

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 19, 2019

ARC REVIEW CODE: P1908191

TO: Mayor Donnie Henriques, City of Woodstock
ATTN TO: Katie 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: 2019 City of Woodstock CIE Annual Update
Review Type: Local Comprehensive Plan

Description: A review of the 2019 City of Woodstock Capital Improvements Element (CIE) Annual Update.

Submitting Local Government: City of Woodstock

Action Under Consideration: Approval

Date Opened: August 19, 2019

Deadline for Comments: September 9, 2019

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 NATURAL RESOURCES
CHEROKEE COUNTY
CITY OF HOLLY SPRINGS
CITY OF ROSWELL

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & INDEPENDENCE
GEORGIA DEPARTMENT OF TRANSPORTATION
COBB COUNTY
CITY OF KENNESAW

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
SRTA/GRTA
CITY OF ACWORTH
CITY OF MOUNTAIN PARK

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 9, 2019**, 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>.

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NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

| | | | |
|-------------------------------------|--------------------------------------------------------------|-------------------------|-----------------------------------------------------------------------|
| Submitting Local Government: | City of Woodstock | Date Received: | August 19, 2019 |
| Local Contact: | Katie O'Connor, Senior City Planner, City of Woodstock | | |
| Phone: | 770-592-6000 x1601 | E-Mail: | koconnor@woodstockga.gov |
| Fax: | | Website: | https://www.woodstockga.gov |
| Street | 12453 Highway 92 | City State, Zip: | Woodstock, Georgia 30188 |

Department of Community Affairs Review Required

| | |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Review Title: | 2019 City of Woodstock CIE Annual Update |
| Description: | <p>A review of the 2019 City of Woodstock Capital Improvements Element (CIE) Annual Update.</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 Commission:

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

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

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

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: August 19, 2019

ARC REVIEW CODE: P1908191

TO: ARC Managers

FROM: Andrew Smith, Principal Planner 470-378-1645

Reviewing staff by Jurisdiction:

Community Development: Duncan, Allison

Transportation Access & Mobility: Roell, Maria

Natural Resources: Santo, Jim

Research & Analytics: Skinner, Jim

Aging & Health Resources: Perumbeti, Katie

Name of Proposal: 2019 City of Woodstock CIE Annual Update

Review Type: Local Comprehensive Plan

Description: A review of the 2019 City of Woodstock Capital Improvements Element (CIE) Annual Update.

Submitting Local Government: City of Woodstock

Date Opened: August 19, 2019

Deadline for Comments: September 9, 2019

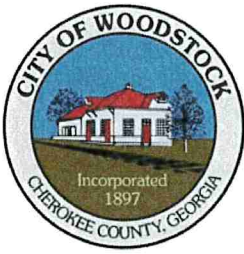
Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

[illegible]



City of Woodstock
State of Georgia

EXPERIENCE WOODSTOCK
HER HERITAGE, HER VISION

Council Meeting Date
August 12, 2019

RESOLUTION (ID #5942-2019)

RESOLUTION

Public Hearing & Approval of Resolution to Transmit the 2019 Capital Improvement Element and Short Term Work Program

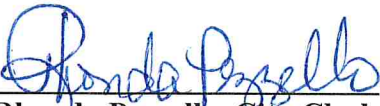
WHEREAS, the Mayor and Council of the City of Woodstock, Georgia have prepared an Annual Update to the Capital Improvement Element and Short Term Work Program; and

WHEREAS, the 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 August 12, 2019 at 7 pm.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the City of Woodstock, Georgia does hereby submit the Annual Update of the Capital Improvements Element and the Short Term Work Program, covering the five-year period of 2019-2023, to the Atlanta Regional Commission for regional review as per the requirements of the Georgia Planning Act of 1989.

RESOLVED, this 12th day of August, 2019

Attest:

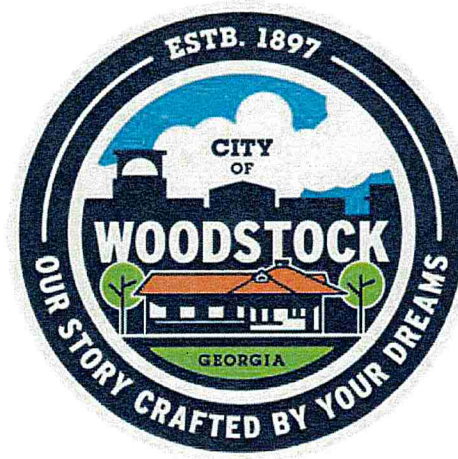

Rhonda Pezzello, City Clerk


Donnie Henriques, Mayor

CITY OF WOODSTOCK, GA

Annual Impact Fee Financial Report
Capital Improvements Project Update
Short-Term Work Program Update
Report of Accomplishments

