identified commerce	x				Economic Development plan completed in 2018, and will become an element in the 2018 Comprehensive Plan update.
Construct identified multi-use trails and finalize ROW purchases		x			Towne Lake Pass Trail completed in 2018. The multi-purpose trail connection was built in conjunction with Cherokee County. The Cherokee County Commission, in December 2016, approved a \$2.86 million contract with Integrated Construction & Nobility, Inc. to construct the project. The concrete path runs from Woofstock Park to Towne Lake Hills South. It will connect Towne Lake residents to the Noonday Creek Trail; which runs from Market Street in downtown Woodstock to Highway 92.
Construct identified multi-use trails and finalize ROW purchases		x			The Rubes Creek Trail section was completed in 2017, and the Rubes Creek Connector (along Arnold Mill Road) is being constructed in 2018 as well.
Construct identified multi-use trails and finalize ROW purchases		x			In 2018, TIP funding was awarded to the City of Woodstock, in coordination with Cherokee and Cobb Counties, for the multijurisdictional Noonday Creek Trail connection from Hwy 92 to Noonday Park in Cobb County.
Façade improvements along Wall Street.	x				The DDA is considering ending the Façade Grant Program since most of the facades along Wall Street have been improved and the others do not seem like they will be taking advantage of the program. Wall Street is only two blocks long. The program has been in existence for three years. Seven out of eleven facades have been improved.
City Center Plan Explore options for relocation of City Hall to include possible public/private partnerships and explore funding in the next SPLOST cycle		x			Name changed to City Center Plan to reflect the entire design process for City Center, which will include relocation of City Hall, and a new parking deck partially paid for with SPLOST funding.
South Main Street Streetscape		x			This project is out for bid as of April 2018.
Provide sewer services to areas that have severe septic problems		x			In 2018, sewer was extended to a new subdivision between Neese Road and Gunnin Road, with enough capacity to extend to future properties that previously had no hope of sewer access.

CITY OF WOODSTOCK, GA		Report of Accomplishments – Short Term Work Plan Update 2018			
Project Description	Completed	Ongoing	Pending	Dropped	Status Description
Review utility location specifications		x			Maps with water and sewer locations were recently completed and updated, and a new underground utility section drawing has been created by the city to help developers install properly in DT infill areas with little space for utilities and street tree conflicts.