

**DATE:** August 25, 2023

**TO:** Mayor Michael Caldwell, City of Woodstock  
**ATTN TO:** Tracy Albers, Community Development Director, City of Woodstock  
**FROM:** Mike Alexander, COO, Atlanta Regional Commission

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:** 2023 City of Woodstock Comprehensive Plan Update

**Description:** A regional review of the draft 2023 City of Woodstock Comprehensive Plan Update.

**Submitting Local Government:** City of Woodstock

**Action Under Consideration:** Approval

**Date Opened:** August 25, 2023

**Deadline for Comments:** September 15, 2023

**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 ACWORTH  
CITY OF ROSWELL  
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF HOLLY SPRINGS  
CITY OF KENNESAW  
CITY OF MOUNTAIN PARK  
BARTOW COUNTY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
CITY OF CANTON  
CITY OF MILTON  
CHEROKEE COUNTY

**Review information is attached.**

Please submit comments to [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). For questions, please contact ARC Plan Review Manager Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or 470-378-1531. If no comments are received by September 15, 2023, ARC will assume that your agency has no input on the subject plan. For more information on the comprehensive planning process, visit the ARC review website at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>.





August 14, 2023

Atlanta Regional Commission  
229 Peachtree St #100  
Atlanta, Georgia 30303

**RE: Comprehensive Plan Update Submittal**

To Whom It May Concern:

The City of Woodstock, Georgia 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 Tracy Albers, Director of Community Development at [talbers@woodstockga.gov](mailto:talbers@woodstockga.gov).

Sincerely,

Michael Caldwell, Mayor  
City of Woodstock, GA

Enclosures



## ATTACHMENT B



### RESOLUTION NO. 326-2023

Public Hearing & Approval of Resolution to Transmit the 2023 Comprehensive Plan Update, Short-Term Work Program, and Capital Improvement Element (City Council Meeting Date - August 14, 2023)

**WHEREAS,** the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a Comprehensive Plan; and

**WHEREAS,** to retain its "Qualified Local Government" status pursuant to the Georgia Planning Act of 1989, the City of Woodstock must remain in compliance with the requirements of the Minimum Planning Standards and Procedures for Local Comprehensive Planning promulgated by the Georgia Department of Community Affairs; and

**WHEREAS,** the Comprehensive Plan 2023 Update 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; and

**WHEREAS,** the Capital Improvement Element and Short Term Work Program were prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Government Comprehensive Planning established by the Georgia Planning Act of 1989; and

**WHEREAS,** the Regional Water Plan and Rules for Environmental Planning Criteria were reviewed in preparation for the Comprehensive Plan 2023 Update; and

**WHEREAS,** a Public Hearing was advertised and held at the Chambers at City Center on August 14, 2023, at or around 7 PM; and

**WHEREAS,** the Comprehensive Plan 2023 Update is required to be adopted by October 31, 2023, following a compliance review by the Georgia Department of Community Affairs and the Atlanta Regional Commission:

**BE IT THEREFORE RESOLVED** that the Woodstock City Council does hereby submit the Comprehensive Plan 2023 Update with the Short-Term Work Program and Capital Improvement Element to the Georgia Department of Community Affairs and the Atlanta Regional Commission for regional review, as per the requirements of the Georgia Planning Act of 1989.



## ATTACHMENT B

ADOPTED this 14th day of August 2023.

A handwritten signature in blue ink, appearing to read "Michael Caldwell", written over a horizontal line.

Michael Caldwell, Mayor  
City of Woodstock, Georgia

A handwritten signature in blue ink, appearing to read "Coty Thigpen", written over a horizontal line.

Coty Thigpen, Interim City Clerk  
City of Woodstock, GA



**DRAFT**



# CITY OF WOODSTOCK **COMPREHENSIVE PLAN** 2 0 2 3 U P D A T E

## August 2023

CITY OF  
**WOODSTOCK**  
GEORGIA

 **Gresham  
Smith**





# Acknowledgments

City of Woodstock Staff

Jeffrey Moon - City Manager  
Coty Thigpen - Assistant City Manager  
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Stakeholder Committee

Chase Roth - Planning Commission  
David Westrick - Planning Commission  
James Drinkard - Planning Commission  
Jennifer Lawrence - Planning Commission  
Ali R. Najafgholi - Planning Commission  
David Michael Lundquist - Planning Commission  
Brandon Williams - Planning Commission  
Colin Ake - City Council  
Tracy Collins - City Council  
Brian Stockton - Economic Development Director  
Tracy Albers - Director of Community Development

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- Appendix B - Community Engagement
- Appendix C - Capital Improvements Elements
- Appendix D - Consideration of the Regional Water Plan





# OVERVIEW



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# Plan Purpose

## History of Woodstock

The City of Woodstock, originally a small crossroads trading community, is the southernmost city in Cherokee County, and the County’s largest. Woodstock is located approximately 30 miles north of Atlanta and 12 miles south of Canton, the County seat. The southern part of Cherokee County was settled first due to its flatter topography and easier access. Woodstock is over 100 years old and one of the County’s oldest towns.

Woodstock is located in an area that was once part of the Cherokee Nation. Settlement started in 1831 when the area became a trading community with cotton as its primary commodity. The railroad came to Woodstock in November 1879. Presumably, this is when the first train depot was built, although the first written account was recorded when the City of Woodstock limits were measured from the Depot in 1897. The City had a population of 300 and comprised a total of 960 acres.

Woodstock had industries of various kinds. Mills in the City processed grains and textiles of local farmers. Woodcarving, yarn spinning, and other related activities were also done. The abundance of water power around Woodstock, such as Little River, Noonday Creek, and other streams, facilitated these industries. Mining was another prominent activity because of Woodstock’s location in Georgia’s Gold Belt. Gold, mica, and kaolin were found in nearby areas, and the old Kellogg Gold Mine is within a few miles of Woodstock. Despite this, Woodstock remained a primarily agricultural town. For instance, by the 1890s, Woodstock was said to be shipping 2,000 bales of cotton annually and a number of Woodstock developers were influential in introducing innovative farming methods to the County.

The railroad played an instrumental role in the development and layout of the City. Originally, the City boundaries were set at 0.5 miles east and west of the tracks and 0.75 miles north and south from the railroad depot, and lots were created with orientation to the railroad. The central business district extended ten blocks along Main Street from Kyle Street to Dupree Road and two blocks along West Mill Street and Arnold Mill Road. Today, this core is the heart of the City, and includes much of the City’s municipal facilities, streetscaping with brick paved sidewalks and decorative lighting, the City Park, historic buildings dating back to 1879, and a strong residential community.

Woodstock stands in front of a wonderful opportunity to capitalize on its reputation as a unique place to continue to expand its offerings and improve quality of life for all of its residents. Serving as a gateway to the North Georgia Mountains, the City of Woodstock has experienced tremendous growth in the past 20 years. Because of its location, the availability of businesses and professional services and relatively low housing costs, Woodstock is one of the fastest growing cities in Cherokee County. While growth provides many economic opportunities, the City also wants to preserve its small-town atmosphere and quality of life. The City must consciously guide and manage growth to ensure that the best of the past is preserved, while creating new communities that are attractive, vital, and thriving. This well thought-out comprehensive plan is responsive to current market trends and anticipatory of future trends that will transform the City into a more viable and attractive place.



## Purpose of the Comprehensive Plan Update

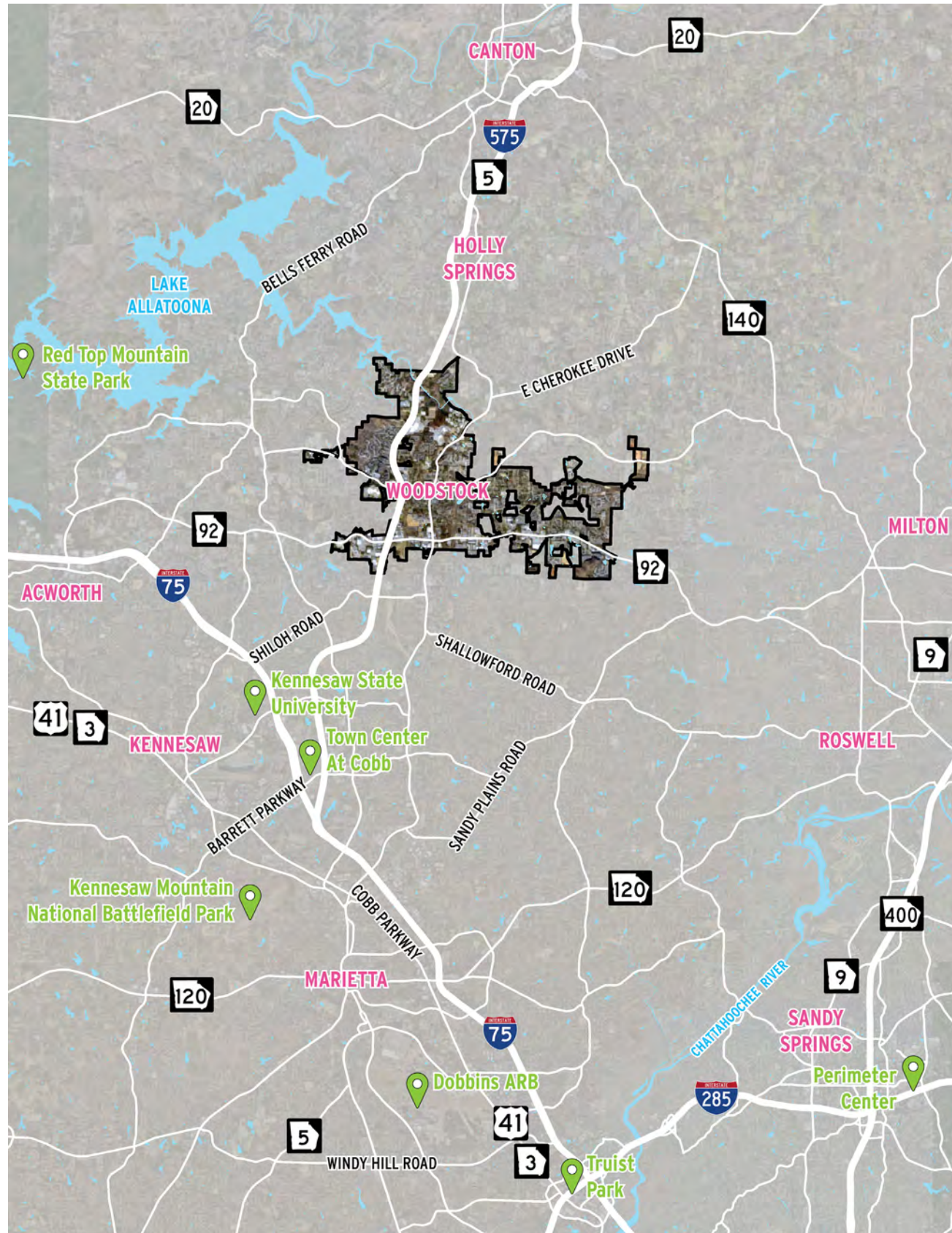
As per the Georgia Planning Act, local jurisdictions are required to develop and maintain a comprehensive plan that outlines how the jurisdiction is to implement and manage all aspects of long-range planning and development. To maintain their status as a qualified local government (QLG), jurisdictions must develop these plans in adherence to the Minimum Standards and Procedures for Local Comprehensive Planning set forth by the Georgia Department of Community Affairs (DCA). These long-range planning responsibilities relate to aspects such as land use, economic development, housing, and transportation, among several others.

Therefore, this latest version of the Woodstock Comprehensive Plan is a five-year update to the City’s Comprehensive Plan, last adopted in 2018. Since then, the City has undertaken several related initiatives including the development of a Smart Technology Citywide strategy, a Sustainability Plan, and updates to its Living Center Initiatives (LCI) plans. Additionally, the City has undergone many changes stemming from new development as well as ramifications stemming from the COVID-19 pandemic including the advent of remote work policies and new travel patterns. This plan seeks to build on these initiatives and help guide the City’s vision of Woodstock towards the year 2050.

However, there are important reasons for this planning process beyond meeting the minimum requirements. Due to the desirability of the region, Woodstock faces increasing and unique development pressures. One challenge facing Woodstock is balancing the expected impacts of growth pushing north from Atlanta, changing demographics, and the slowly increasing ethnic population with the desires of long-term residents. Growth management should be examined in a holistic way, incorporating infrastructure and services. The same opportunities and strengths that make the City attractive, such as location and uniqueness, present the City with potential conflicts. It is the desire of Woodstock to protect the established neighborhood character of the City from incompatible land uses and traffic, while at the same time to maintain its diversity in economy, cultures and ages. Master Planned Developments, conservation style open space subdivisions, traditional neighborhoods, mixed-use development, and other innovative development techniques are encouraged throughout the City through the guidelines presented in the Character Area descriptions within this Plan.







Regional Map Showing Woodstock Within Metropolitan Atlanta

# Guide to this Document

## Overview

The initial overview section outlines the overall Community Vision including identified Needs & Opportunities, trends affecting Woodstock, and provides a summary of the plan's community engagement strategy.

## Plan Elements

This section contains both Core and Supportive Elements in the Comprehensive Plan. The Core Elements include Economic Development, Housing, Land Use, Parks & Recreation, Public Relations & Communications, and Transportation. The Supporting Elements include Broadband, Capital Improvements, Smart Technology, and Sustainability.

Additionally, the complete Short-Term Work Program (which includes some items not presented in the body of this report) is included in Appendix A.

## Character Areas

This Comprehensive Plan update discusses refinements and additions to the city's Future Development Map (FDM) and includes a discussion of each of the City's ten character areas, shown below:

### Urban Areas

- Urban Core
- Urban Village

### Activity Centers

- Regional Activity Center
- Community Village Center

### Conservation Areas

- Natural Preserve

### Employment Areas

- Employment Opportunity Center
- Workplace Center
- Employment Village

### Residential Areas

- Neighborhood Living
- Suburban Living





# Community Vision

## Vision Overview

A community vision is an image of a community’s future. It is a means of articulating and describing a desired outcome - a place where participants agree they would like journey together.

The vision statements below evolved from a partnership and dialogue between the City government and members of this community. There were many who suggested Woodstock stay exactly as it is today. There were also calls for change, both small and large. Regardless of opinion, the common bond described by all is the high quality of life experienced by residents, employees, and visitors. Woodstock is more than houses, jobs, roads, and utilities. Woodstock’s high quality of life stems from its programs and services, educational opportunities, and historic, natural, and cultural resources that are essential to enriching lives. We know that Woodstock’s population, businesses, mobility, and opportunities will change over time. Because of this, the foremost goal of this Comprehensive Plan Update becomes planning for this known change while preserving our high quality of life for future generations.

