

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: Feb. 3, 2021

ARC REVIEW CODE: P2008281

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



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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: 2020 City of Woodstock CIE Annual Update (see note below)

Review Type: Local Comprehensive Plan

Description: A regional review of the City of Woodstock's 2020 update of its Capital Improvement Element (CIE) and Short-Term Work Plan (STWP). *Note: This review was first opened and circulated for comment in August 2020, before the county received a pandemic deadline extension and then a permanent deadline change for future CIE updates. The current version has now been audited, so it is being circulated again for comment and DCA approval.*

Submitting Local Government: City of Woodstock

Action Under Consideration: Approval

Date Opened: February 3, 2021

Deadline for Comments: February 24, 2021

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
CITY OF HOLLY SPRINGS

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
COBB COUNTY

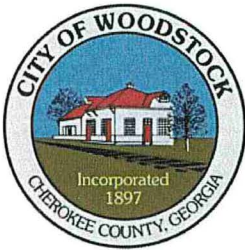
ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
CHEROKEE COUNTY

Attached is information concerning this review.

If you have any questions regarding this review, please contact Greg Giuffrida at ggiuffrida@atlantaregional.org or 470-378-1531. If ARC staff does not receive comments from you on or before **Wednesday, Feb. 24, 2021**, 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:	February 3, 2021			
Local Contact:	Katie O'Connor, Senior City Planner, City of Woodstock					
Phone:	770-592-6000	E-Mail:	koconnor@woodstockga.gov			
Fax:		Website:	www.woodstockga.gov			
Street	12453 Highway 92	City State, Zip:	Woodstock, GA 30188			
Department of Community Affairs Review Required						
Review Title:	2020 City of Woodstock CIE Annual Update					
Description:	A regional review of the City of Woodstock's 2020 update of its Capital Improvement Element (CIE) and Short-Term Work Plan (STWP). Document can be viewed on the ARC website at: http://www.atlantaregional.org/landuse Under Plan Review, search for the City of Woodstock.					
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						
Contact Person:	Greg Giuffrida, Plan Reviews Program Manager					
E-Mail	ggiuffrida@atlantaregional.org					



City of Woodstock
State of Georgia

EXPERIENCE WOODSTOCK
HER HERITAGE, HER VISION

Council Meeting Date
August 24, 2020

RESOLUTION (ID #)

RESOLUTION

Public Hearing & Approval of Resolution to Transmit the 2020 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 24, 2020 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 2020-2024, to the Atlanta Regional Commission for regional review as per the requirements of the Georgia Planning Act of 1989.

RESOLVED, this 24th day of August, 2020

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

2020



Annual Impact Fee Financial Report – FY 2020

	Parks & Rec	Admin	Total
Service Area	City	City	
Impact Fee Fund Balance July 1, 2019 (Audited)	(403,032.99)	3,698.61	(399,334.38)
Impact Fees Collected July 1, 2019 - June 30, 2020	476,488.23	14,422.16	490,910.39
<i>Subtotal: Fee Accounts</i>	476,488.23	14,422.16	490,910.39
Accrued Interest	1,138.86	0	1,138.86
(Impact Fee Refunds)	(0)	(0)	(0)
(Expenditures)	(735,734.18)	0	(735,734.18)
Impact Fee Fund Balance June 30, 2020 (Audited)	(661,140.08)	18,120.77	(643,019.31)
Impact Fees Encumbered *	989,913.76		989,913.76

*The Impact Fee Account owes the General Fund \$988,652.74 due to a loan to Impact Fees.
The Impact Fee Account owes the County \$1,261.02 for FY20 Taxes due on purchased property.

Capital Improvements Project Update 2020-2024

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 2020	Impact Fees Encumbered	Status/ Notes
Johnston Park Property	1/16/2019	6/2025	\$2,000,000	100%	SPLOST V	\$0	\$0	In Progress
Little River Park (formerly Trickum Rd Park)	10/30/2017	6/2024	\$1,500,000	100%	SPLOST V	\$0	\$0	In Progress
Noonday Creek Trail Ext.	1/3/2019	6/2020	\$100,000	100%	GRANT	\$0	\$0	Completed
Fowler Property – Trailhead	10/21/2019	TBD*	TBD*	100%	TBD*	\$313,731	\$0	In Progress
Dupree Park Expansion (505 Neese Rd Property)	10/25/2019	TBD*	TBD*	100%	TBD*	\$356,955	\$0	In Progress
Administrative fee transferred to General Fund	n/a	n/a	\$20,000	100%	n/a	\$0	\$0	Completed
Total of Costs, Expenditures and Impact Fees Encumbered			\$3,620,000*			\$670,686	\$0	

*Property became available. Was purchased and “land banked” for future recreation purposes. These projects will be scoped once current projects are near completion.

