

DATE: May 10, 2022

TO: Mayor Michael Caldwell, City of Woodstock
ATTN TO: Katie O'Connor, Deputy Director, Community Development, City of Woodstock
FROM: Mike Alexander, Director, ARC Center for Livable Communities

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: 2021 City of Woodstock Annual CIE Update

Description: A regional review of the draft 2021 City of Woodstock Annual CIE Update.

Submitting Local Government: City of Woodstock

Action Under Consideration: Approval

Date Opened: May 10, 2022

Deadline for Comments: May 31, 2022

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

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

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
CITY OF HOLLY SPRINGS

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF WOODSTOCK
CITY OF ROSWELL

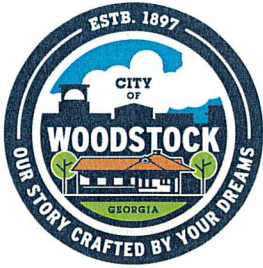
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
CHEROKEE COUNTY
COBB COUNTY

Attached is information concerning this review.

If you have any questions regarding this review, please contact Donald Shockey at dshockey@atlantaregional.org or 470-378-1531. If ARC staff do not receive comments from you on or before **May 31, 2022**, 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 <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>**

NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	City of Woodstock	Date Received:	May 10, 2022			
Local Contact:	Katie O'Connor, Deputy Director, Community Development, City of Woodstock					
Phone:	770-592-6000	E-Mail:	koconnor@woodstockga.gov			
Fax:		Website:	woodstockga.gov			
Street	12453 Highway 92	City State, Zip:	Woodstock, GA 30188			
Department of Community Affairs Review Required						
Review Title:	2021 City of Woodstock Annual CIE Update					
Description:	A regional review of the draft 2021 City of Woodstock Annual CIE Update. Document can be viewed on the ARC website at: https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/ 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 Fax 404-463-3254						
Contact Person:	Donald Shockey, Plan Review Coordinator					
E-Mail	dshockey@atlantaregional.org					



City of Woodstock
State of Georgia

Council Meeting Date
May 9, 2022

RESOLUTION (ID # 7887)

RESOLUTION

Public Hearing & Approval of Resolution to Transmit the 2021 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

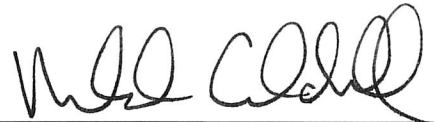
WHEREAS, the Annual Update of the Capital Improvement Element and Short Term Work Program was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989. A public hearing was advertised and held at the Chambers at City Center on May 9, 2022 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 2021-2025, to the Atlanta Regional Commission for regional review as per the requirements of the Georgia Planning Act of 1989.

RESOLVED, this 9th day of May, 2022

Attest:


Elle Taylor, City Clerk

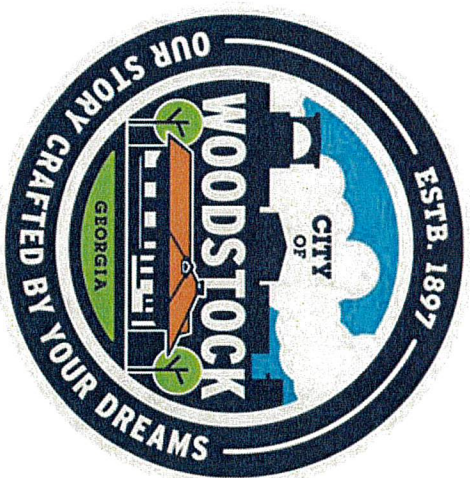


Michael Caldwell, Mayor

CITY OF WOODSTOCK, GA

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

FY 2021



Annual Impact Fee Financial Report – FY 2021

	Parks & Rec	Admin	Total
Service Area	City	City	
Impact Fee Fund Balance July 1, 2020 (Audited)	\$(487,549)	\$(20,512)	\$(508,061)
Impact Fees Collected July 1, 2020 - June 30, 2021	\$4,087,718	-	\$4,087,718
<i>Subtotal: Fee Accounts</i>	\$3,600,169	\$(20,512)	\$3,579,657
Accrued Interest	-	\$355	\$355
(Impact Fee Refunds)	-	-	-
(Expenditures)	\$4,191,743	-	\$4,191,743
Impact Fee Fund Balance June 30, 2021 (Audited)	\$(591,574)	\$(20,157)	\$(611,731)
Impact Fees Encumbered *	\$986,597		\$986,597

*The Impact Fee Account owes the General Fund \$986,597 due to a loan to Impact Fees.