## Needs & Opportunities

Needs & Opportunities were initially developed and identified through a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis and discussion with the planning Steering Committee during the 2018 Comprehensive Plan process. Subsequent SWOT oriented discussions with this Plan’s Steering Committee were utilized to vet and refine the Needs & Opportunities. The resulting Needs & Opportunities listed below, were refined even further based on analysis by the planning team, input from community meetings and survey, and further discussion with the Steering Committee.

## Major Elements

### Economic Development

#### NEEDS

- Increase proportion of commercial-to-residential land in the City to make more robust, reliable tax revenue
- Create opportunities for offices in the City to diversify commercial offerings and provide employment opportunities
- Attract larger-scale employers that provide higher paying salaries
- Encourage neighborhood commercial developments that provide daily necessities for residents

#### OPPORTUNITIES

- Utilize access to existing regional transportation corridors to attract business and residents
- Utilize existing rental housing to attract major employers
- Increase time economic development staff spends actively building prospective relationships
- Opportunity to collaborate with Holly Springs and Cherokee County to develop a strong employment center at Sixes/575
- Leverage the City’s arts community as a mechanism to enhance economic development
- Seek opportunities to integrate the City’s Economic Development Plan with other planning activities

### Housing

#### NEEDS

- Increase variation in housing stock, including new residential options throughout the Woodstock community
- Incentivize the creation of workforce and/or affordable housing in the City
- Encourage transitions between the intensity and density of different types of residential development
- A diversity of housing types, densities, and price ranges
- Use jobs-housing balance as a metric for determining housing needs

#### OPPORTUNITIES

- Incentivize accessory buildings/accessory dwelling units to create new density in existing neighborhoods without changing character
- Strong housing market will allow creation of additional residences
- High home values relative to some nearby peer cities, indicating strong desirability and market
- Access to a mix of existing housing types and a strong residential development market provide opportunities to find and create affordable housing options throughout the City
- Tie into potential development of nodes and corridors for high density residential development

### Land Use

#### NEEDS

- Create opportunities for attracting business and flex office space in the City to diversify commercial offerings and provide employment opportunities
- Encourage commercial developments that provide daily necessities for residents
- Create a balance of residential, commercial, industrial, and office land uses
- Increase access to grocers and markets downtown

#### OPPORTUNITIES

- Use zoning ordinances to ensure that new development complements existing and historic character
- Opportunity to collaborate with Holly Springs and Cherokee County to develop a strong employment center at the I-575 interchange with Sixes Road
- Preserve historic structures
- Create more public realm and enhance existing public space, including family-focused amenities throughout the Woodstock community
- Use Downtown Woodstock as a successful precedent/catalyst for more walkable areas in other parts of Woodstock







## Parks & Recreation

### NEEDS

- Increase access to outdoor recreation as natural spaces become developed
- Add family-centered recreation opportunities throughout the community
- Expand trail system to increase connectivity within Woodstock, enhance parks and recreation opportunities
- Improve existing park spaces to increase value

### OPPORTUNITIES

- Enhance and preserve existing tree canopy
- Engage arts community and help establish arts communities throughout the City
- Investigate strategies for increasing parks and recreation opportunities by expanding Dupree Park and developing Little River Park
- Determine opportunities to enhance parks and recreation services throughout the Woodstock community

## Public Relations & Communications

### NEEDS

- Improve engagement between City government and residents to increase participation
- Improved dissemination of information
- More consistent social media presence across City departments
- Focus on excellent and open communication to encourage civic engagement

### OPPORTUNITIES

- Improve engagement between City government and residents to increase participation
- Enhance communication between City departments
- Streamline dissemination of information to the public
- Investigate mechanisms to utilize SMART technology to collect ideas and data, and provide communication to Woodstock residents

## Transportation

### NEEDS

- Address regional roadways to provide for efficient traffic flow in and out of Woodstock
- Add interconnected roadways to create a robust transportation system throughout the City, especially in and around Downtown
- Coordinate with state and regional partners to establish and advance transit service connecting the City of Woodstock with the broader region
- Create PTV opportunities in and near Downtown. Reduce barriers to their safe maneuverability. Continue to recognize their place in the City's multi-modal transportation framework.
- Assess traffic patterns and address demands accordingly including implementation of the grid system concept

### OPPORTUNITIES

- Leverage the City's Complete Streets policy, design guidelines, existing walkability, and infrastructure investments to expand the range of walkable places and promote alternative transportation
- Increase awareness of Downtown parking options for day-to-day use and for events through increased marketing strategies
- Seek out options to increase parking availability in the Downtown area
- Embed recommendations from SMART Woodstock into transportation planning, parking management, and implementation efforts
- Promote land use and transportation coordination to improve future mobility, particularly through alternative modes and mixed-uses
- Develop Public-Private Partnerships to advance transportation goals
- Collaborate with partner agencies such as Atlanta Regional Commission (ARC), Georgia Department of Transportation (GDOT), Cherokee County, and utility providers, to deliver transportation projects

## Supportive Elements

## Sustainability

### NEEDS

- Take steps to preserve existing natural spaces within the City
- Where appropriate, incentivize preservation of existing buildings within the City
- Continued promotion of sustainability awareness among citizens and employees
- Encourage alignment of the City's multi-modal transportation program and land use patterns to discourage single-use trips
- Provide and incentivize recycling for both residents and businesses
- Reduce the carbon footprint of City operations

### OPPORTUNITIES

- Encourage alternative stormwater management techniques
- Encourage solar/clean energy in development
- Save public and private financial resources by investing in and encouraging sustainable cost saving measures
- Further the construction of green architecture and green infrastructure







## Goals & Policies

The City’s identified Goals & Policies are the community’s articulation of its ultimate vision for the future and policies to consider to assist in prioritizing initiatives and implementation efforts.

Goal 1   Continue to create and sustain a unique community identity and structure	Economic Development	Housing	Land Use	Parks and Recreation	PR & Communications	Sustainability	Transportation	Broadband	Smart Technology
1.1   All new development should contribute to an overall sense of community.		X	X						
1.2   Encourage the continued redevelopment of the urban core as the symbolic heart of the City.	X	X	X						
1.3   Expand and strengthen the downtown by building on its current successes and small town atmosphere	X	X	X						
1.4   Increase the viability of live, work, and entertainment choices within the downtown area.	X	X	X						
1.5   Attract a mix of businesses that will continue to make downtown a destination	X								
1.6   Ensure that retail and commercial developments will support tax base	X		X						
1.7   Encourage rooftop gardens and restaurants, entertainment venues, education center, and mixed-use development	X	X	X						



### Goal 2 | Provide increased mobility

	Economic Development	Housing	Land Use	Parks and Recreation	PR & Communications	Sustainability	Transportation	Broadband	Smart Technology
2.1   Transportation facilities should be designed to be context-sensitive, specifically through developing cross sections that are appropriate with both the character area and land uses they serve.	X		X				X		
2.2   A variety of thoroughfares should be designed to be equitable to the pedestrian, bicycle, and automobile.							X		
2.3   Streets in residential, mixed-use, and other urban areas should be designed for lower speeds to encourage urban life and community interaction.							X		
2.4   Public facilities and infrastructure should be able to support new development and redevelopment efforts, particularly with respect to circulation, access, and linkages.			X			X	X		X
2.5   Establish a transportation network that will enable the safest and most efficient movement of people and goods.	X						X		X

### Goal 3 | Promote a spirit of inclusiveness, opportunity, and choice

	Economic Development	Housing	Land Use	Parks and Recreation	PR & Communications	Sustainability	Transportation	Broadband	Smart Technology
3.1   Encourage a range of housing opportunities and choices.		X							
3.2   Integrate housing into mixed-use and traditional development as appropriate through the Future Development Map.	X	X	X						
3.3   Ensure that land development is predictable, fair, and cost-effective.			X				X		
3.4   As employment opportunities diversity in and around Woodstock, ensure adequate amounts, types, and densities of housing needed to support desired commercial and industrial growth.	X	X	X				X		
3.5   Promote unique aspects of Woodstock in order to promote inclusivity.	X				X				





Goal 4   Land use patterns that promote connectivity	Economic Development	Housing	Land Use	Parks and Recreation	PR & Communications	Sustainability	Transportation	Broadband	Smart Technology
4.1   Improve traffic flow in and around the downtown area and overall Citywide connectivity.	X		X				X		X
4.2   Encourage mixed-use and traditional development so that they reflect the character areas in the Future Development Map.	X	X	X						
4.3   Create “walkable neighborhoods.”			X				X		
4.4   Neighborhoods should be within easy walking distance of such destination points as local-serving stores and offices, schools, parks, or other civic uses.			X				X		
4.5   Promote development that is pedestrian-oriented, community-centered, and minimizes vehicular trips.			X			X	X		
4.6   All projects should connect to existing and proposed adjacent uses through the use of easements, pedestrian connectivity or roadway connectivity as appropriate.			X				X		
4.7   Encourage mixed-use and a balance of residential and non-residential uses to promote internal connectivity.	X	X	X				X		



Goal 5   Developments should promote the City's vision	Economic Development	Housing	Land Use	Parks and Recreation	PR & Communications	Sustainability	Transportation	Broadband	Smart Technology
5.1   Community aesthetics, site, and building design all add to the quality of life in Woodstock.	X		X			X			
5.2   Focus development within the urban core and surrounding Urban Living Character Areas.	X	X	X			X	X		
5.3   Promote the unique aspects of Woodstock in order to overcome past negative perceptions, or a feeling that Woodstock is just another suburb.	X	X	X	X	X	X	X		
5.4   Promote a balance of residential and non-residential development in mixed-use communities at various scales.	X	X	X		X				
5.5   The creation of civic buildings or public spaces should be part of each Character Area and incorporated into new development.			X						
5.6   Encourage new development to focus on the pedestrian.			X				X		
5.7   Ensure that new development proposals complement Woodstock's existing architectural style and scale of development.	X	X	X				X		
5.8   Encourage growth in areas where it will be the most beneficial to the City, and discourage growth where the overall impact on the public will be negative.	X		X			X	X		

Goal 6   There needs to be a balance between the built and natural environments	Economic Development	Housing	Land Use	Parks and Recreation	PR & Communications	Sustainability	Transportation	Broadband	Smart Technology
6.1   Ensure that development proposals are environmentally responsible.		X	X			X			
6.2   Support green architecture and green infrastructure.						X			
6.3   Encourage and incentivize environmentally friendly construction and developments through incentives for Earthcrafts and LEED certifications.						X			
6.4   Encourage the provision of rainwater harvesting areas and xeriscaping to promote water conservation.						X			
6.5   Implement a land use plan that promotes an urban area in order to conserve sensitive and/or undeveloped land.			X	X		X			





Goal 7 | Accommodate growth while creating a sustainable community and implementing the vision

	Economic Development	Housing	Land Use	Parks and Recreation	PR & Communications	Sustainability	Transportation	Broadband	Smart Technology
7.1   Ensure that future land use and development decisions are consistent with long range planning goals and that such decisions promote the vision of the community.			X						
7.2   Look at new development proposals comprehensively: Benefit to the City overall, the character area, the neighborhood in which it will be located, existing and adjacent land uses, the availability of infrastructure, and funding to provide services and a high quality of life.			X						
7.3   All new development and redevelopment should adhere to standards of design that add to the aesthetic, environmental, and economic benefit to the City, and incorporate design and site elements that address the City's vision.	X		X			X			
7.4   Protect the capacity of major thoroughfares through village development and connectivity techniques.			X				X		
7.5   Public facilities and infrastructure should be able to support new development and redevelopment efforts, particularly in the areas of circulation, access, connectivity, and linkages.			X				X		
7.6   Ensure that adequate public services and community facilities are provided in an efficient and cost-effective manner.	X		X						
7.7   Achieve efficiency in maximizing beneficial growth while minimizing the burden on existing standards.			X						
7.8   Encourage growth in areas where it will be the most beneficial to the City, and discourage growth where the overall impact on the public will be negative.			X						

Goal 8 | Create a wide range of economic development initiatives

	Economic Development	Housing	Land Use	Parks and Recreation	PR & Communications	Sustainability	Transportation	Broadband	Smart Technology
8.1   Expand and diversify the City's economic base to provide employment opportunities for the residents and enhance the City's tax base.	X		X						
8.2   Encourage neighborhood-serving retail and services in communities identified as appropriate through the Future Development Map.	X		X						
8.3   Encourage new non-residential development to be mixed-use in nature in parts of the community identified as appropriate through the Future Development Map.	X		X			X			
8.4   Encourage office, commercial, and light industrial employment opportunities in appropriate locations.	X		X						
8.5   Encourage and promote clean, high-tech industrial development that strengthens the economic base of the community and minimizes air and water pollution.	X					X			X
8.6   Coordinate with State and County agencies and organizations to attract major economic development opportunities.	X								
8.7   Accommodate and promote the development of quality and appropriate housing to develop a strong workforce to help support and attract economic development opportunities.	X	X							



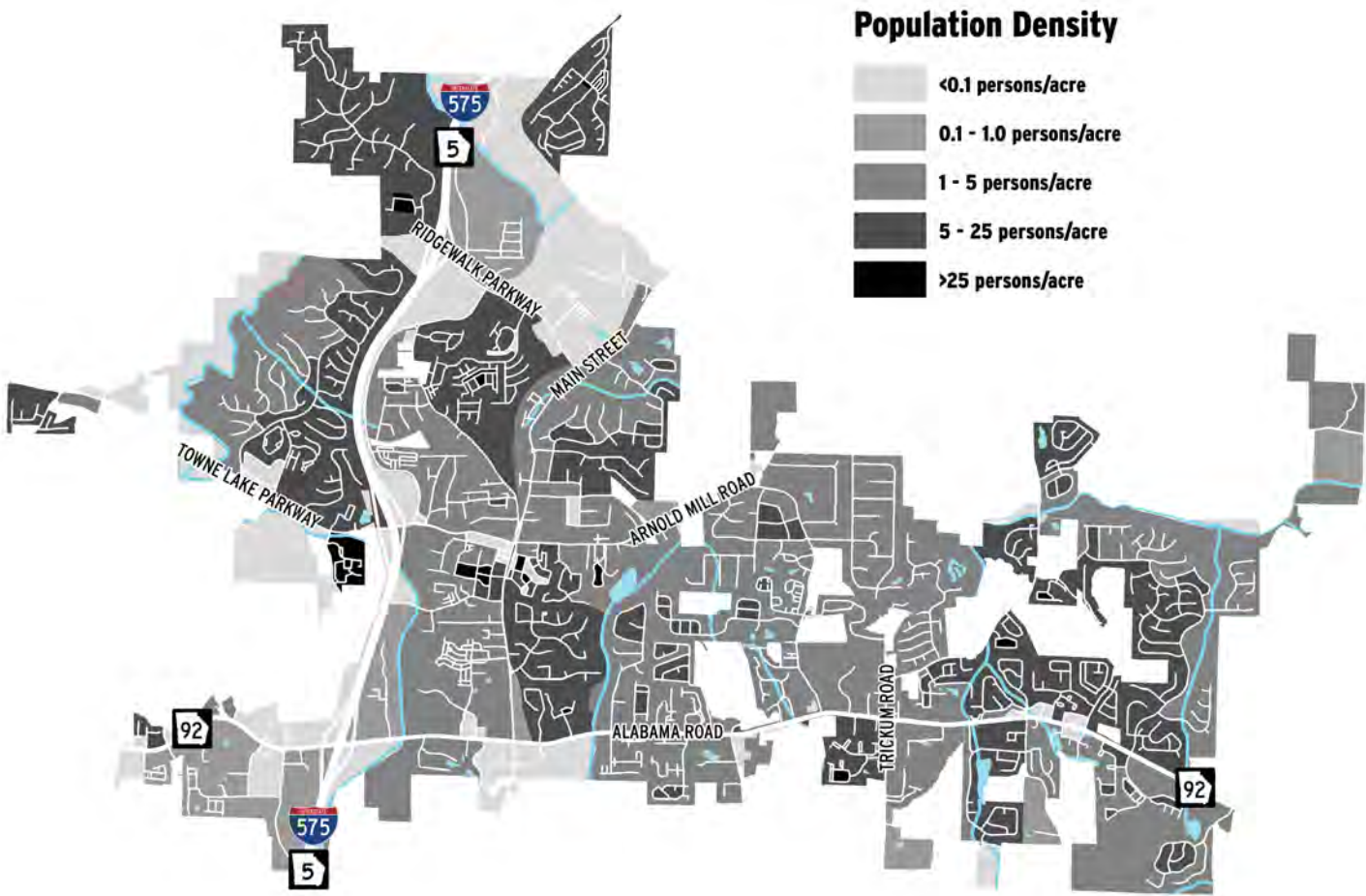


# Trends in Woodstock

The following section provides an overview of the major trends behind Woodstock's development since the previous comprehensive plan. These trends relate to several of the plan's elements, with more detailed information on these trends documented as part of the plan's "Key Findings."

