

DATE: May 18, 2023

TO: Mayor Michael Caldwell, City of Woodstock
ATTN TO: Tracy Albers, Community Development Director, 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: 2022 City of Woodstock Annual CIE Update

Description: A regional review of the draft City of Woodstock 2022 Annual CIE Update.

Submitting Local Government: City of Woodstock

Action Under Consideration: Approval

Date Opened: May 18, 2023

Deadline for Comments: June 8, 2023

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

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

Review information is attached.

For questions, please contact Donald Shockey at dshockey@atlantaregional.org or 470-378-1531. If ARC staff do not receive comments from you on or before **June 8, 2023**, 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/>



ATTACHMENT A

City of Woodstock
State of Georgia

Council Meeting Date
May 8, 2023

RESOLUTION NO. 147-2023

Public Hearing & Approval of Resolution to Transmit the 2022 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 8, 2023, 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 2022-2026, to the Atlanta Regional Commission for regional review as per the requirements of the Georgia Planning Act of 1989.

RESOLVED, this 8th day of May, 2023

Michael Caldwell, Mayor

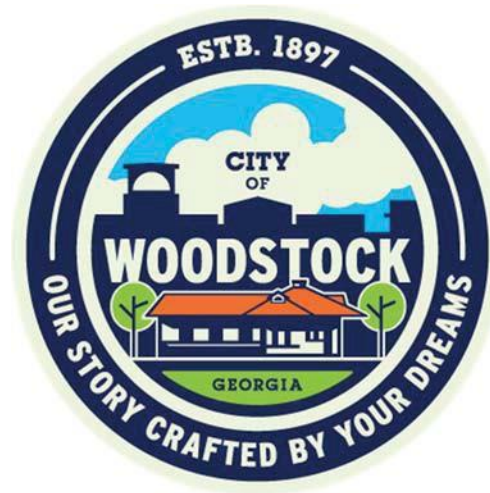
Attest:

Elle Taylor, City Clerk

CITY OF WOODSTOCK, GA

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

FY 2022/2023



Annual Impact Fee Financial Report – FY 2022

	Parks & Rec	Admin	Total
Service Area	City	City	
Impact Fee Fund Balance July 1, 2021 (Audited)	\$(591,574)	\$(20,157)	\$(611,731)
Impact Fees Collected July 1, 2020 - June 30, 2022	\$857,835	\$0	\$857,835
<i>Subtotal: Fee Accounts</i>	\$266,261	\$(20,157)	\$246,104
Accrued Interest	\$0	\$559	\$559
(Impact Fee Refunds)	\$0	\$0	\$0
(Expenditures)	\$497,274	\$0	\$497,274
Impact Fee Fund Balance June 30, 2022 (Audited)	\$(231,013)	(\$19,598)	\$(250,611)
Impact Fees Encumbered *	\$308,954		\$308,954

*The Impact Fee Account owes the General Fund \$308,954 due to a loan to Impact Fees.

Capital Improvements Project Update 2022-2026

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 2022	Impact Fees Encumbered	Status/ Notes
Georgia Northeastern Trail Lease Payments	09/15/2022	Lease Term ends 09/2025 with indefinite renewal	\$2,550 annually	100%	N/A	\$ -	\$ -	On Going
Johnston Park Property	01/16/2019	06/2025	\$ 2,000,000.00	40%	SPLOST V	\$ -	\$ -	In Progress
Little River Park (formerly <u>Trickum Rd</u> Park) - Land Purchase	10/30/2017	06/2024	\$ 1,500,000.00	20%	SPLOST V	\$ -	\$ -	In Progress
Rubes Creek Trail Future Expansion - Land Purchase (227 Woodglen Property)	09/29/2020	TBD*	TBD*	100%	TBD*	\$ -	\$ -	In Progress
Dupree Park Future Expansion - Land Purchase (503 Neese Rd Property)	10/19/2020	TBD*	TBD*	100%	TBD*	\$ 5,000.00	\$ -	In Progress
Dupree Park Future Expansion - Land Purchase (505 Neese Rd Property)	10/25/2019	TBD*	TBD*	100%	TBD*	\$ -	\$ -	In Progress

Dupree Park Future Expansion - Land Purchase (273 Park Ave Property)	07/28/2022	TBD*	TBD*	100%	TBD*	\$ 425,353.79	\$ -	In Progress
Fowler Property – Future Trailhead - Land Purchase	10/21/2019	TBD*	TBD*	100%	TBD*	\$ -	\$ -	In Progress
Elm Street Cultural Arts Village Greenspace (Reeves House)	09/12/2016	06/2021	\$ 300,000.00	100%	Private	\$ -	\$ -	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	\$ -		Completed
Debt Service payment transferred to Debt Service Fund	n/a	n/a	\$ 20,000.00	100%	N/A	\$ -	\$ -	Completed
Administrative fee transferred to General Fund	n/a	03/2033	\$63,758.64 annually	100%	N/A	\$ 63,758.64	\$ -	Completed
Total of Costs, Expenditures and Impact Fees Encumbered			\$3,920,030.00			\$ 494,112.43	\$ -	