2019



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Annual Impact Fee Financial Report – FY 2019

| | Parks & Rec | Admin | Total |
|----------------------------------------------------|----------------|-------------|----------------|
| Service Area | City | City | |
| Impact Fee Fund Balance July 1, 2018 | \$272,399.70 | \$369.35 | \$272,769.05 |
| Impact Fees Collected July 1, 2018 - June 30, 2019 | \$1,132,174.58 | \$33,329.26 | \$1,165,503.84 |
| <i>Subtotal: Fee Accounts</i> | \$1,404,574.28 | \$33,698.61 | \$1,438,272.89 |
| Accrued Interest | \$4,324.30 | \$0 | \$4,324.30 |
| (Impact Fee Refunds) | \$0 | \$0 | \$0 |
| (Expenditures) | \$1,133,638.64 | \$30,000.00 | |
| Impact Fee Fund Balance June 30, 2019 | \$275,259.94 | \$3,698.61 | \$278,958.55 |
| | | | |
| Impact Fees Encumbered | \$709,567.93 | | \$0 |

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Capital Improvements Project Update 2019-2023

| Public Facility: | Parks and Recreation | | | | | | | |
|----------------------------------------------------------------|----------------------|------------------|------------------------|-------------------------------|-----------------------|-------------------------------------|------------------------|---------------|
| Service Area: | City-wide | | | | | | | |
| Project Description | Project Start Date | Project End Date | Project Estimated Cost | % of Funding from Impact Fees | Other Funding Sources | Impact Fee Expenditures for FY 2019 | Impact Fees Encumbered | Status/ Notes |
| Johnston Property Park | 1/16/2019 | 6/2025 | \$2,000,000 | 100% | SPLOST V | \$792,662.49 | \$0 | In Progress |
| Trickum Road Park | 10/30/2017 | 6/2024 | \$1,500,000 | 100% | SPLOST V | \$246,426.15 | \$0 | In Progress |
| Noonday Creek Trail Ext. | 1/3/2019 | 6/2020 | \$100,000 | 100% | GRANT | \$64,550.00 | \$0 | In Progress |
| Administrative fee transferred to General Fund | n/a | n/a | \$30,000 | 100% | n/a | \$30,000.00 | \$0 | Completed |
| Total of Costs, Expenditures and Impact Fees Encumbered | | | \$3,630,000 | | | \$1,133,638.64 | \$0 | |

Short Term Work Plan Update 2019-2023

| Project Description | 2019 | 2020 | 2021 | 2022 | 2023 | Estimated Total Cost | Funding Source | Responsible Party | Partners & Support | Notes |
|-----------------------------------------------------------------------------------------|------|------|------|------|------|----------------------|---------------------|-------------------|--------------------|--------------------------------------------|
| Natural and Historic Resources | | | | | | | | | | |
| Dedicate a fund to the yearly purchase and acquisition of greenspace | | | | | | Unknown | City Impact Fees | City | | Updated in Report of Accomplishments (ROA) |
| Economic Development | | | | | | | | | | |
| Continue to fund and implement LCI/Streetscape projects | X | X | X | X | X | \$2,000,000 | City/GDOT | City | ARC | Updated in ROA |
| 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/CVB | City | | |
| Community Facilities and Services | | | | | | | | | | |
| Execute City Center Plan | X | X | X | X | | TBD | TBD | | City | |
| Sidewalk maintenance and replacement fund | X | X | X | X | X | \$50,000 annually | General Fund/SPLOST | City | | |
| Acquire property for and build new fire station | X | X | X | | | \$1,250,000 | SPLOST | City | | Modified; see ROA |
| Housing | | | | | | | | | | |
| Follow recommendations resulting from the 2020 Housing Study | X | X | X | X | X | Staff Time | City | City | | Modified; see ROA |