## Population Population Density

Figure 1 below illustrates Woodstock's population density according to the 2020 Census. Generally, the city's population density is between 0.1 persons/acre and 10 persons/acre. Smaller pockets of higher densities are along the northwestern portion of I-575, as well as the southeastern part of Alabama Road (SR 92).



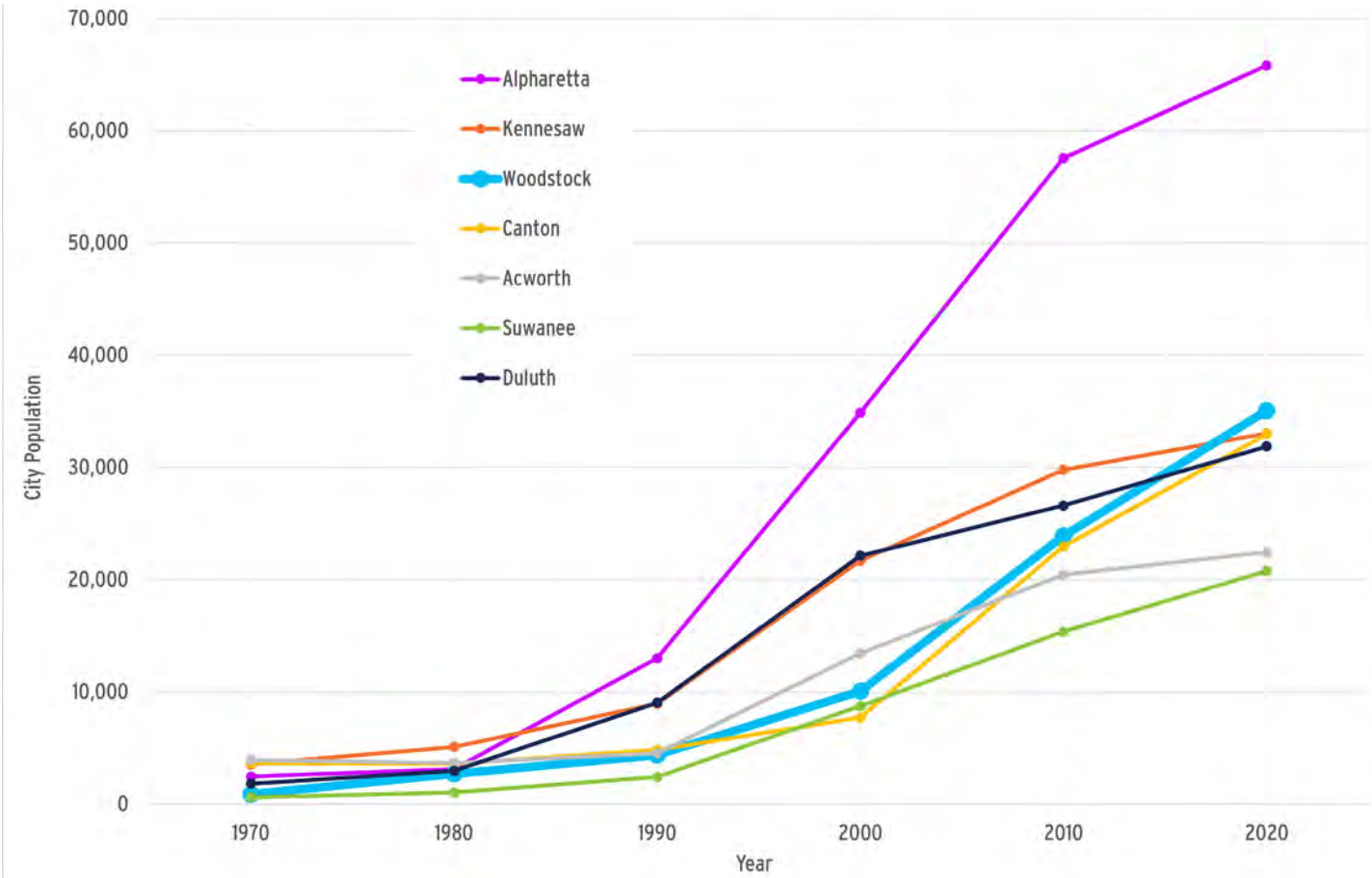
Source: U.S. Census Bureau 2020 Decennial Census

Figure 1. Population Density in Woodstock (2020)



## Historic Population Growth

As with Cherokee County and much of the Atlanta metro area, Woodstock has experienced significant growth in recent decades. Figure 2 below shows Woodstock's historic population growth in comparison to several of its peer cities. The largest period of growth in Woodstock was from 2000 to 2010 where the population increased by 137.8% from 10,050 to 23,896. This far outweighs the growth experienced by peer cities with the exception of Canton which grew by 197.8% from 2000 to 2010. Between 2010 and 2020, the population in Woodstock grew by an additional 46.7% and topped 35,000 people



Source: U.S. Census Bureau; 1970-2020 Decennial Census

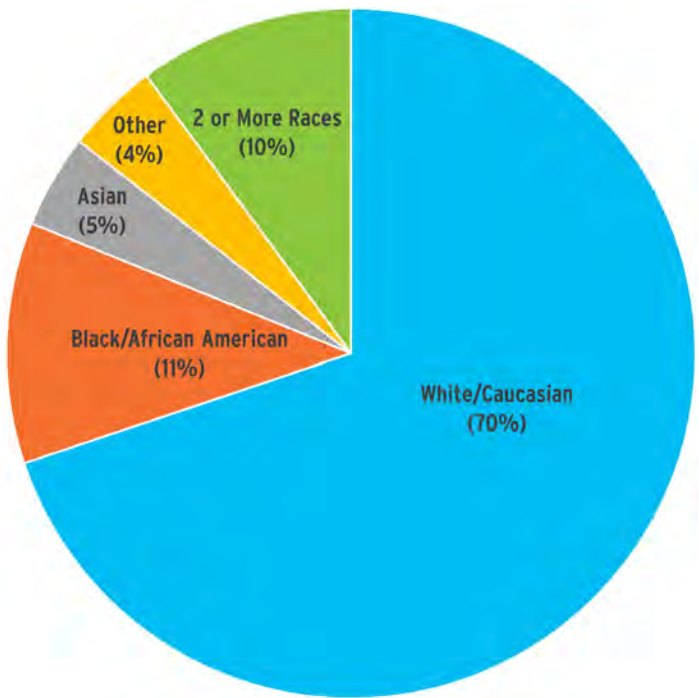
Figure 2. Historic Population in Woodstock and Peer Communities





Diversity

As shown in Figure 3, the 2020 Census indicates that approximately 30 percent of the City’s population identified as a race other than White, up from 21 percent in the 2010 Census and 10 percent in the 2000 Census.



Source: U.S. Census Bureau; 2020 Decennial Census  
Figure 3. Racial Composition of the City of Woodstock (2020)

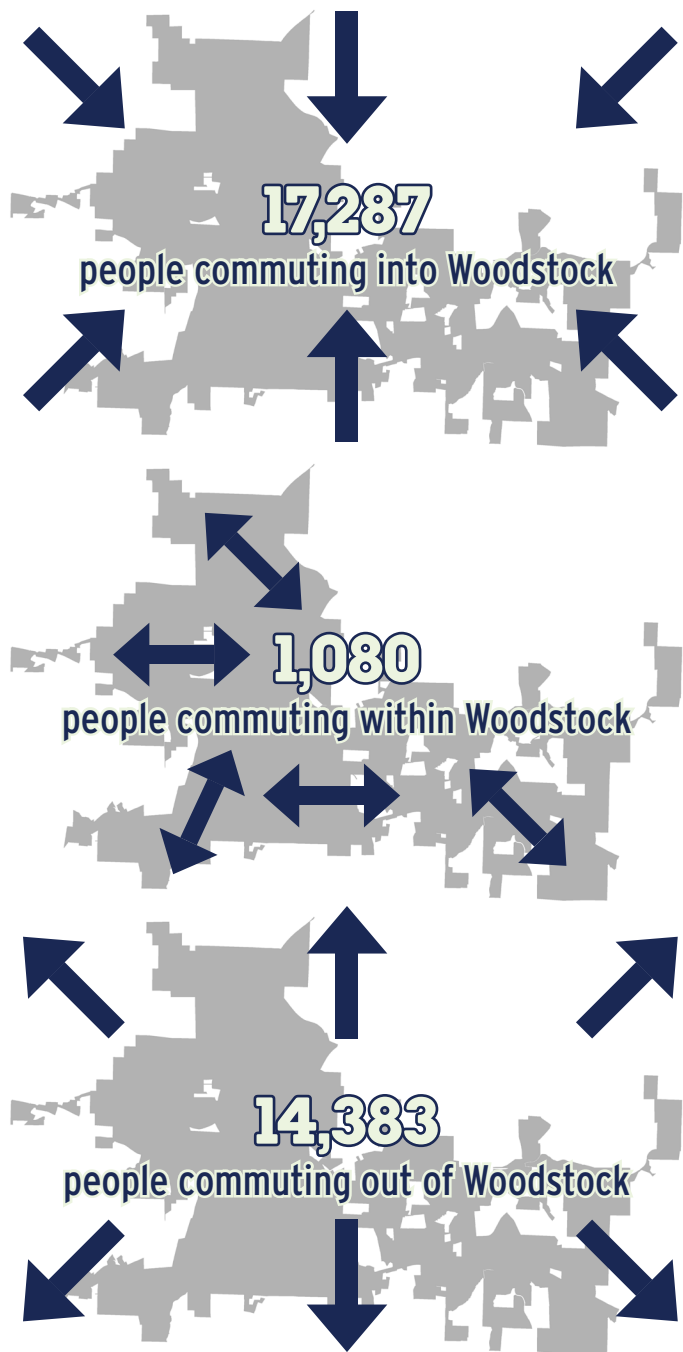
Economic Development

Strong Job Growth

Woodstock is experiencing a substantial increase in job growth in a variety of sectors - mainly in the following sectors: Educational Services, Healthcare & Social Assistance, Retail, and Manufacturing/Wholesale. Employment in the City is expected to grow by nearly 40% between 2020 and 2050, which is part of Cherokee County’s overall employment growth. Retail trade is the largest sector of Woodstock’s employment, with 21% of jobs within the City falling under this category. This number is higher than most of Woodstock’s peer cities, Cherokee County, and the Atlanta metro overall.

Uneven Commuting Patterns

Compared to other peer cities across the Atlanta metro, Woodstock lacks a significant population of workers who both live and work within City limits. As of 2020, only 1,080 people identified as those who commute for work within Woodstock. This is compared to the over 14,300 people who leave the City for work, as shown in Figure 4.

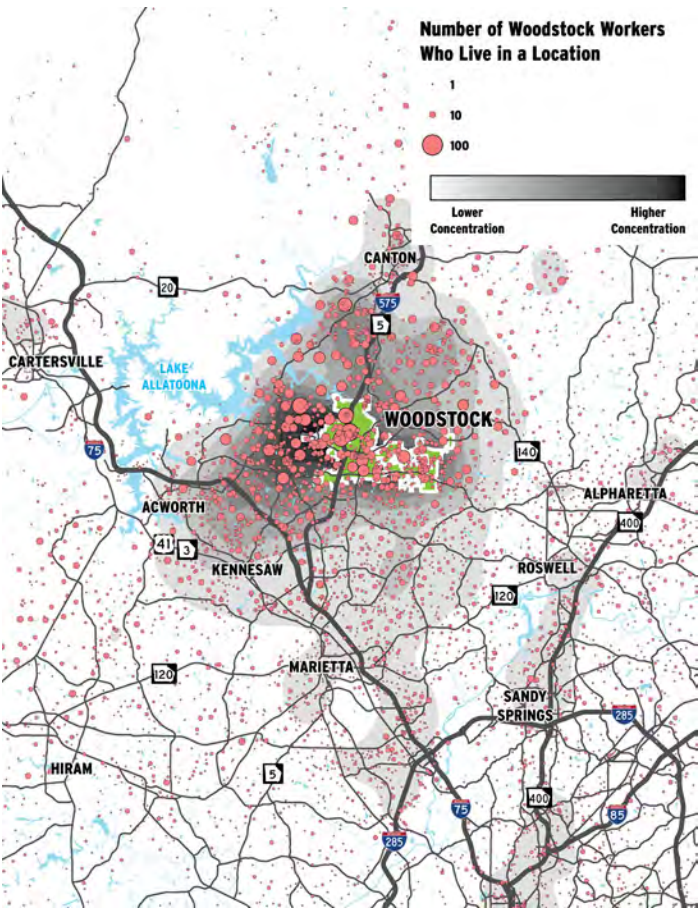


Source: 2020 Longitudinal Employer-Household Dynamics (LEHD) & U.S. Census Bureau  
Figure 4. Commute Patterns (2020)

Transportation

Commute Characteristics

Transportation infrastructure and congestion are strongly related to commuting trips. As such, it is important to understand the kinds of commutes occurring within the City. Figure 5 shows the home locations of Woodstock employees, and Figure 6 shows the workplace locations of Woodstock workers. People who work in Woodstock generally live near Woodstock, in a wide spread of areas around the I-75 and I-575 corridors. In contrast, Woodstock residents work in better defined employment centers. A large portion of Woodstock residents work along the I-75 and I-575 corridors, from Canton to Kennesaw and Marietta, south to the Cumberland/Galleria area. Additionally, the SR 400 corridor is a popular place for Woodstock residents to work, from Alpharetta through Roswell and including the Perimeter Center area. The traditional employment centers of Atlanta in Buckhead, Midtown, and Downtown also play host to many jobs held by citizens of Woodstock. These patterns reinforce the need for reliable corridors that provide connections between Woodstock and other regional centers.