Capital Improvements Project Update 2021-2025

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 2021	Impact Fees Encumbered	Status/ Notes
Georgia Northeastern Trail Lease Payments	09/15/2022	Lease Term ends 09/2025 with indefinite renewal	\$63,758.64 annually	100%	N/A	\$ 63,758.64	\$ -	On Going
Johnston Park Property	01/16/2019	06/2025	\$ 2,000,000.00	40%	SPLOST V	\$ -	\$ -	In Progress
Little River Park (formerly Trickum Rd Park) - Land Purchase	10/30/2017	06/2024	\$ 1,500,000.00	20%	SPLOST V	\$ -	\$ -	In Progress
Rubens Creek Trail Future Expansion - Land Purchase (227 Woodglen Property)	09/29/2020	TBD*	TBD*	100%	TBD*	\$ 193,453.71	\$ -	In Progress
Dupree Park Future Expansion - Land Purchase (503 Neese Rd Property)	10/19/2020	TBD*	TBD*	100%	TBD*	\$ 284,938.67	\$ -	In Progress
Dupree Park Future Expansion - Land Purchase (505 Neese Rd Property)	10/25/2019	TBD*	TBD*	100%	TBD*	\$ -	\$ -	In Progress

Fowler Property – Future Trailhead - Land Purchase	10/21/2019	TBD*	TBD*	100%	TBD*	\$ 301,144.39	\$ -	In Progress
Elm Street Cultural Arts Village Greenspace (Reeves House)	09/12/2016	06/2021	\$ 300,000.00	100%	Private	\$ 257,242.80	\$ -	Completed
Noonday Creek Trail Extension - Trail Land Purchase	01/03/2019	06/2020	\$ 100,000.00	100%	Grant	\$ -	\$ -	Completed
Bank service charges (wire fees) associated with Property Purchases	n/a	n/a	\$ 30.00	100%	N/A	\$ 30.00		Completed
Administrative fee transferred to General Fund	n/a	n/a	\$ 20,000.00	100%	N/A	\$ -	\$ -	Completed
Total of Costs, Expenditures and Impact Fees Encumbered			\$3,920,030.00*			\$811,720.89	\$0	

*Property became available and 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 2021-2025

Project Description	2021	2022	2023	2024	2025	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	COED (Cherokee Office of Econ Dev)	
Continued implementation of wayfinding signage package	X	X	X	X	X	\$240,000	DDA/City/CVB	City		See update in Report of Accomplishments (ROA)
Expansion of business incubation/maker space										
Made Mercantile called Made Assembly		X	X			\$50,000	DDA	DDA		Looking at a second building of whse type for manufacturing only with larger spaces
Community Facilities and Services										

Project Description	2021	2022	2023	2024	2025	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Notes
Execute City Center Plan	X	X	X	X		TBD	City/Private Developer	City/DDA/ Private Dev.	City/DDA/ Private Dev.	Letter of intent has been approved between city and private dev partner. Public information has begun, public infrastructure currently in design incl streets & deck.
Video screen and artificial turf for Woodstock Arts Event Green		X	X			\$250,000	DDA/CVB/ Woodstock Arts	Woodstock Arts	Woodstock Arts/DDA/CVB	
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				\$1,250,000	SPLOST	City		The City is currently conducting a Emergency Services Long Range Masterplan
Housing										
Follow recommendations resulting from the 2020 Housing Study	X	X	X	X		Staff Time	City	City		

Project Description	2021	2022	2023	2024	2025	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Notes
County Housing Study	X					\$25,000 total, \$5,000 contributed by Woodstock	ARC, City, County, Participating Cities	Planning	Cherokee County, Canton, Holly Springs, Ball Ground, Waleska	Completed. City Housing Study is now underway. (See Report of Accomplishments)
Create a repository of housing resources, and programs for the public, including housing data information for transparency		X								To be located on the 'Services' tab on the main website
Land Use										
Review Development Codes to ensure consistency with Comprehensive Plan and Character Area implementation measures the Future Development Map	X	X	X	X	X	Staff Time	City	Planning		Renamed for clarity

Project Description	2021	2022	2023	2024	2025	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-Compile info annually regarding demographic changes, approved developments, and completed construction, in an effort to streamline 5 and 10 year updates										Item renamed for clarity. Note: 5 year comp plan update is due Oct 2023; anticipate start work in Jan 2023, will review FLUM as part of 5 year update
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	Staff Time	City	Planning		Staff recommends updating only after 5 year comp plan update and after potential CID has formed
Conduct annual review of FDM, rezoning and capital projects for plan & map adjustments	X	X	X	X	X	Staff Time	City	Planning		REDUNDANT, update in ROA

Project Description	2021	2022	2023	2024	2025	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.	
Connect the Creeks project as recommended by the 2021 LCI		X	X	X						Help establish sign guidelines for the trail system
Four Playgrounds at Trailheads, locations TBD	X	X	X	X	X	\$200,000	98.5% Impact Fees, Gen. Fund	City		Dupree is next (splost in 2024, build in 2026); improve Springfield Park when trail connects
Six (6) Pavilions/Shelters at Trailheads, locations TBD	X	X	X	X	X	\$300,000	98.5% Impact Fees, Gen. Fund	City		3 pavilions are now at Dupree, 1 at Rope Mill. Add one at Springfield, one at Woolstock
Complete design study of Little River Park	X					\$96,720	City	City	Greenburg Farrow	Completed
Little River Park Infrastructure Facilities and Trailhead		X	X	X		\$500,000 \$20 mil for entire park	City	City	Greenprints Alliance	
Little River Park Trails			X	X	X	\$7.5 mil	Impact Fees, Gen. Fund	City	Greenprints Alliance	
Complete engineering & design for Noonday Creek Trail connection to Cobb County's trail system	X					Incl. with construction costs	TIP	City	Cherokee & Cobb Co.	Completed