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| Project Description | 2019 | 2020 | 2021 | 2022 | 2023 | Estimated Total Cost | Funding Source | Responsible Party | Partners & Support | Notes |
|-----------------------------------------------------------------------------------------------------------------------|------|------|------|------|------|--------------------------------------------------|-----------------------------------------|-------------------|--------------------------------------------------------------|------------------------------------------------------------------------|
| Housing Study | X | X | | | | \$25,000 total, \$5,000 contributed by Woodstock | ARC, City, County, Participating Cities | Planning | Cherokee County, Canton, Holly Springs, Ball Ground, Waleska | Moved timing from 2021/2022 to 2019/2020 as funding was granted by ARC |
| 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 | | |
| Revise State Route 92 Corridor standards and regulations | X | X | X | X | X | Staff Time | City | Planning | | |
| 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 | ARC | |

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| Project Description | 2019 | 2020 | 2021 | 2022 | 2023 | Estimated Total Cost | Funding Source | Responsible Party | Partners & Support | Notes |
|--------------------------------------------------------------------------------------------------------------------------------------------------|------|------|------|------|------|----------------------|------------------------------|-------------------|------------------------------------|----------------------------------------|
| 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 | Partially completed. See update in ROA |
| Develop a public art program and masterplan | | X | X | X | | Staff Time | City | Planning | Economic Development | |
| Design and adopt a new utility location cross section for specific areas of the city in coordination with utility providers | | X | | | | Staff Time | City | Planning | Public Works, Utility Providers | |
| Create a small area plan for Ridgewalk Parkway, including code rewrite recommendations | | | | | | Staff Time | City | Planning | | Completed |
| Parks & Recreation | | | | | | | | | | |
| Construct identified multi-use trails and finalize R/W purchases | X | X | X | X | X | Est. \$29.4M | City, Cherokee Co. | City | Greenprints Alliance, Cherokee Co. | Updated in ROA |
| Four Playgrounds at Trailheads, locations TBD | X | X | X | X | X | \$200,000 | 98.5% Impact Fees, Gen. Fund | City | | Updated in ROA |
| Six (6) Pavilions/Shelters at Trailheads, locations TBD | X | X | X | X | X | \$300,000 | 98.5% Impact Fees, Gen. Fund | City | | |
| Complete design study of Little River Park | X | | | | | \$96,720 | City | City | Greenburg Farrow | Updated in ROA |

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| Project Description | 2019 | 2020 | 2021 | 2022 | 2023 | Estimated Total Cost | Funding Source | Responsible Party | Partners & Support | Notes |
|-------------------------------------------------------------------------------------------------------------------|------|------|------|------|------|----------------------|---------------------|-------------------|------------------------------------|------------------|
| Recycling program in the Downtown District | | X | | | | Unknown | City | City | DDA, IN WDSTK | |
| Ensure proper management of recycling for trails and offer recycling for Downtown public street trashcans | | X | X | X | X | Unknown | City | Public Works | | |
| Transportation | | | | | | | | | | |
| Towne Lake Parkway Improvements | X | X | X | X | X | \$10,000,000 | SPLOST | City | GDOT | Changed in ROA |
| Mill Street conversion and roundabout | X | X | X | | | \$282,000 for design | City | City | | New |
| Downtown Grid (new roads, extensions, and connections identified in LCI Plans) | X | X | X | X | X | Unknown | SPLOST | City | Developers | |
| Neese Rd. widening and roundabout | X | X | X | X | X | \$5,200,000 | SPLOST | City | Cherokee Co. | Added roundabout |
| South Main St. Streetscape | | | | | | \$725,000 | Woodstock /TE Grant | City, GDOT | GDOT | Completed |
| North Main St. Streetscape | X | X | X | X | X | Unknown | City | City | | New |
| Update & continue implementation of transportation master plan | X | X | X | X | X | Unknown | City | City | Cherokee & Cobb Co., Holly Springs | |
| Update Woodstock LCI, including thorough evaluation of impacts from transportation improvements in previous LCIs. | | X | X | | | Unknown | City | Planning | ARC | |
| Water & Sewage | | | | | | | | | | |
| Provide sewer services to areas that have severe septic problems | X | X | X | X | X | Unknown | Unknown | Water & Sewer | | |
| Investigate different options for providing sewer services to | | | X | X | X | Unknown | Unknown | Water & Sewer | | |

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| Project Description | 2019 | 2020 | 2021 | 2022 | 2023 | Estimated Total Cost | Funding Source | Responsible Party | Partners & Support | Notes |
|-----------------------------------|------|------|------|------|------|----------------------|----------------|-------------------|--------------------|-------|
| future residents and developments | | | | | | | | | | |
| Water wells project | X | X | X | X | X | Unknown | City | Public Works | | New |