Source: 2020 Longitudinal Employer-Household Dynamics (LEHD) & U.S. Census Bureau  
Figure 5. Home Locations of Woodstock Workers (2020)

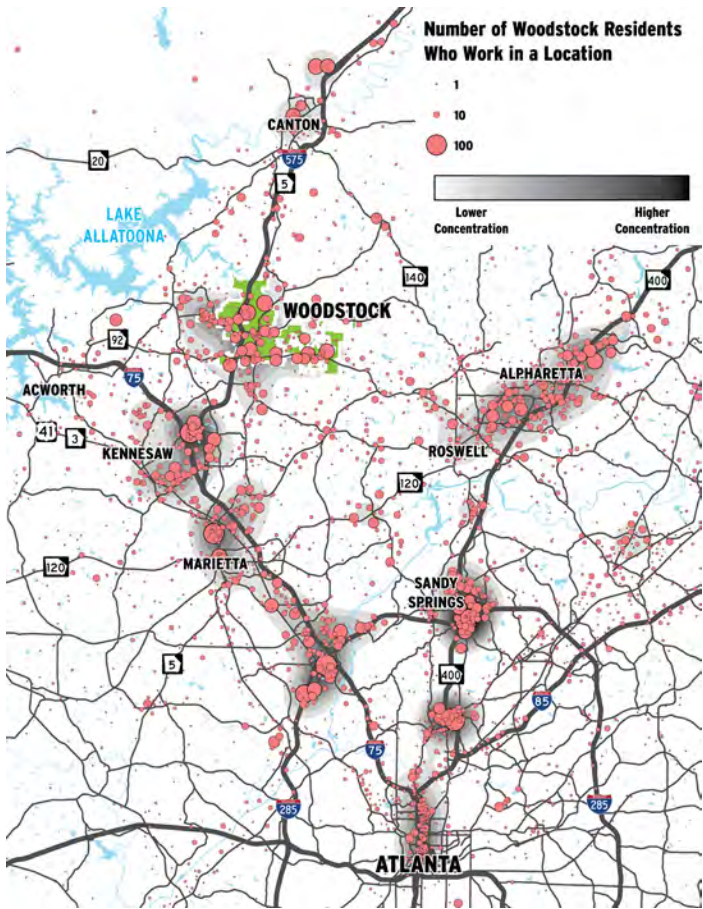


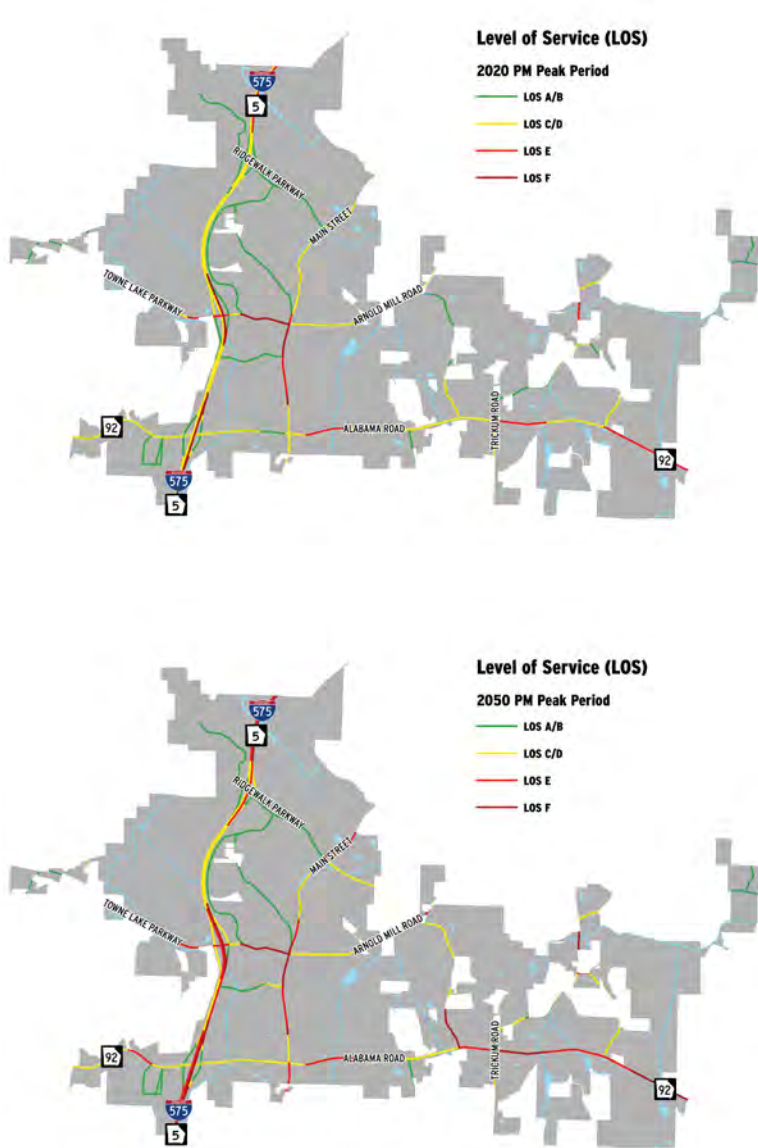
Figure 6. Work Locations of Woodstock Residents Who Work (2020)





Traffic Congestion

Woodstock's steady population growth will continue to generate more activity on the City's street network, raising the amount of congestion throughout the City. Figure 7 shows the City's street network represented in terms of vehicular level of service (LOS), a metric that illustrates the capacity of a road network relative to the activity it experiences, for both 2020 (existing) and 2050 (future). 2050 LOS projections are obtained from ARC's Activity-Based Model and include all transportation improvements that have committed regional funding. As the 2050 projections show in Figure 7, the current street network in Woodstock will experience notable decreases in LOS based on the city's population growth. Most of this projected traffic volume increase is expected to occur along the I-575 and Alabama Road (SR 92) corridors.



Source: Atlanta Regional Commission Activity-Based Model

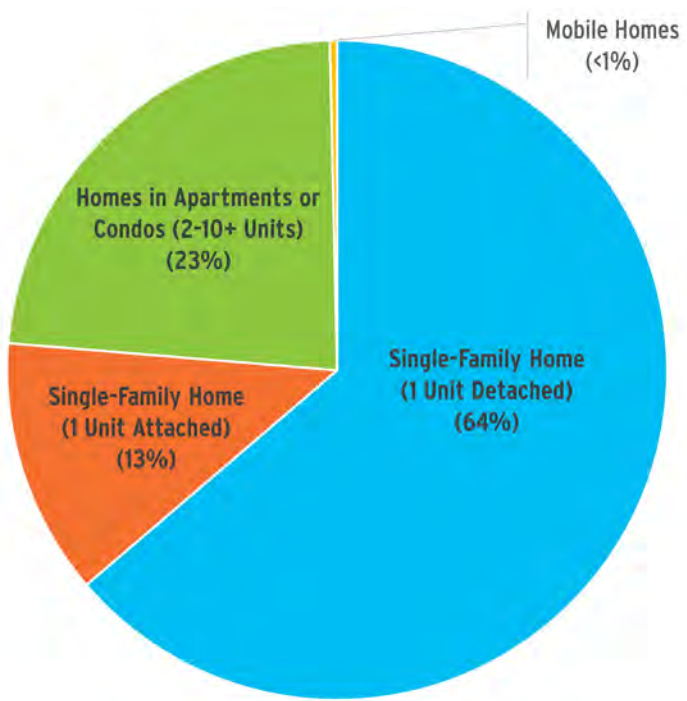
Figure 7. Travel Demand Model Level of Service (LOS) in Woodstock



Housing

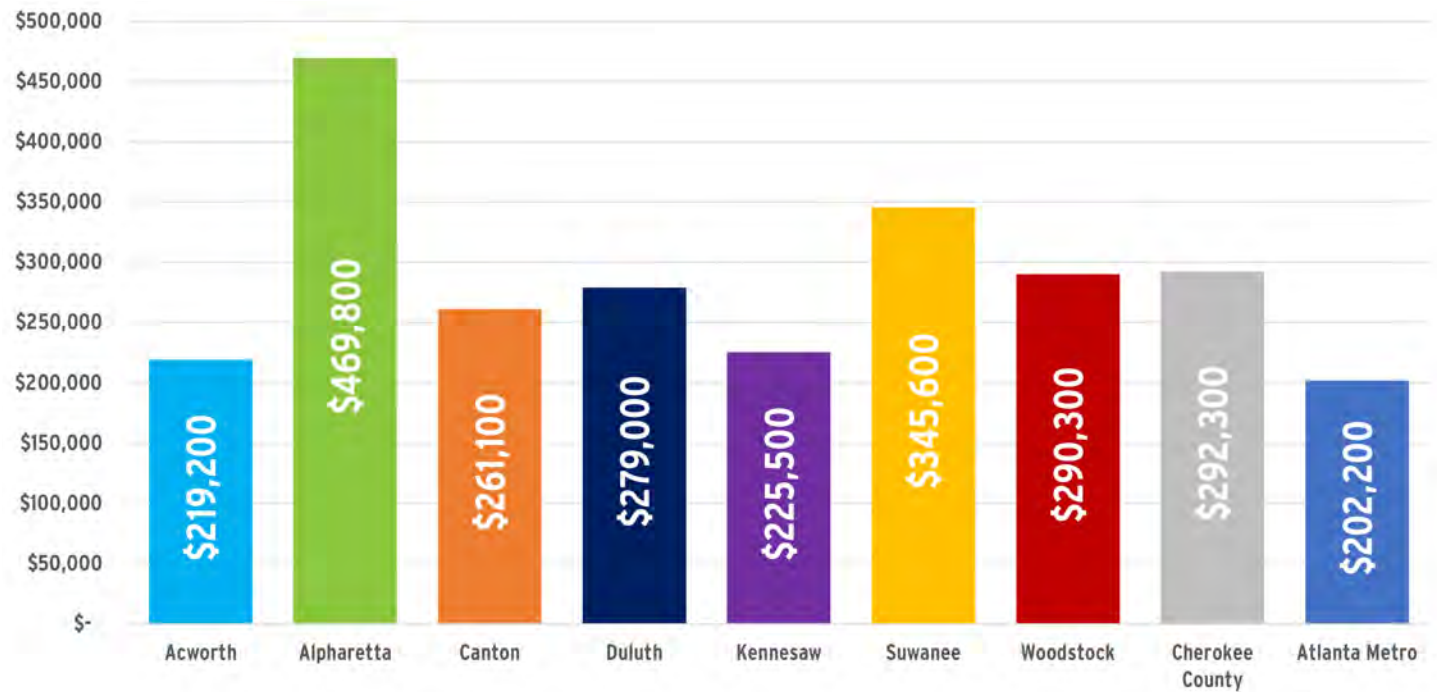
One of the most critical defining features of a community is the variety of its housing, in terms of aesthetic appearance, functional form, and affordability. Woodstock has seen a tremendous amount of population growth, enabled by an ongoing substantial amount of new residential development. Figure 8 shows the composition of housing stock in the City of Woodstock. The vast majority of housing units in Woodstock are single-family detached homes which comprise approximately 64% of the City's housing stock. Data from the U.S. Census Bureau ACS 5-Year Estimates shows that 65% of all housing units in Woodstock are owner-occupied. These two data points suggest that the overwhelming majority of single-family homes and condominiums are owner-occupied.

Figure 9 shows median home values in Woodstock and many peer communities. Woodstock is still a relatively affordable place to own a home in the metropolitan Atlanta region, but has higher home values than neighboring Kennesaw and Canton.



Source: U.S. Census Bureau; 2017-2021 5-Year ACS Estimates

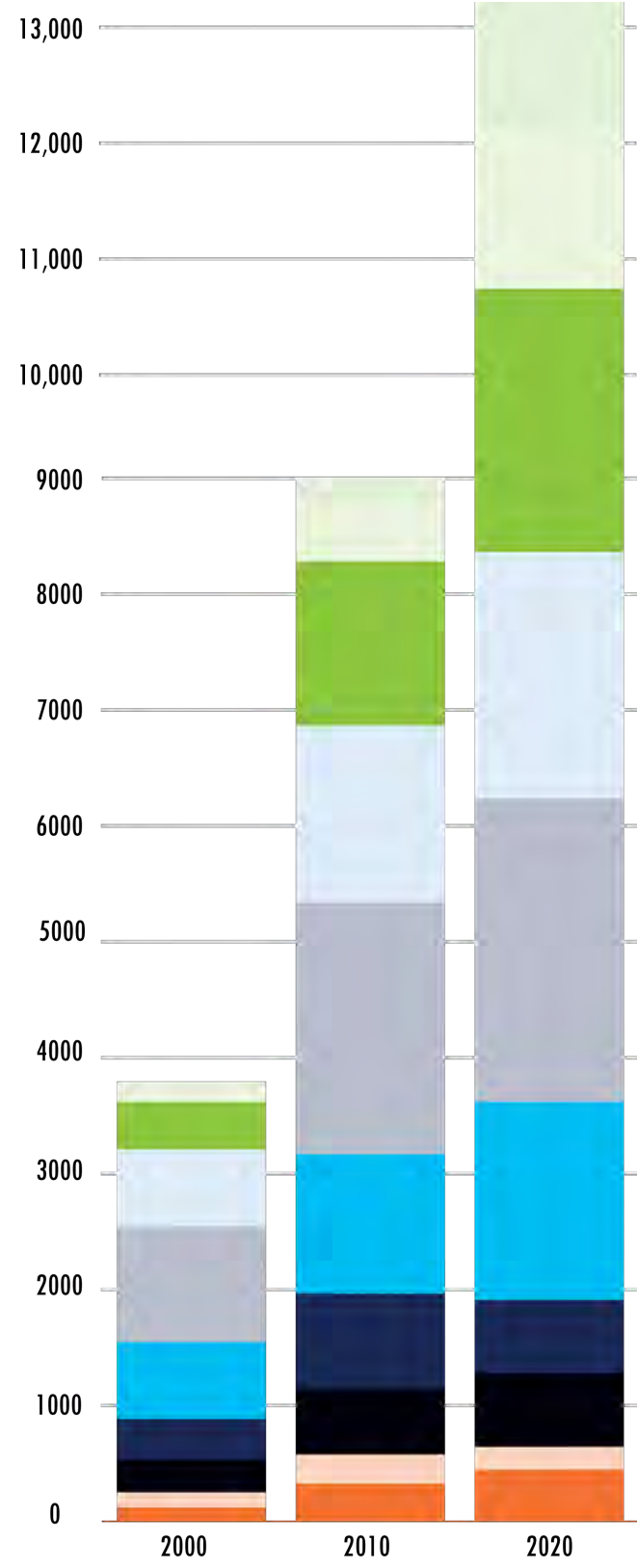
Figure 8. Housing Stock in Woodstock by Type



Source: U.S. Census Bureau; 2017-2021 5-Year ACS Estimates

Figure 9. Median Home Value in Woodstock and Peer Communities





### Growth of High-Income Households

Along with the steady growth in Woodstock's population, the City has also seen a significant increase in the number of high-earning households. **Figure 10** shows median household income in Woodstock for the years 2000, 2010, and 2020. Between 2000 and 2020, households earning between \$100,000 and \$149,999 were the fastest growing in the City, reflecting a substantial growth in middle and upper-class residents. However, between 2010 and 2020, growth in this annual household income bracket slowed but the percentage share is still higher than in 2000.