Short Term Work Plan Update 2020-2024 (New 2024 proposals & changes shown in red)

Project Description	2020	2021	2022	2023	2024	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	X	X	X	X	X	Unknown	City Impact Fees	City		
Economic Development										
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	Unknown	DDA/City/CVB	City		Updated in Report of Accomplishments (ROA)
Community Facilities and Services										
Execute City Center Plan	X	X	X	X		TBD	City/Private Developer	City/DDA/Private Dev.	City/DDA/Private Dev.	

Project Description	2020	2021	2022	2023	2024	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Notes
Sidewalk maintenance and replacement fund	X	X	X	X	X	\$50,000 annually	General Fund/ SPLOST	City		Updated in ROA
Acquire property for and build new fire station	X	X	X			\$1,250,000	SPLOST	City		
Housing										
Follow recommendations resulting from the 2020 Housing Study	X	X	X	X	X	Staff Time	City	City		
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	Underway.
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		

Project Description	2020	2021	2022	2023	2024	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Notes
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		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		

Project Description	2020	2021	2022	2023	2024	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Notes
Send a summary of all minor amendments annually to the ARC	X	X	X	X	X	Staff Time	City	Planning	ARC	
Develop and codify citywide Design Guidelines to include, gateway features, streetscapes, street furniture, lighting and other public amenities.	X	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	Economic Development	Planning	Updated in ROA
Design and adopt a new utility location cross section for specific areas of the city in coordination with utility providers	X	X				Staff Time	City	Planning	Public Works, Utility Providers	
Parks & Recreation										

Project Description	2020	2021	2022	2023	2024	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Notes
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		\$200,000	98.5% Impact Fees, Gen. Fund	City		Updated in ROA. 1 of 4 complete
Six (6) Pavilions/Shelters at Trailheads, locations TBD	X	X	X	X	X	\$300,000	98.5% Impact Fees, Gen. Fund	City		2 of the 6 pavilions are complete
Complete design study of Little River Park	X					\$96,720	City	City	Greenburg Farrow	Updated in ROA
Little River Park Infrastructure Facilities and Trailhead		X	X	X		\$500,000	City	City	Greenprints Alliance	
Little River Park Trails			X	X	X	\$1,000,000	Impact Fees, Gen. Fund	City	Greenprints Alliance	

Project Description	2020	2021	2022	2023	2024	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Notes
Complete engineering & design for Noonday Creek Trail connection to Cobb County's trail system	X	X				Incl. with construction costs	TIP	City	Cherokee & Cobb Co.	Underway.
Construct Noonday Creek Trail connection			X			\$2,800,000	TIP	City	Cherokee & Cobb Co.	
Construct amphitheater concession and restroom facility		X	X	X	X	\$750,000	City	Parks & Rec		
Public Relations & Communication										
Establish an Intranet to increase internal communication	X	X				Staff Time	City	Economic Development		
Utilize social media platforms to educate residents and increase engagement	X	X	X	X	X	Staff Time	City	Economic Development		
Create new methods to communicate information	X	X	X	X	X	Staff Time	City	Economic Development		Updated in ROA

Project Description		2020	2021	2022	2023	2024	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Notes
Provide a presence at all major city-sponsored events		X	X	X	X	X	Staff Time	City	City	DDA/CVB	
	Sustainability										
Complete Sustainability Plan							Staff Time	City	City		Completed.
Green Roof on Visitor’s Center		X	X	X			Unknown	Grant/DDA	DDA	IN WDSTK	New
Implement recommendations from the 2020 Sustainability Plan		X	X	X	X	X	Unknown	City, high potential for grant funding	City – Internal Sustainability Committee	Various depending on the project	New item. The first project we are researching is a city HHW collection center.
Recycling program in the Downtown District		X	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	City	DDA	
	Transportation										