*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 2022-2026 / Report of Accomplishments

Project Description	2022	2023	2024	2025	2026	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Accomplishments/Updates
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/SPLOST	City		Two new DT monument signs are currently in fabrication, with a tentative installation date of June 2023. Concept design is underway for a monument sign near the Serenade Gateway at Main Street. Note: added SPLOST as funding source.
Expansion of business incubation/maker space Made Mercantile called Made Assembly		X	X			\$50,000	DDA	DDA		Negotiating building out of future space for Made Assembly.
Community Facilities and Services										

Project Description	2022	2023	2024	2025	2026	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Accomplishments/Updates
Execute City Center Plan	X	X	X	X	X	TBD	City/Private Developer	City/DDA/Private Dev.	City/DDA/Private Dev.	Phase I of Public Infrastructure Work – Chambers Street Extension underway (started in April 2023).
Video screen and artificial turf for Woodstock Arts Event Green		X				\$250,000	DDA/CVB/Woodstock Arts	Woodstock Arts	Woodstock Arts/DDA/CVB	Video screen installed. In lieu of turf, green was sodded. TBD if artificial turf will be installed.
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		Emergency Services Long Range Master Plan completed in December 2022. New Fire Chief evaluating completed plan. Parcel anticipated for new fire station has not yet been dedicated to City (dedication time-sensitive based on construction of Ridgewalk Park Apartment project).
Housing										
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	County study completed. City Housing Study completed in May 2022.

Project Description	2022	2023	2024	2025	2026	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Accomplishments/Updates
Follow recommendations from 2022 Housing Study	X	X	X	X	X	Staff Time	City	City		Preparing to revise Accessory Dwelling Unit (ADU) regulations in FY23/24 and prepare pre-approved ADU plans.
Create a repository of housing resources, and programs for the public, including housing data information for transparency		X								In process. Tentative completion date: June 2023.
Land Use										
Review Development Codes to ensure consistency with Comprehensive Plan and the Future Development Map	X	X	X	X	X	Staff Time	City	Planning		In FY22/23, staff has developed a working list of changes to the Land Development Ordinance that may be executed to eliminate redundancies, confusion, and/or contradiction. These changes would also make the code easier to understand and administer. In FY23/24, staff will begin preparation of Ordinances that, if adopted, will implement these changes.

Project Description	2022	2023	2024	2025	2026	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Accomplishments/Updates
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, to streamline 5- and 10-year updates	X	X	X	X	X	Staff Time	City	Planning		A five-year update to the Comprehensive Plan is due on 10/31/23. Work underway. Will include a new map anticipating land use for properties in City/County Growth Boundary Area. Note: adjustment to project description made as part of previous CIE/STWP.
Continue to update annually the 5-Year Capital Improvements Plan and STWP	X	X	X	X	X	Staff Time	City	Planning		Existing, ongoing.
Revise State Route 92 Corridor standards and regulations		X	X	X	X	Staff Time	City/Grant	Planning	ARC	Staff has requested LCI funds from ARC for preparation of SR 92 Development Standards and Regulations. Application pending.

Project Description	2022	2023	2024	2025	2026	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Accomplishments/Updates
Conduct annual review of FDM, rezoning and capital projects for plan & map adjustments	X	X	X	X	X	Staff Time	City	Planning		Note: Eliminated as part of prior CIE/STWP due to redundancy.
Send a summary of all minor amendments annually to the ARC	X	X	X	X	X	Staff Time	City	Planning	ARC	New planning staff to develop process for submittal of all minor amendments.
Develop and codify citywide Design Streetscape Guidelines to include gateway features, streetscapes, street furniture, lighting, and other public amenities.	X	X	X			Staff Time	City	Planning	Public Works, Economic Development	Plan to perform a gap analysis and decide whether we want to require streetscapes in areas outside of DT.
Develop a public art program and masterplan	X	X	X	X		Staff Time	City	Economic Development	Planning	Consultant selected for preparation of Art in Public Places (APP) Plan/Program. Community engagement is underway.