- \$200,000 or more
- \$150,000 to \$200,000
- \$100,000 to \$149,999
- \$75,000 to \$99,999
- \$50,000 to \$74,999
- \$35,000 to \$49,999
- \$25,000 to \$34,999
- \$15,000 to \$24,999
- \$10,000 to \$14,999
- Less than \$10,000

Source: U.S. Census Bureau 2000, 2010 & 2020 Decennial Census

Figure 10. Households in Woodstock by Annual Median Household Income

### Land Use

Beyond the recommendations for land use made in this and previous iterations of the Comprehensive Plan, the City has prepared a series of additional Plans with focus on Downtown Woodstock and the Alabama Road (SR 92) corridor through ARC's Livable Centers Initiative (LCI) Program. This most recent LCI Plan was completed in 2021 and integrated the visions for downtown and Alabama Road (SR 92) with each other. This includes an initiative to "expand the walkable, civic core from Downtown to the crossroads of Highway 92 and Main Street to create a sustainable, critical mass, and mix of business activity and residential living options," as depicted in **Figure 11** below. Subsequently, the City was awarded additional LCI funding and is currently preparing a plan to "Connect the Creeks" - that is to research and understand how trail and bicycle/pedestrian connections can align and enhance the experience and placemaking in this part of the community. The City is also preparing additional LCI work that will focus on refining Development Standards along Alabama Road (SR 92) so that they can better reflect conditions and leverage opportunities along that corridor.

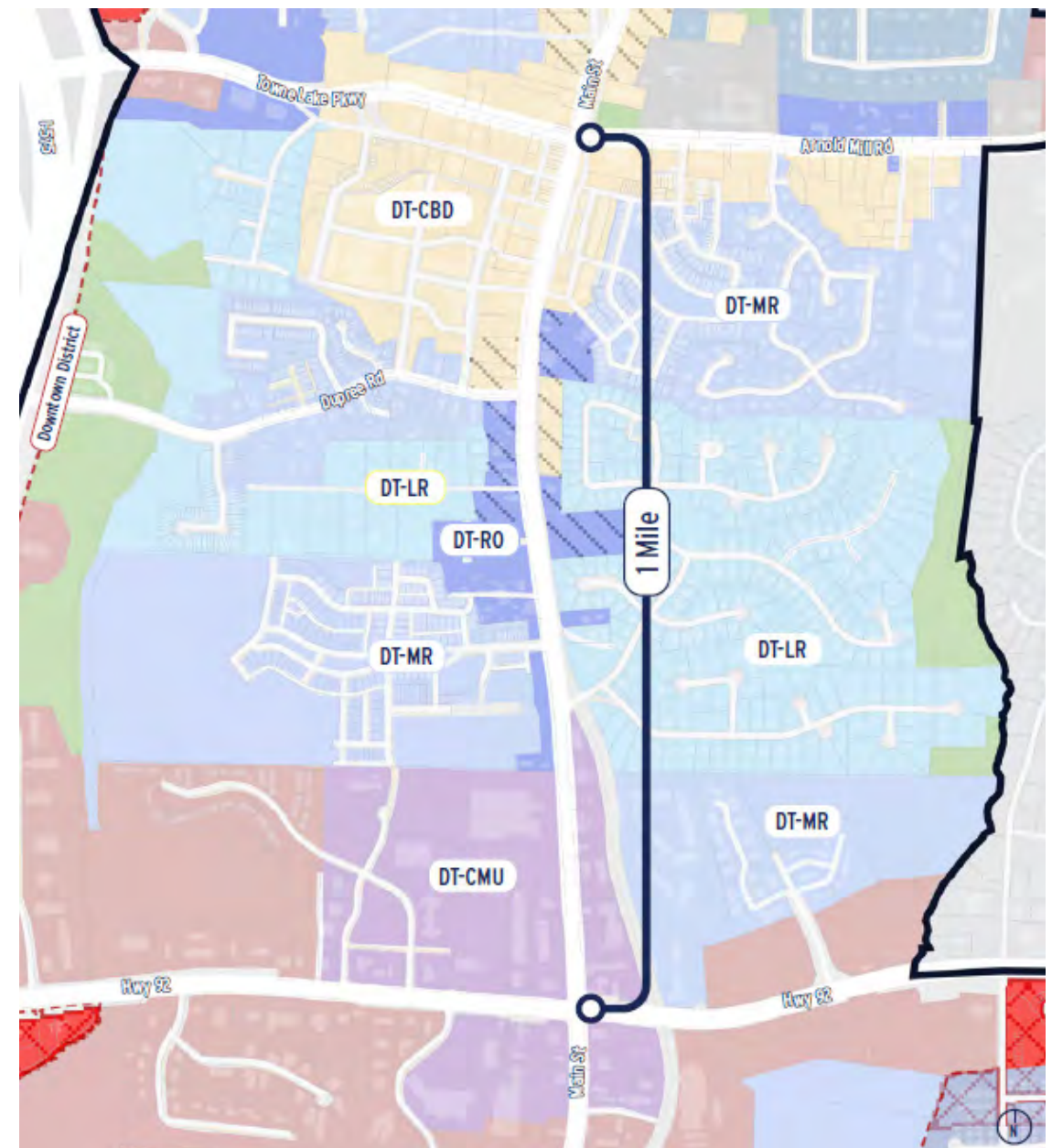


Figure 11. Envisioning the Mile on Main





# Community Engagement

To align the Comprehensive Plan with guidance from the community, a series of Stakeholder Events and Public Outreach opportunities were held over the course of the Planning process. As a Comprehensive Plan update, this Plan builds off the engagement and guidance provided from the Woodstock community as part of the previous 2018 Comprehensive Plan. As such engagement techniques for this Plan update were prepared to check-in and determine if and where refinements would be appropriate.

## Stakeholder Committee

A Stakeholder Committee was formed that included a combination of elected officials, Planning Commissioners, City staff, and economic development experts and met two times in SWOT oriented discussions to address potential refinements to the Comprehensive Plan. An initial Committee meeting was held on February 16, 2023, and focused on Land Use and Housing issues in the community. A subsequent Committee meeting was held on May 4, 2023, and focused on Economic Development and Transportation. Meeting minutes for both meetings are provided in Appendix B.

## Public Hearings


The Planning process officially kicked off with a Public Hearing with City Council on November 13, 2022. No public comments were offered at this Hearing.

A second Public Hearing was held in a joint session with City Council and the Planning Commission on August 14, 2023 prior to approval by the Council to approve the Plan for transmittal for review by the Department of Community Affairs and the Atlanta Regional Commission.

Meeting minutes from both meetings are provided in Appendix B.

## Online Survey


An online survey was developed for the community to review identified 'Needs & Opportunities' and 'Goals & Policies' from the previous Plan (and subsequently refined through SWOT discussions with the Stakeholder Committee) and provide guidance if additional refinements would be necessary. Raw results are provided in Appendix B and reveal no significant desire or guidance to refine those elements of the Plan further. The survey was available between June 17, 2023 and July 14, 2023.



City of Woodstock, GA

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The City of Woodstock is updating the 2018 Comprehensive Plan, its blueprint for growth and community change. Five years in, we are asking people who live, work, and play in Woodstock to help us determine if the needs, opportunities, goals, and policies discussed are still relevant today. Complete the survey at <https://arcg.is/14iGen2>



CITY OF WOODSTOCK

COMPREHENSIVE PLAN

2023 UPDATE

The City of Woodstock is updating the 2018 Comprehensive Plan, it's blueprint for growth and community change.

## Public Outreach Event

The Planning team attended the City's Farmers Market on Saturday, June 17, 2023, for additional engagement with the community. This included exercises replicating the online survey to determine the applicability and relevancy of identified 'Needs & Opportunities' and 'Goals & Policies' as depicted in Figure 12. These results are also provided in Appendix B. As depicted in Figure 13, an additional mapping exercise was also developed to solicit guidance from the community.

The City of Woodstock is updating the 2018 Comprehensive Plan, it's blueprint for growth and community change. Five years in, we are asking people who live, work, and play in Woodstock to help us determine if the City's Goals and Policies are as relevant today (2023) as they were when they were adopted in 2018.

### GOAL: CONTINUE TO CREATE AND SUSTAIN A UNIQUE COMMUNITY IDENTITY AND STRUCTURE

Policies	Still Relevant as Written	No Longer Relevant	Needs Modification
All new development should contribute to an overall sense of community.			
The continued redevelopment of the urban core as the symbolic heart of the City.			
Expand and strengthen the downtown by building on its current successes and small-town atmosphere.			
Increase the viability of live, work, and entertainment choices within the downtown area.			
Attract a mix of businesses that will continue to make downtown a destination.			
Ensure that retail and commercial development will support tax base.			
Encourage rooftop gardens and restaurants, entertainment venues, education center, and mixed-use development.			

Figure 12. Goals & Policies Exercise



Figure 13. Public Outreach Mapping Exercise





# PLAN ELEMENTS







This following section contains both Core and Supportive Elements in the Comprehensive Plan. The Core Elements include Economic Development, Housing, Land Use, Parks & Recreation, Public Relations & Communications, and Transportation. The Supporting Elements include Broadband, Capital Improvements, Smart Technology, and Sustainability.

# Economic Development

## Workforce - Employment Differences

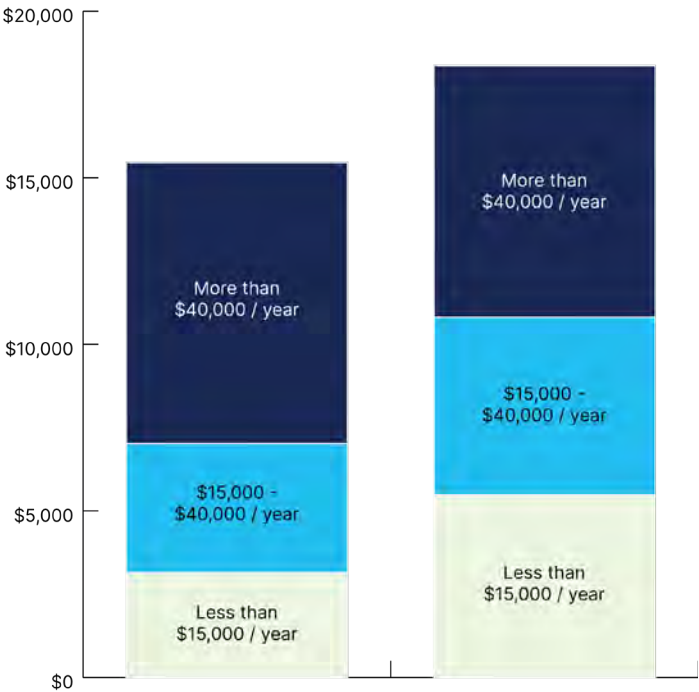
Woodstock's workforce (people who live in Woodstock and have jobs) and Woodstock's employment (jobs physically located in Woodstock) have some notably different characteristics. A community's workforce is made up of that community's residents who have jobs - regardless of where those jobs may be. Workforce is essentially a community's working residents. A community's employment is composed of everyone who has a job physically located in the community, regardless of where they call home.

### Earnings Discrepancies

Figure 14 shows the number of workers in Woodstock's workforce and employees by the amount they earn. This graph shows that the city's workforce is composed of a higher rate of high earners, with approximately 41% earning over \$40,000 per year. Jobs in Woodstock are more likely to pay between \$15,000-\$40,000 per year. Differences in pay scales are likely related to differences in the sectors/industries that compose the workforce and employment.

### Largest Sectors/Industries

Woodstock residents do not necessarily work in the types of jobs that are available within Woodstock. Approximately 30% of working Woodstock residents work in education, healthcare, or in a professional, scientific, management, administrative or technical service (generally office workers). In contrast, almost 35% of jobs in Woodstock are either in retail or hospitality. These differences in industries help to explain the differences in earnings and the large amount of commuting into and out of the City.



Source: 2020 Longitudinal Employer-Household Dynamics (LEHD) & U.S. Census Bureau

Figure 14. Earnings of Woodstock's Workforce and Employees (2020)

### Top Workforce Sectors in Woodstock

- Retail Trade (12.1%)
- Health Care and Social Assistance (11.5%)
- Professional, Scientific, and Technical Services (10.0%)
- Accommodation and Food Services (8.4%)
- Administration & Support, Waste Management & Remediation (7.9%)
- Educational Services (7.4%)

### Top Employment Sectors in Woodstock

- Retail Trade (20.5%)
- Administration & Support, Waste Management & Remediation (20.3%)
- Accommodation and Food Services (13.7%)
- Health Care and Social Assistance (8.3%)
- Construction (6.3%)
- Professional, Scientific, and Technical Services (5.7%)
- Manufacturing (5.5%)

### Uneven Commuting Patterns

Compared to other peer cities across the Atlanta metro area, Woodstock lacks a significant population of workers who both live and work within City limits. As of 2020, only 1,080 people identified as those who commute for work within Woodstock and do not leave the City. This is compared to 14,383 people that commute out of the City for work, as shown in Figure 15.