Project Description	2020	2021	2022	2023	2024	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Notes
Woodstock Transportation Hub Project		X	X	X		\$4,000,000	SPLOST/Toll Authority Loan	City	GDOT	
Implement pilot projects and recommendations from the 2020 Smart Woodstock Citywide Strategy & Corridor Study	X	X	X	X	X		City, LCI	City	ARC, Georgia Tech, DDA	New.
Downtown Grid (new roads, extensions, and connections identified in LCI Plans)	X	X	X	X	X	Unknown	SPLOST	City	Developers	
Neese Rd. long-term improvement widening and roundabout	X	X	X	X		\$9,000,000	SPLOST	City	Cherokee Co., GDOT	Est. cost updated, name changed
Streetscapes III North Main St. Streetscape (TLP to RMR)	X	X				\$300,000	TAD	City		Est. cost updated, name changed
Streetscapes IV (Main B/t Fowler & Dupree)		X	X			Unknown	TAD	City		New

Project Description	2020	2021	2022	2023	2024	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Notes
Streetscapes V-VIII				X	X	Unknown	TAD	City		New
Update & continue implementation of transportation master plan	X	X	X	X	X	Unknown	City	City	Cherokee & Cobb Co., Holly Springs	
Rope Mill Rd long-term improvement	X	X	X			\$2,000,000	TAD	City		New
Update Woodstock LCI, including thorough evaluation of impacts from transportation improvements in previous LCIs.	X	X				Unknown	City	Planning	ARC	Underway.
Water & Sewage										
Provide sewer services to areas that have severe septic problems	X	X	X	X	X	Unknown	Unknown	Water & Sewer		

Project Description	2020	2021	2022	2023	2024	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Notes
Investigate different options for providing sewer services to future residents and developments		X	X	X	X	Unknown	Unknown	Water & Sewer		
Water wells project	X	X	X	X	X	Unknown	City	Public Works		

Report of Accomplishments

CITY OF WOODSTOCK, GA		Report of Accomplishments – Short Term Work Plan Update 2020			
Project Description	Comp-leted	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 construction of 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. This year, construction plans are being created and right of way is being acquired.
Continue to fund and implement LCI/Streetscape projects				X	We are removing this item because it is now represented in the transportation section as Streetscapes III – VIII, with specific projects/areas called out. We are updating the LCI plan in 2020/21, and we expect to have a few new LCI-specific projects to add next year resulting from the new update.
Continued implementation of wayfinding signage package		X			This year, we are looking at a redesign of the wayfinding signage package because we have encountered issues with the expense of the signs and constructability, so we have a consultant and are reviewing new designs that will be easier to implement.
Sidewalk maintenance and replacement fund		X			Sidewalk installation/replacement during FY 20: Sidewalk (5' wide): 293 linear ft Trail (8-10' wide): 5000 linear ft
Develop and codify citywide Design Guidelines to include, gateway features, streetscapes, street furniture, lighting and other public amenities.		x			Extending for an additional year because location-based streetlight regulations still need to be added.

CITY OF WOODSTOCK, GA		Report of Accomplishments – Short Term Work Plan Update 2020			
Project Description	Completed	Ongoing	Pending	Dropped/Changed	Status Description
Four Playgrounds at Trailheads, locations TBD		X			A new playground was constructed at the Noonday Creek Trailhead. This is the first of the four where both the trailhead and the playground are complete. The Downtown Playground is an innovative 'natural' playground and is already beloved by the community. It opened in May 2020.
Complete Sustainability Plan	X				See the plan at https://wdstk.go/sustainabilityplan
Develop a public art program and masterplan		X			This year the Economic Development Dept. is planning on putting together a walking tour brochure & web-based video tour of all existing public art in Downtown, as a lead-up to a more formal program & masterplan.
Complete design study of Little River Park		X		X	This study was supposed to have been completed this year but COVID stopped the final step. We are extending the project to 2021.
Complete construction of Woodstock's second dog park					Leadership decided not to do this project in favor of the new Downtown Playground
Create new methods to communicate information		X			Changed city newsletter to be quarterly and more robust instead of monthly. Hoping to engage more citizens with website redesign.
Towne Lake Parkway Improvements				X	These two projects have been merged and renamed The Woodstock Transportation Hub Project, which contains improvements to Towne Lake Parkway including a left turn onto north Main St., conversion of Mill St. from one-way to two-way, and a roundabout at Towne Lake Pkwy, Mill Street, and Paden Street. Together, these projects will change transportation in DT Woodstock drastically.
Mill Street conversion and roundabout				X	