Report of Accomplishments

| CITY OF WOODSTOCK, GA | | Report of Accomplishments – Short Term Work Plan Update 2019 | | | | |
|------------------------------------------------------------------|-----------|--------------------------------------------------------------|---------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Project Description | Completed | Ongoing | Pending | Dropped/ Changed | Status Description | |
| Construct identified multi-use trails and finalize ROW purchases | | X | | | In 2018, the City was awarded federal funding for the Noonday Creek Trail extension, a 1.8 mile segment, which will continue the existing trail under the Highway 92 bridge, and into Cobb County, ending at Noonday Park. This is a multijurisdictional project with Cherokee and Cobb Counties, being led by Woodstock. Construction is set to begin in FY22. | |
| Construct identified multi-use trails and finalize ROW purchases | | X | | | In 2018, part of the Rubes Creek Connector (along Arnold Mill Road) was constructed, offering a 10’ path leading from the amphitheater to the Rubes Creek Trail. | |
| Continue to fund and implement LCI/Streetscape projects | | X | | | In 2018, a new grid street connection was made, extending Paden Street to intersect with Mill Street and Towne Lake Parkway. Next, a new roundabout is planned for this intersection. | |

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| CITY OF WOODSTOCK, GA | | Report of Accomplishments – Short Term Work Plan Update 2019 | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------------------------------------------|---------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Description | Completed | Ongoing | Pending | Dropped/ Changed | Status Description |
| Acquire property for and build new fire station to include police mini-precinct | | X | | | This item has been changed to exclude the police mini-precinct because the police department has decided this is no longer in their long range plan. Exploration of property to acquire to build a new fire station is ongoing. |
| Encourage the use of federal tax credits for development of moderate-income housing | | X | | | This item has been changed to “Follow recommendations resulting from the 2020 Housing Study” because funding was granted for the study and it will have its own recommendations that will hopefully encompass more than just the use of federal tax credits. |
| Develop and codify citywide Design Guidelines to include, gateway features, streetscapes, street furniture, lighting and other public amenities. | | x | | | In 2019, the City Council adopted a Downtown Design Standards Policy that includes and requires many of these items, including streetscapes, street furniture, and grid street locations. The project will be completed when street light designs and locations are added. |
| Create a small area plan for Ridgewalk Parkway, including code rewrite recommendations | X | | | | The new Ridgewalk Overlay and associated rezoning of the area was completed and adopted after much public input in February 2019. |
| Four Playgrounds at Trailheads, locations TBD | | X | | | Site planning is currently underway for our second trailhead playground, which will be located downtown next to the Elm Street Green and the Noonday Creek Trailhead. \$337,000 of the nearly \$500,000 cost will be paid with Impact Fees. |
| Complete design study of Little River Park | | x | | | Design study is underway. Public input has been completed with 2 public events, 5 stakeholder interviews, a workshop, and a public meeting. The city is currently waiting for the first draft of the design to be delivered. |

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| CITY OF WOODSTOCK, GA | Report of Accomplishments – Short Term Work Plan Update 2019 | | | | |
|--------------------------------------------------------------------|--------------------------------------------------------------|---------|---------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Description | Completed | Ongoing | Pending | Dropped/ Changed | Status Description |
| Sustainability Section | | | | X | The 2018 STWP had three very specific items listed in the sustainability category, all related to recycling. The City has now embarked on the creation of a Sustainability Plan, which should yield a variety of recommendations that will appear in the 2020 STWP, which will be more broad and relevant, especially with the current confusion over the viability of recycling markets. |
| Trickum Road widening - Arnold Mill to County Line | | | | X | This project has not been dropped entirely but has been dropped from this list because it has been broken into 3 phases, 2 of which are to be managed by GDOT or the County. Major portions of the project lie outside city limits. |
| Towne Lake Parkway (road widening - Sherwood to Neese Rd) | | | | X | Changed the title of this item to “Towne Lake Parkway Improvements” because planned improvements to this roadway now include more than widening, with the addition of a roundabout at Mill Street and turn lane at Main Street. |
| Arnold Mill Extension/ Bypass (North end of Neese Rd. to Main St.) | | | | X | This project has been dropped for now because it has become a lower priority – more immediately impactful projects have prevailed |
| South Main Street Streetscape | X | | | | Completed. |
| 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. |

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| CITY OF WOODSTOCK, GA | | Report of Accomplishments – Short Term Work Plan Update 2019 | | | |
|----------------------------------------|-----------|--------------------------------------------------------------|---------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Description | Completed | Ongoing | Pending | Dropped/ Changed | 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. |