### Strong Job Growth

Woodstock is experiencing a substantial increase in job growth in a variety of sectors - mainly in the following sectors: Educational Services, Healthcare & Social Assistance, Retail, and Manufacturing/Wholesale. Employment in the City is expected to grow by 39.7% (or nearly 40%) between 2020 and 2050, which is notably slower than the anticipated population growth (approximately 50%). This discrepancy could present a problem with imbalances in Woodstock's day and night populations. Retail trade is the largest sector of Woodstock's employment, with 21% of jobs within the City falling under this category. This number is higher than most of Woodstock's peer cities, Cherokee County, and the Atlanta metro area overall.



Source: 2020 Longitudinal Employer-Household Dynamics (LEHD) & U.S. Census Bureau

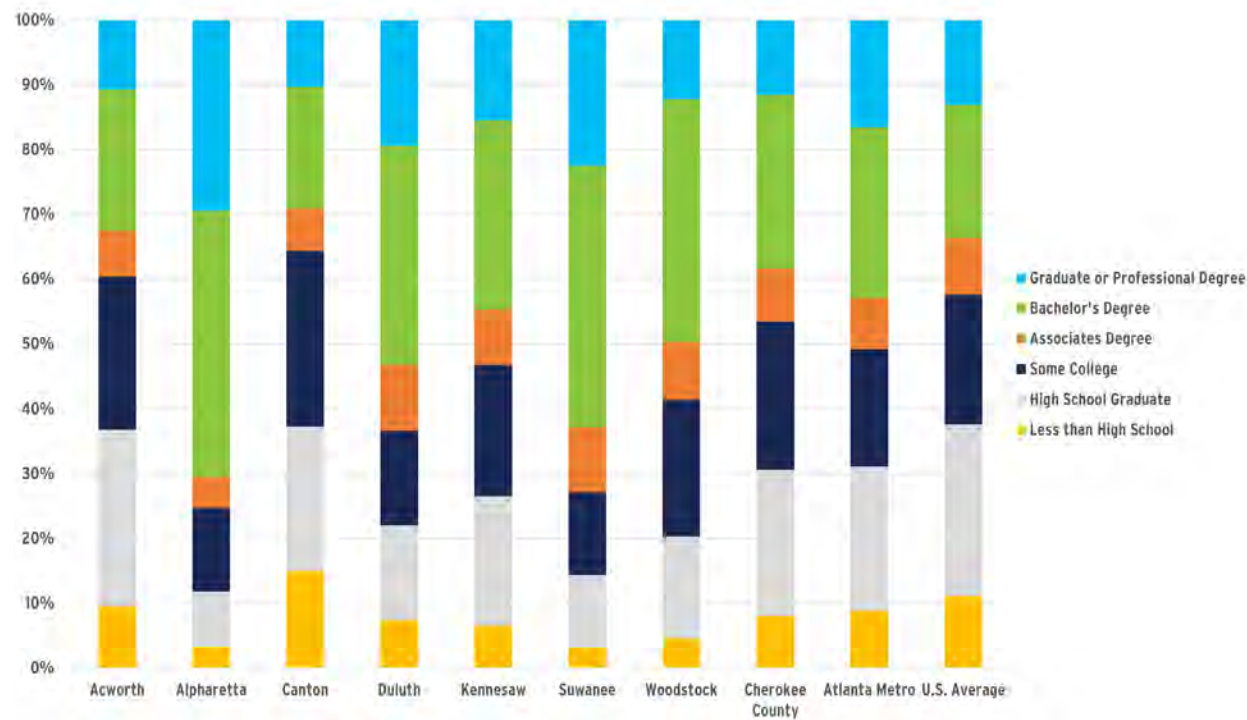
Figure 15. Commute Patterns (2020)





Average Educational Attainment

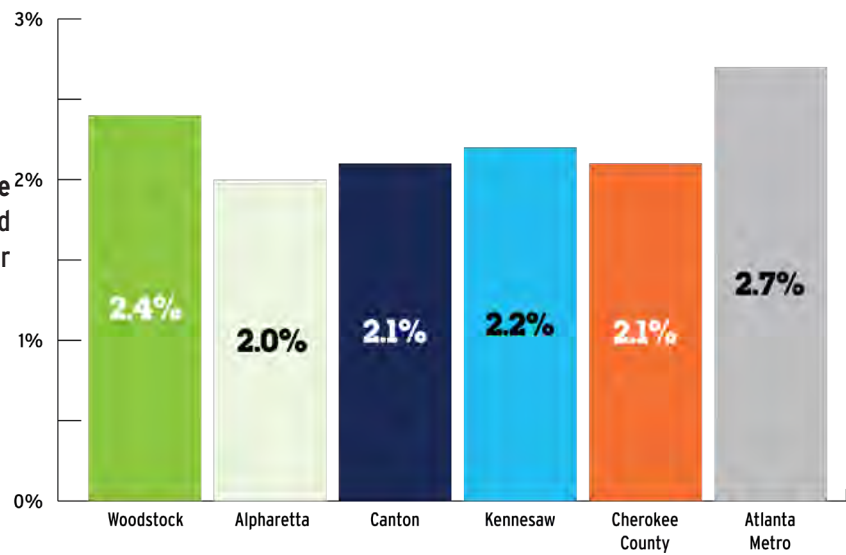
Residents of the City of Woodstock are more likely to have a college degree than residents of Cherokee County as a whole, or the whole of the metro Atlanta region. Approximately 37% of all Woodstock residents over 25 years old have a college degree. As shown in Figure 16, Woodstock has a higher rate of college education than most of its peer communities, except for Alpharetta and Suwanee.



Source: U.S. Census Bureau; 2017-2021 5-Year ACS Estimates  
Figure 16. Educational Attainment of Residents 25 Years and Older (2021)

Unemployment Rate

Woodstock's unemployment rate, shown in Figure 17, is lower than in the Atlanta Metro region, and while comparable, is slightly higher than most peer communities for which data is available.



Source: Georgia Department of Labor  
Figure 17. Unemployment Rate in Woodstock and Peer Communities (April 2023)

Growth of High-Income Households

Along with the steady growth in Woodstock's population, the City has also seen a significant increase in the number of high-earning households. Figure 18 shows median household income in Woodstock for the years 2000, 2010, and 2015. Between 2000 and 2020, the fastest growing bracket of households were in the \$100,000 - \$149,999 range; however, growth in this group slowed between 2010 and 2020.

Economic Development Plan

The City of Woodstock completed "Woodstock Now! An Economic Development Strategic Program of Work" in March 2018. This document includes an analysis of the City's economic position and makes specific recommendations for the City to continue Woodstock's recent growth. These recommendations focus on three areas: arts and culture; business attraction and retention; and livability.

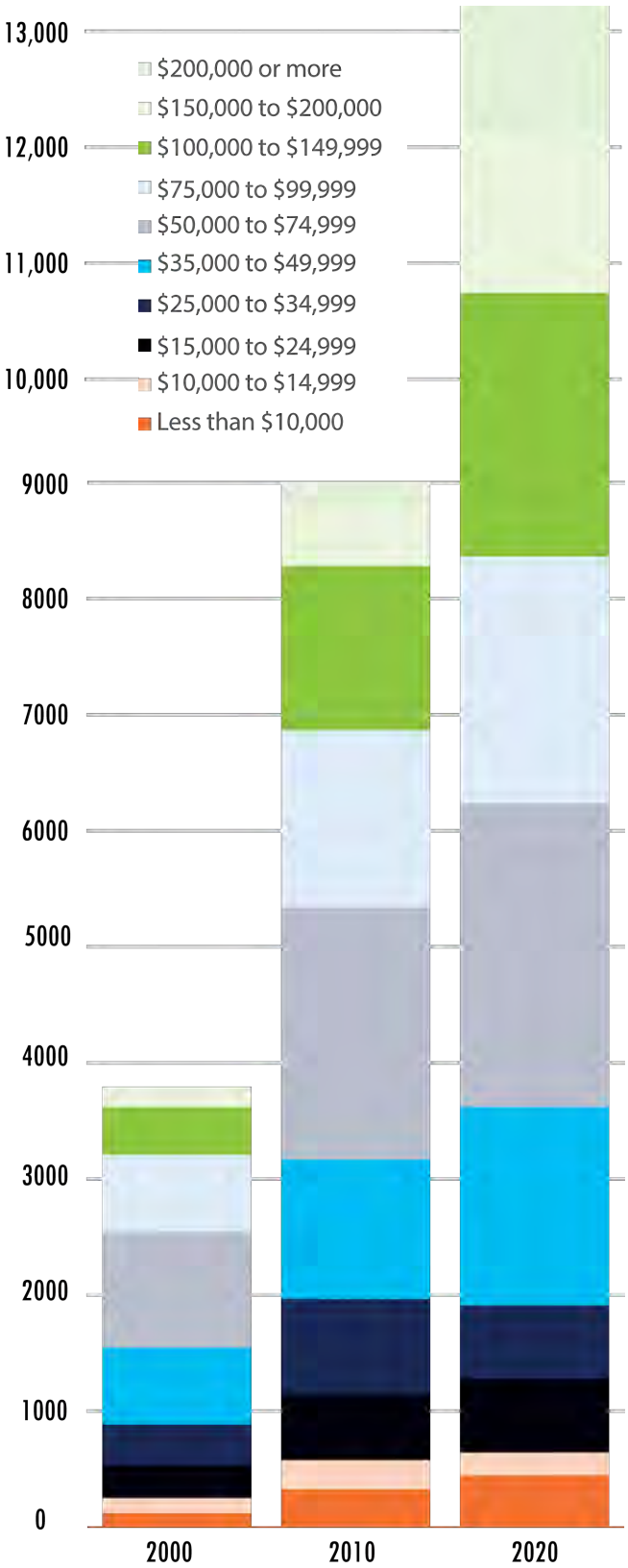
Needs & Opportunities

Needs

- Increase proportion of commercial-to-residential land in the City to make more robust, reliable tax revenue
- Create opportunities for offices in the City to diversify commercial offerings and provide employment opportunities
- Attract larger-scale employers that provide higher-paying salaries
- Encourage neighborhood commercial developments that provide daily necessities for residents

Opportunities

- Utilize access to existing regional transportation corridors to attract business and residents
- Utilize existing rental housing to attract major employers
- Increase time economic development staff spends actively building prospective relationships
- Opportunity to collaborate with Holly Springs and Cherokee County to develop a strong employment center at Sixes/575
- Leverage the City's arts community as a mechanism to enhance economic development
- Seek opportunities to integrate the City's Economic Development Plan with other planning activities



Source: U.S. Census Bureau; 2017-2021 5-Year ACS Estimates  
Figure 18. Households in Woodstock by Median Annual Household Income





## Goals & Policies

### Goal 1: Continue to create and sustain a unique community identity and structure

- 1.2 Encourage the continued redevelopment of the urban core as the symbolic heart of the City.
- 1.3 Expand and strengthen the downtown by building on its current successes and small town atmosphere.
- 1.4 Increase the viability of live, work, and entertainment choices within the downtown area.
- 1.5 Attract a mix of businesses that will continue to make downtown a destination.
- 1.6 Ensure that retail and commercial development will support tax base.
- 1.7 Encourage rooftop gardens and restaurants, entertainment venues, education center, and mixed-use development.

### Goal 2: Continue to create and sustain a unique community identity and structure

- 2.1 Transportation facilities should be designed to be context-sensitive, specifically through developing cross sections that are appropriate with both the character area and land uses they serve.
- 2.5 Establish a transportation network that will enable the safest and most efficient movement of people and goods.

### Goal 3: Promote a spirit of inclusiveness, opportunity, and choice

- 3.2 Integrate housing into mixed-use and traditional development as appropriate through the Future Development Map.
- 3.4 As employment opportunities diversify in and around Woodstock, ensure adequate amounts, types and densities of housing needed to support desired commercial and industrial growth.
- 3.5 Promote unique aspects of Woodstock in order to promote inclusivity

### Goal 4: Land use patterns that promote connectivity

- 4.1 Improve traffic flow in and around the downtown area and overall Citywide connectivity.
- 4.2 Encourage mixed-use and traditional development so that they reflect the character areas in the Future Development Map.
- 4.7 Encourage mixed-use and a balance of residential and non-residential uses to promote internal connectivity.

### Goal 5: Developments should promote the City’s vision

- 5.1 Community aesthetics, site, and building design all add to the quality of life in Woodstock.
- 5.2 Focus development within the urban core and surrounding Urban Living Character Areas.
- 5.3 Promote the unique aspects of Woodstock in order to overcome past negative perceptions, or a feeling that Woodstock is just another suburb.
- 5.4 Promote a balance of residential and non-residential development in mixed-use communities at various scales.
- 5.7 Ensure that new development proposals complement Woodstock’s existing architectural style and scale of development.
- 5.8 Encourage growth in areas where it will be the most beneficial to the city, and discourage growth where the overall impact on the public will be negative.

### Goal 7: Accommodate growth while creating a sustainable community and implementing the vision.

- 7.3 All new development and redevelopment should adhere to standards of design that add to the aesthetic, environmental, and economic benefit of the City, and incorporate design and site elements that address the City’s vision.
- 7.6 Ensure that adequate public services and community facilities are provided in an efficient and cost-effective manner.

### Goal 8: Create a wide range of economic development initiatives

- 8.1 Expand and diversify the city’s economic base to provide employment opportunities for the residents and enhance the city’s tax base.
- 8.2 Encourage neighborhood serving retail and services in communities identified as appropriate through the Future Development Map.
- 8.3 Encourage new non-residential development to be mixed-use in nature in parts of the community identified as appropriate through the Future Development Map.
- 8.4 Encourage office, commercial and light industrial employment opportunities in appropriate locations.
- 8.5 Encourage and promote clean, high tech industrial development that strengthens the economic base of the community and minimizes air and water pollution.
- 8.6 Coordinate with State and County agencies and organizations to attract major economic development opportunities.
- 8.7 Accommodate and promote the development of quality and appropriate housing to develop a strong workforce to help support and attract economic development opportunities.

## Short-Term Work Program

The Economic Development portion of the City’s short-term work program for Fiscal Years 2023 through 2028 is shown in Table 1 below.