Project Description	2022	2023	2024	2025	2026	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Accomplishments/Updates
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	Public Works, Utility Providers	Note: Responsible party changed as part of prior CIE/STWP.
RFP for an on-call architect & landscape architect for review assistance		X	X							In process, tentative release July 2023.
Implementation of 2021 LCI Plan		X	X	X	X					LCI implementation project “Connect the Creeks” is underway. Seeking funding for preparation of updated development standards for SR 92 corridor within LCI. Application is pending.
Wall mural pilot program	X	X								Wall Mural Ordinance adopted in March 2023. This Ordinance may preempt the need for a pilot program.
Technical Assistance from Georgia Forestry Commission for Tree Codes Audit and Urban Canopy Mapping Tool		X	X			Staff Time	N/A	Planning	Georgia Forestry Commission	City was awarded Technical Assistance to be provided by GFC. Included as part of Cohort 3 beginning in August FY23/24.
Parks & Recreation										

Project Description	2022	2023	2024	2025	2026	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Accomplishments/Updates
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.	Working toward potential trails bond, for November 2023 ballot.
Connect the Creeks project as recommended by the 2021 LCI		X	X	X						LCI implementation project "Connect the Creeks" is underway.
Four Playgrounds at Trailheads, locations TBD	X	X	X	X	X	\$200,000	98.5% Impact Fees, Gen. Fund, Grant	City		Preparing for a new playground at Springfield Park in FY23/24. Seeking grant funds through GA DNR to assist.
Six (6) Pavilions/Shelters at Trailheads, locations TBD	X	X	X	X	X	\$300,000	98.5% Impact Fees, Gen. Fund	City		Four installed to date. Two pending funds (Springfield, Woofstock).
Complete design study of Little River Park	X					\$96,720	City	City	Greenburg Farrow	Completed – now working on Phase I Construction Documents. Anticipated completion in 12/23.
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	

Project Description	2022	2023	2024	2025	2026	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Accomplishments/Updates
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. Construction to begin in FY23/24.
Construct Noonday Creek Trail connection		X	X			\$2,800,000	TIP	City	Cherokee & Cobb Co.	Construction planned to begin in FY23/24.
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	\$8,000,000	Unknown	Parks & Rec		Master plan completed in April 2023. Seeking project funding.
Dupree Park Expansion – Parking, maintenance building, potential new facilities.				X	X	Phase 1 \$350,000	SPLOST	Parks & Rec		City-owned houses adjacent to the park were demolished in April 2023.
Public Relations & Communication										
Establish an Intranet to increase internal communication	X	X	X			Staff Time	City	HR		

Project Description	2022	2023	2024	2025	2026	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Accomplishments/Updates
Utilize social media platforms to educate residents and increase engagement	X	X	X	X	X	Staff Time	City	Economic Development	CVB	Note: Added CVB as Partner & Support for this Item
Create new methods to communicate information	X	X	X	X	X	Staff Time	City	Economic Development	CVB	Note: Added CVB as Partner & Support for this Item
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		Shipping container restroom facilities in DT partially improved with cool roof.
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		Cardboard recycling facility provided as part of new DT shared dumpster installed in March 2023.

Project Description	2022	2023	2024	2025	2026	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Accomplishments/Updates
Ensure proper management of recycling for trails	X	X	X	X	X	Unknown	City	City	DDA	
Recycling Waste Diversion Program		X	X			\$35,000	City/Grant	City		NEW program that will allow for City to execute a Hazardous Waste recycling program in Fall FY23/24.
Transportation										
Woodstock Hub Transformation Project	X	X	X			\$4,000,000	SPLOST/Toll Authority Loan	City	GDOT	Will finish by end of FY22/23. A new traffic pattern (from one-way to two-way) on Mill Street took effect in May 2023.
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	Installed one illuminated crosswalk in DT near Main Street & Towne Lake Parkway. Three additional locations under consideration.
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	Part I (of III) will be completed in June 2023. Phase II out to bid in July 2023.
Streetscapes III (TLP to RMR)	X					\$300,000	TAD	City		Completed

Project Description	2022	2023	2024	2025	2026	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Accomplishments/Updates
Streetscapes IV (Main B/t Fowler & Dupree)	X	X				Unknown	TAD	City		Partially complete.
Streetscapes V-VIII		X	X	X	X	Unknown	TAD/DDA	City		Streetscapes V will be complete in June 2023. VI in 2024. Added DDA as a funding source for this item.
Update & continue implementation of transportation main plan	X	X	X	X	X	Unknown	City	City	Cherokee & Cobb Co., Holly Springs	2023 Edition of Citywide Transportation Plan (CTP) adopted by City Council in March 2023.
Rope Mill Rd long-term improvement	X	X	X			\$2,000,000	TAD	City		Seventy-five percent is complete and open. ROW complete for remaining 25%.
Update Woodstock LCI, including thorough evaluation of impacts from transportation improvements in previous LCIs.	X	X				Unknown	City	Planning	ARC	DT/SR92 LCI Update adopted by City Council in January 2022. The first major implementation project "Connect the Creeks" is underway.
Water & Sewage										
Provide sewer services to areas that have severe septic problems	X	X	X	X	X	Unknown	Unknown	Water & Sewer		

Project Description	2022	2023	2024	2025	2026	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Accomplishments/Updates
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 proposed development projects to require the contribution of sewer infrastructure that would allow for adjacent properties to connect to City facility.
Water wells project	X	X	X	X	X	Unknown	City	Public Works		