Project Description	2021	2022	2023	2024	2025	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Notes
Construct Noonday Creek Trail connection		X	X			\$2,800,000	TIP	City	Cherokee & Cobb Co.	Construction planned to begin in 2022
Construct amphitheater concession and restroom facility				X	X	\$750,000	City	Parks & Rec		
Rubes Creek Trail Extension to Springfield then connect to Serenade Trail				X	X	Unknown	Unknown	Parks & Rec		
Dupree Park Expansion – Parking, maintenance building, potential new facilities.				X	X	Phase 1 \$350,000	SPLOST	Parks & Rec		Maintenance building (phase 1) hopefully starting in 2024
Public Relations & Communication										
Establish an Intranet to increase internal communication	X	X	X			Staff Time	City	HR		
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		
Provide a presence at all major city-sponsored events	X	X	X	X	X	Staff Time	City	City	DDA/CVB	
Sustainability										
Green Roof on Visitor's Center or Living Wall Demonstration Project	X	X	X	X	X	Unknown	Grant/DDA	DDA		Name change

Project Description	2021	2022	2023	2024	2025	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Notes
Implement recommendations from the 2020 Sustainability Plan Implementation	X	X	X	X	X	Unknown	City, high potential for grant funding	City – Internal Sustainability Committee	Various depending on the project	
Recycling program in the Downtown District	X	X	X	X	X	Unknown	DDA/ARC Grant	DDA		Providing options for businesses to recycle
Ensure proper management of recycling for trails	X	X	X	X	X	Unknown	City	City	DDA	
Transportation										
Woodstock Hub Transformation Project	X	X	X			\$4,000,000	SPLOST/Toll Authority Loan	City	GDOT	Under construction
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	Illuminated crosswalk pilot is part of Hub Transformation Project
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	X	X	X	X		\$9,000,000	SPLOST	City	Cherokee Co., GDOT	Under construction for part 1 of 3
Streetscapes III-(TLP to RMR)	X					\$300,000	TAD	City		Completed
Streetscapes IV (Main B/t Fowler & Dupree)	X	X				Unknown	TAD	City		

Project Description	2021	2022	2023	2024	2025	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Notes
Streetscapes V-VIII		X	X	X	X	Unknown	TAD	City		Streetscapes V is likely to get done in 2022. VI in 2023, VII and VIII in 2024
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		Sections are being completed individually. Plan to be fully complete in 2023.
Update Woodstock LCI, including thorough evaluation of impacts from transportation improvements in previous LCIs.	X	X				Unknown	City	Planning	ARC	Completed & Adopted January 2022
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 future residents and developments	X	X	X	X	X	Unknown	Unknown	Water & Sewer		Example: added conditions to a zoning case saying that the pump station would get upsized if we wanted

Project Description	2021	2022	2023	2024	2025	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Notes
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	Status Description			Dropped/ Changed				
			Ongoing	Pending						
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.
Continued implementation of wayfinding signage package			X							Installed a new building monument sign and two building ID signs \$35,587.60. Next year's budget is \$80k.
County Housing Study		X								After this study was completed, the City initiated a City-wide Study.
Conduct annual review of FDM, rezoning and capital projects for plan & map adjustments						X				This item was redundant with other items in this section so it has been eliminated.
Complete design study of Little River Park		X								Design created with public input is complete. Now awaiting funds for implementation.

CITY OF WOODSTOCK, GA		Report of Accomplishments – Short Term Work Plan Update 2020			
Project Description	Completed	Ongoing	Pending	Dropped/ Changed	Status Description
Complete engineering & design for Noonday Creek Trail connection to Cobb County's trail system	X				Construction begins in 2022.
Streetscapes III-(TLP to RMR)	X				
Update & continue implementation of transportation master plan		X			Woodstock's first Citywide Transportation Plan was adopted in 2022.
Update Woodstock LCI, including thorough evaluation of impacts from transportation improvements in previous LCIs.	X				2022 LCI 10 year update was adopted by the Mayor and Council in January 2022. We have already sought LCI funds for the first project from the plan, Connect the Creeks.
Provide sewer services to areas that have severe septic problems		X			Some areas have gotten sewer access that didn't have it before, namely Adair Park area on Main Street; sewer brought down Arnold Mill by Ruisseau
Investigate different options for providing sewer services to future residents and developments		X			One example of how we have been addressing this item is when staff added conditions to a zoning case requiring that the development's pump station would get upsized if the city deemed it necessary to bring sewer to new developing areas.
Water wells project					This project is still progressing, the city is about to construct our 6 th groundwater facility (located at Revere and Independence,) and we are still exploring for more options.