Table 1. FY2023-2028 Short-Term Work Program - Economic Development Projects

Project Description	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28	Estimated Total Cost/Sources	Responsible Party
Continue installation of wayfinding signage.	X	X	X	X	X	\$240,000	EDD/DDA/COED
Complete preparation of Citywide Public Art Plan and/or Program.	X	X				\$60,000	EDD
Participate in the 575/Sixes land use and transportation analysis. In concert with COED, help promote vision for interchange as it relates to Woodstock.	X	X	X			Unknown	Woodstock/ Cherokee County/ Holly Springs
Explore opportunities to develop the “Made Assembly” concept in or near Downtown Woodstock.	X	X				\$50,000	EDD
Execute City Center Project	X	X	X	X	X	TBD	EDD



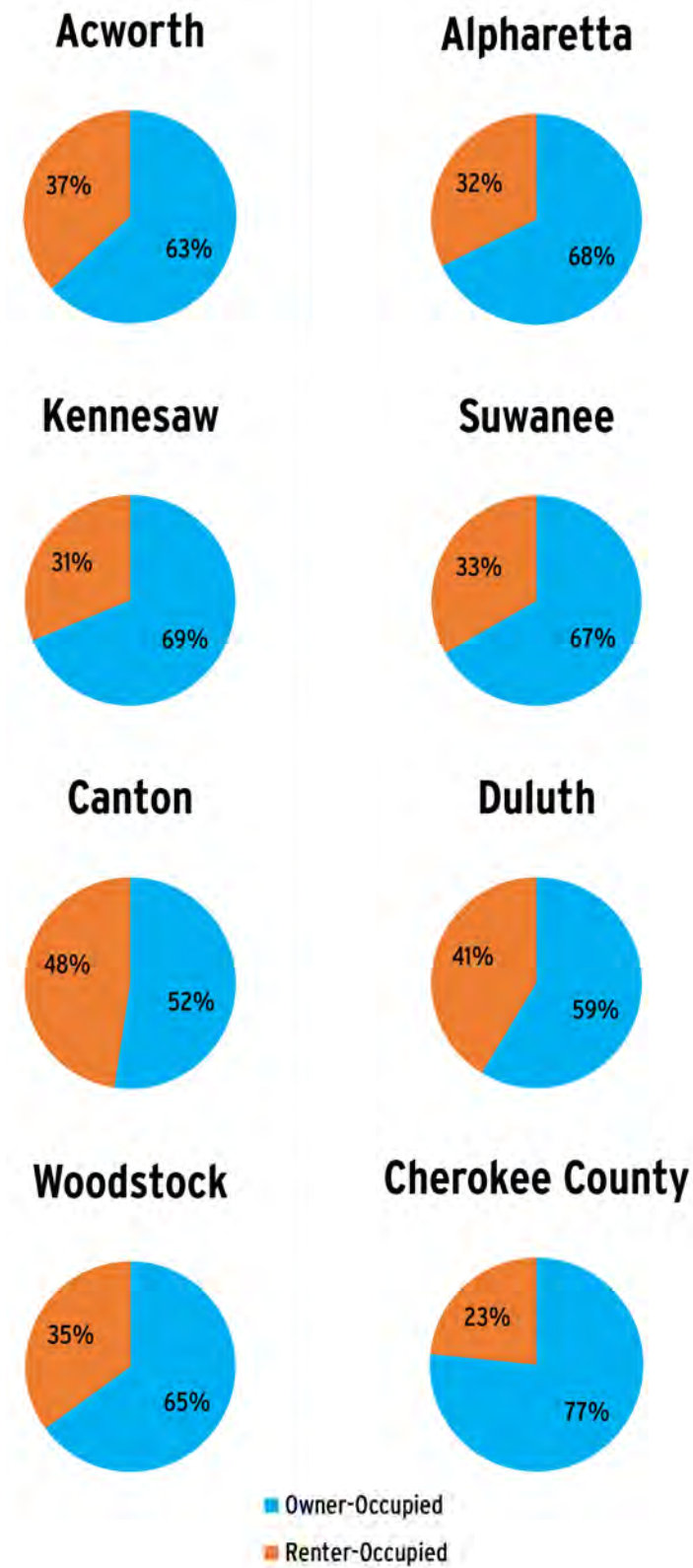


# Housing

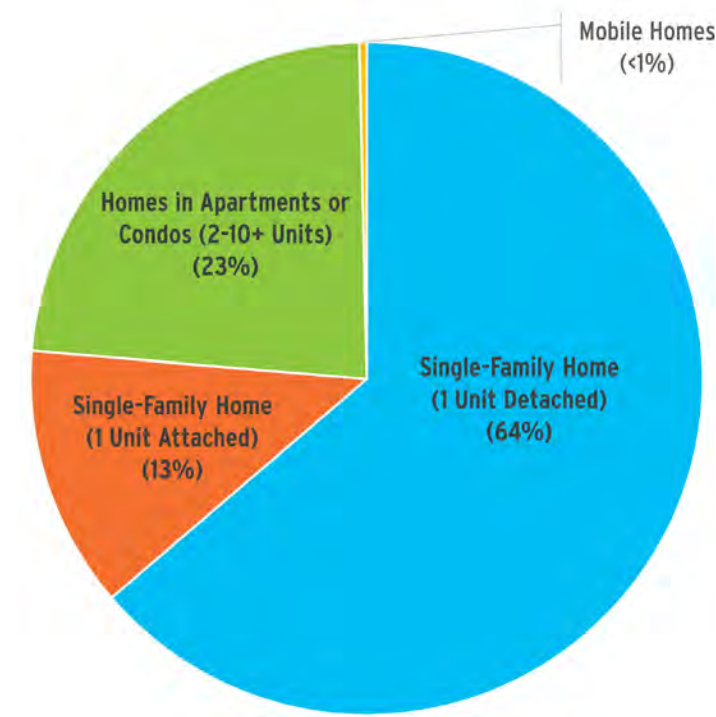
One of the most critical defining features of a community is the variety of its housing, in terms of aesthetic appearance, functional form, and affordability. As shown in Figure 19, Woodstock has a rate of homeownership that is comparable with many of its peer communities in the northwestern Atlanta region. However, the ownership rate within Woodstock is lower than all of Cherokee County.

Woodstock has seen a tremendous amount of residential growth, enabled by an ongoing substantial amount of new residential development. Figure 20 shows the composition of housing stock in the city of Woodstock. The vast majority of housing units in Woodstock are single-family detached homes which comprise approximately 64% of the City’s housing stock. Data from the U.S. Census Bureau ACS 5-Year Estimates shows that 65% of all housing units in Woodstock are owner-occupied. These two data points suggest that the overwhelming majority of single-family homes and condominiums are owner-occupied.

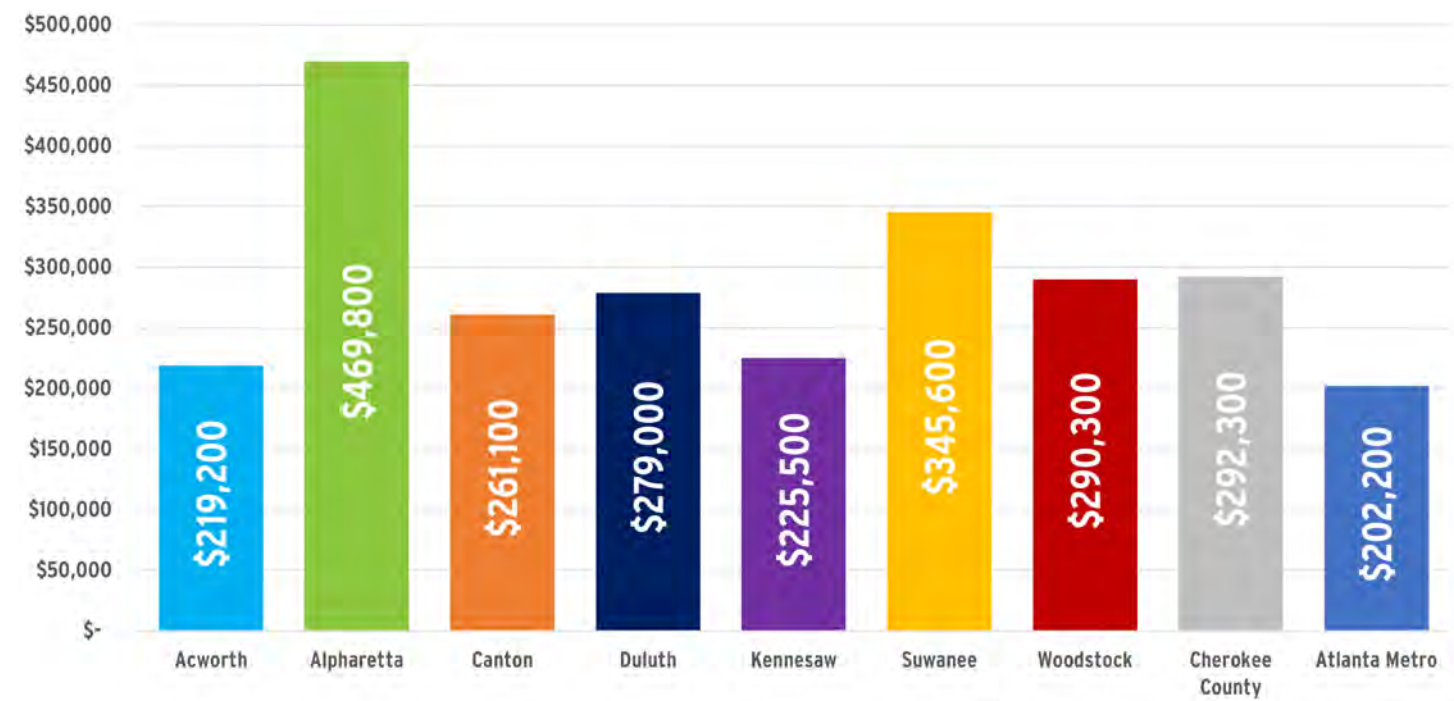
Figure 21 shows median home values in Woodstock and many peer communities. Woodstock is still a relatively affordable place to own a home in the metropolitan Atlanta region, but has higher home values than neighboring Kennesaw and Canton.



Source: U.S. Census Bureau; 2017-2021 5-Year ACS Estimates  
Figure 19. Home Ownership Rates (2021)



Source: U.S. Census Bureau; 2017-2021 5-Year ACS Estimates  
Figure 20. Housing Stock in Woodstock by Type



Source: U.S. Census Bureau; 2017-2021 5-Year ACS Estimates  
Figure 21. Median Home Value in Woodstock and Peer Communities

## Affordability of Housing

Over the course of the last ten years as Woodstock has grown and become a preferred place, land and thus housing throughout the City has become more and more expensive, and has become unattainable for a small but steadily growing portion of the community. Woodstock has recognized this change and has expressed a desire to maintain itself as a community inclusive of different incomes. In order to maintain that condition, ensuring provisions for affordable housing has become increasingly important to the City.





## Needs & Opportunities

### Needs

- Increase variation in housing stock, including new residential options throughout the Woodstock community
- Incentivize the creation of workforce and/or affordable housing in the City
- Encourage transitions between the intensity and density of different types of residential development
- A diversity of housing types, densities, and price ranges
- Use jobs-housing balance as metric for determining housing needs

### Opportunities

- Incentivize accessory buildings/accessory dwelling units to create new density in existing neighborhoods without changing character
- Strong housing market will allow creation of additional residences
- High home values relative to some nearby peer cities, indicating strong desirability and market
- Access to a mix of existing housing types and a strong residential development market provide opportunities to find and create affordable housing options throughout the City
- Tie into potential development of nodes and corridors for high-density residential development

## Policies & Goals

### Goal 1: Continue to create and sustain a unique community identity and structure

- 1.1 All new development should contribute to an overall sense of community.
- 1.2 Encourage the continued redevelopment of the urban core as the symbolic heart of the City.
- 1.3 Expand and strengthen the downtown by building on its current successes and small town atmosphere.
- 1.4 Increase the viability of live, work and entertainment choices within the downtown area.
- 1.7 Encourage rooftop gardens and restaurants, entertainment venues, education center, and mixed-use development.

### Goal 3: Promote a spirit of inclusiveness, opportunity, and choice

- 3.1 Encourage a range of housing opportunities and choices.
- 3.2 Integrate housing into mixed-use and traditional development as appropriate through the Future Development Map.
- 3.4 As employment opportunities diversify in and around Woodstock, ensure adequate amounts, types and densities of housing needed to support desired commercial and industrial growth.

### Goal 4: Land use patterns that promote connectivity

- 4.2 Encourage mixed-use and traditional development so that they reflect the character areas in the Future Development Map.
- 4.7 Encourage mixed-use and a balance of residential and non-residential uses to promote internal connectivity.

### Goal 5: Developments should promote the City's vision

- 5.2 Community aesthetics, site and building design all add to the quality of life in Woodstock.
- 5.3 Promote the unique aspects of Woodstock in order to overcome past negative perceptions, or a feeling that Woodstock is just another suburb.
- 5.4 Promote a balance of residential and non-residential development in mixed-use communities at various scales.
- 5.7 Ensure that new development proposals complement Woodstock's existing architectural style and scale of development.

### Goal 6: There needs to be a balance between the built and natural environment

- 6.1 Ensure that development proposals are environmentally responsible.

### Goal 8: Create a wide range of economic development initiatives

- 8.7 Accommodate and promote the development of quality and appropriate housing to develop a strong workforce to help support and attract economic development opportunities.

## Short-Term Work Program

The Housing portion of the City's short-term work program for Fiscal Years 2023 through 2028 is shown in Table 2 below.

Table 2. FY2023-2028 Short-Term Work Program - Housing Projects

Project Description	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28	Estimated Total Cost/Sources	Responsible Party
Update LDO language relating the development of Accessory Dwelling Units (ADUs).	X	X				Staff	CDD
Prepare a Historic Resources Ordinance and Historic Districts Ordinance for consideration by the City Council.	X	X				Staff	CDD
Create opportunities for infill housing through preparation of the Highway 92 Development Standards.	X	X	X			\$200,000 (ARC funds w/ match)	CDD/ARC
Create opportunities for duplexes, triplexes, cottage court, bungalow, and other types of missing middle housing.	X	X	X	X	X	Staff	CDD
Identify ways to encourage and/or facilitate the development of affordable housing in Woodstock.	X	X	X	X	X	Staff	CDD





# Land Use

Woodstock has completed a number of previous planning efforts which are actively shaping the way the City develops. While the “Character Area” Chapter of this Plan (starting on page 60) reflects the overall vision for Land Use in the community, there are a variety of efforts that have focused on downtown and the Alabama Road (SR 92) corridor and the integration of land use to other elements of the City. Most notably, this includes the most recent Livable Centers Initiative (LCI) Plan, completed in 2021, which includes strategies and a vision to integrate downtown and Alabama Road (SR 92).

Additionally, the City continues to coordinate with Cherokee County for a shared vision for land use along each communities borders. In April 2022, the Woodstock City Council and the Cherokee County Board of Commissioners approved a new Growth Boundary Agreement and Map that defines the limits future growth for the city depicted in Figure 22. While not legally binding, the city generally agrees to limit its annexations to areas inside the boundary, and the county generally agrees not to oppose annexations there. The agreement shall remain in place through June 2028. The Woodstock Growth Boundary encompasses an area generally around the current city limits. On the south and east sides, the areas extend to the county lines with Cobb and Fulton, south of Highway 92 and the Little River, respectively. Lack of bridges over Little River limit the county’s ability to provide public safety services in that area. On the west side, the area abuts Putnam Ford Drive and includes frontage along Highway 92 that extends to Hartwood Drive, about one-third of a mile from Bells Ferry Road. On the north side, the area abuts the City of Holly Springs, mostly following the Little River and Arnold Mill Road, arriving at a corner on the east side with Trickum Road. This agreement has already proved beneficial to City and County staff since its adoption, ensuring timely and thoughtful communication between agencies and potential projects make their way to City Hall or the County Bluffs seeking input and guidance on how to proceed.

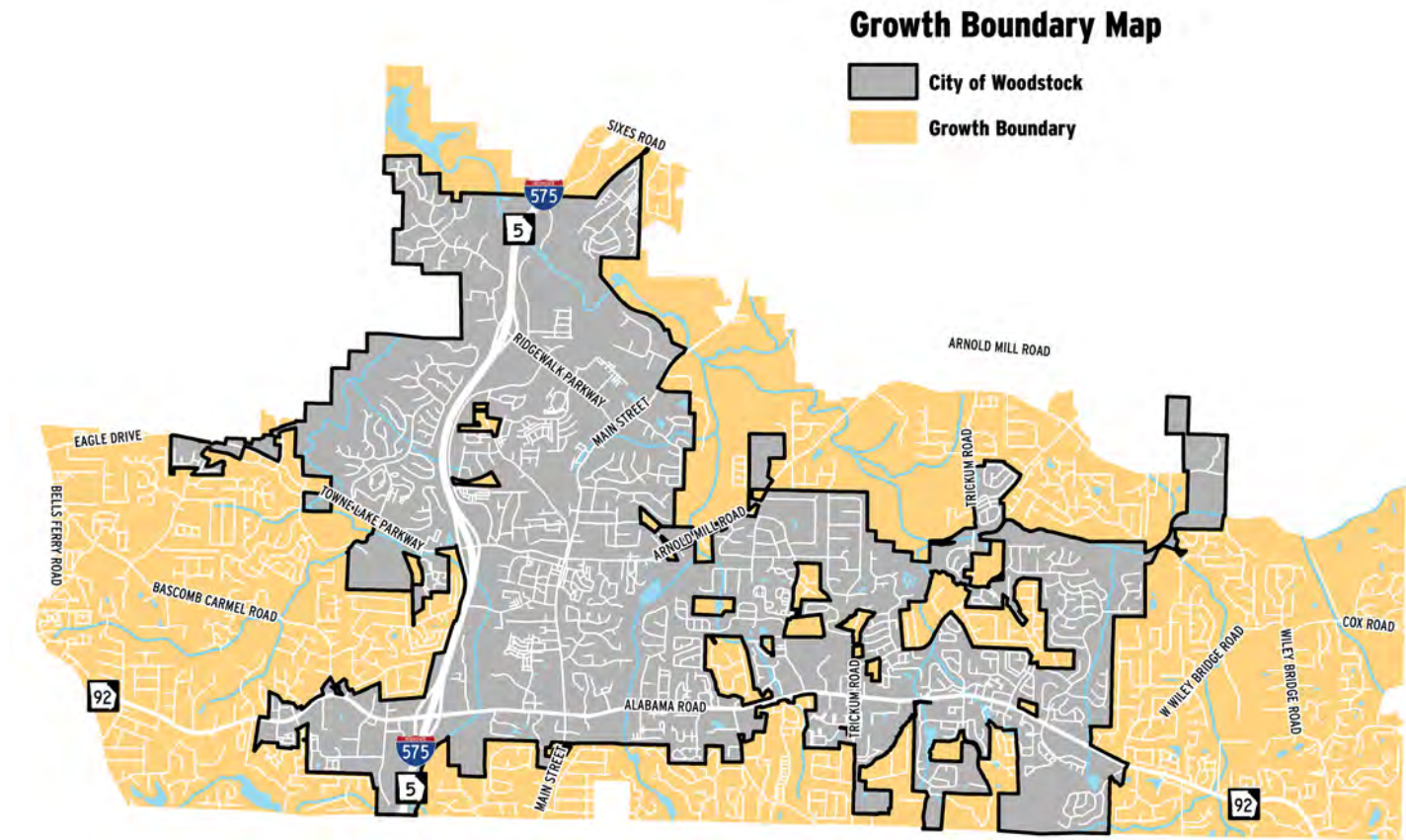


Figure 22. Growth Boundary Map

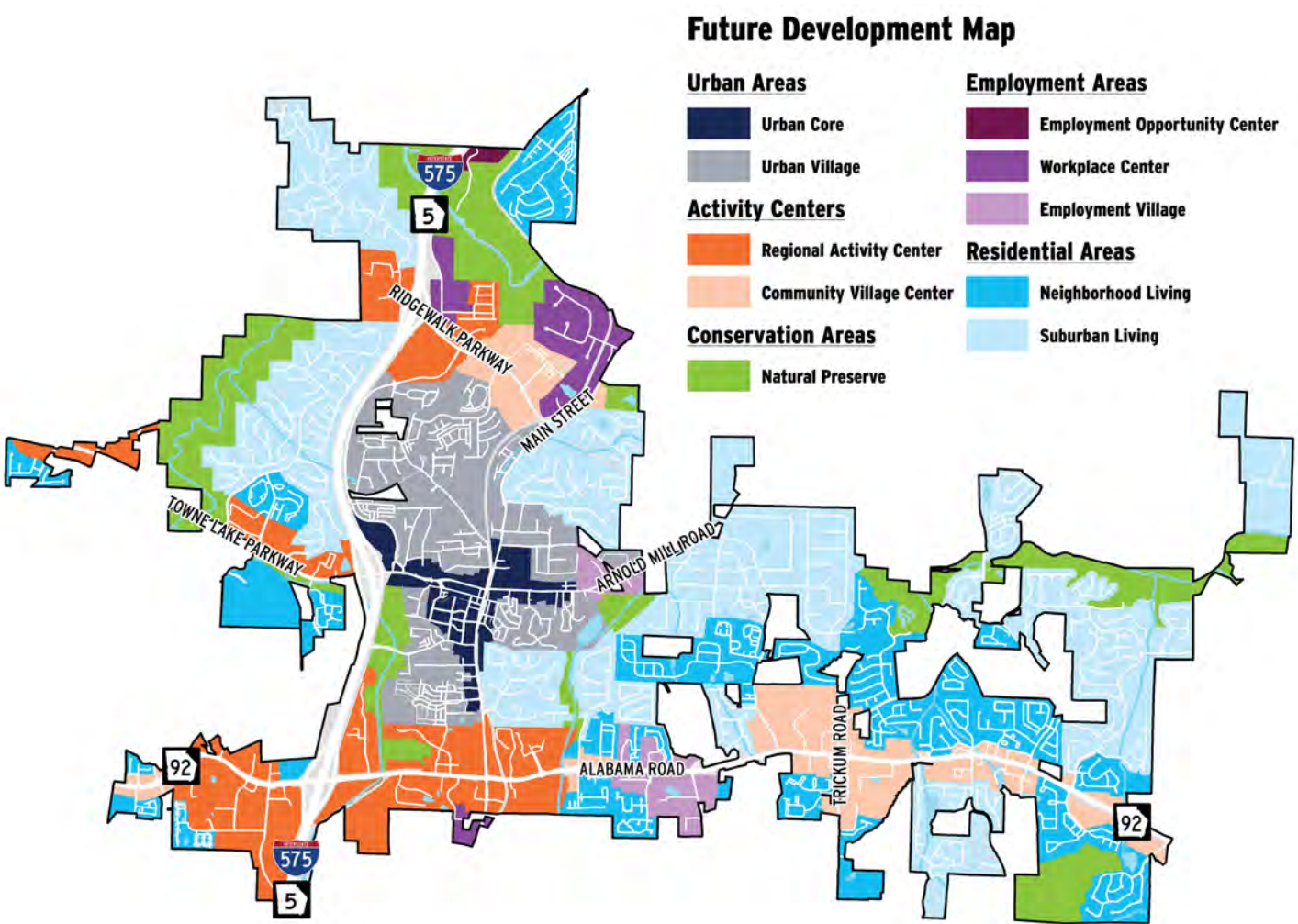


Figure 23. Future Development Map



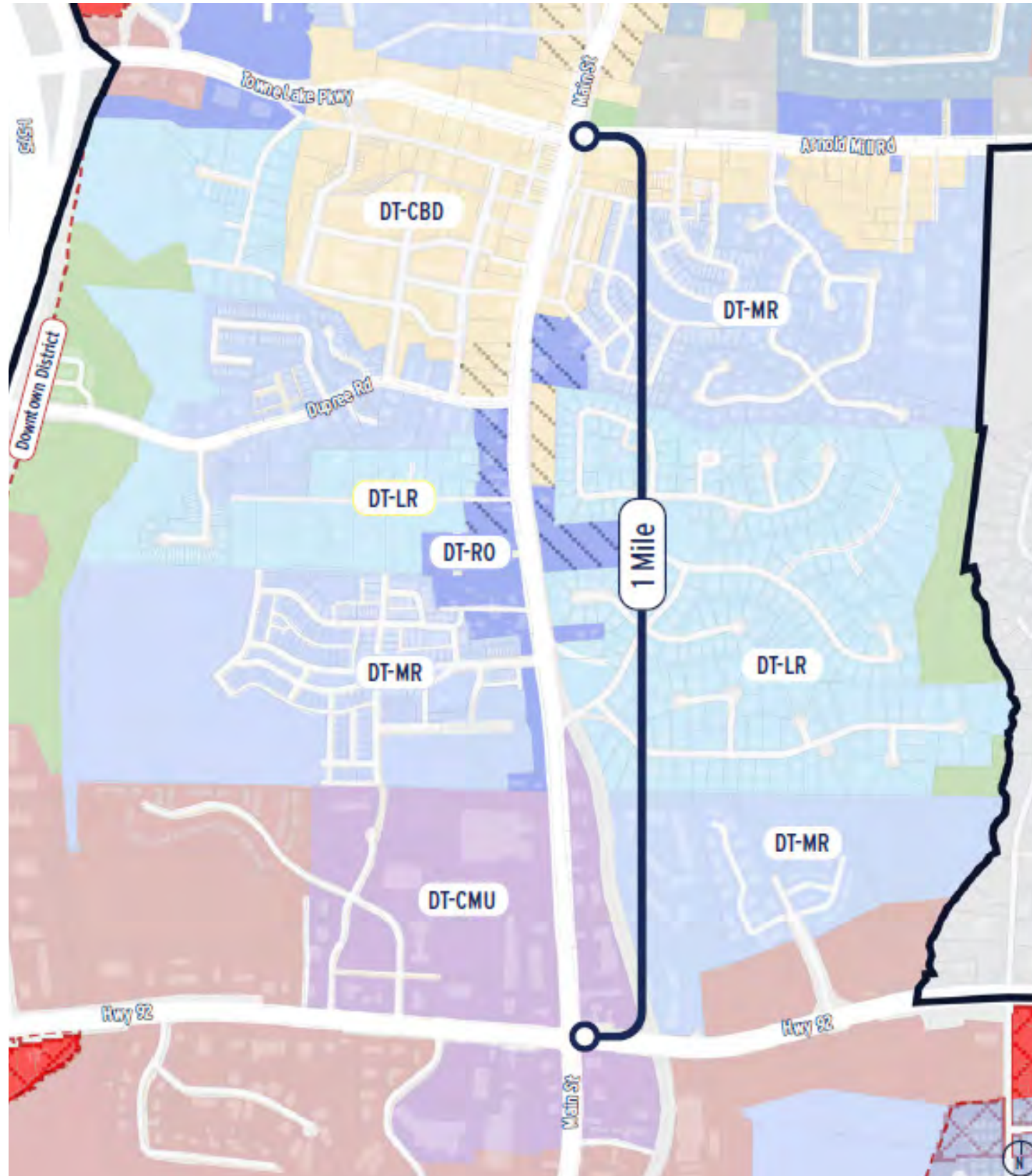


Figure 24. Envisioning the Mile on Main

# Needs & Opportunities

## Needs

- Create opportunities for attracting business and flex office space in the city to diversify commercial offerings and provide employment opportunities
- Encourage commercial developments that provide daily necessities for residents
- Create a balance of residential, commercial, industrial, and office land uses
- Increase access to grocers and markets downtown

## Opportunities

- Use zoning ordinances to ensure that new development complements existing and historic character
- Opportunity to collaborate with Holly Springs and Cherokee County to develop a strong employment center at Sixes/575
- Preserve historic structures
- Create more public realm and enhance existing public space, including family-focused amenities throughout the Woodstock community
- Use Downtown Woodstock as a successful precedent/catalyst for more walkable areas in other parts of Woodstock

# Goals & Policies

## Goal 1: Continue to create and sustain a unique community identity and structure

- 1.2 Encourage the continued redevelopment of the urban core as the symbolic heart of the City.
- 1.3 Expand and strengthen the downtown by building on its current successes and small town atmosphere.
- 1.4 Increase the viability of live, work and entertainment choices within the downtown area.
- 1.6 Ensure that retail and commercial development will support tax base.
- 1.7 Encourage rooftop gardens and restaurants, entertainment venues, education center, and mixed-use development.

## Goal 2: Continue to create and sustain a unique community identity and structure

- 2.1 Transportation facilities should be designed to be context-sensitive, specifically through developing cross sections that are appropriate with both the character area and land uses they serve.
- 2.4 Public facilities and infrastructure should be able to support new development and redevelopment efforts, particularly with respect to circulation, access, and linkages

## Goal 3: Promote a spirit of inclusiveness, opportunity, and choice

- 3.2 Integrate housing into mixed-use and traditional development as appropriate through the Future Development Map.
- 3.3 Ensure that land development is predictable, fair, and cost effective.
- 3.4 As employment opportunities diversify in and around Woodstock, ensure adequate amounts, types and densities of housing needed to support desired commercial and industrial growth.





Goal 4: Land use patterns that promote connectivity

- 4.1 Improve traffic flow in and around the downtown area and overall Citywide connectivity.
- 4.2 Encourage mixed-use and traditional development so that they reflect the Character Areas in the Future Development Map.
- 4.3 Create “walkable neighborhoods.”
- 4.4 Improve traffic flow in and around the downtown area and overall Citywide connectivity.
- 4.5 Encourage mixed-use and traditional development so that they reflect the character areas in the Future Development Map.
- 4.6 Encourage mixed-use and a balance of residential and non-residential uses to promote internal connectivity.
- 4.7 Encourage mixed-use and a balance of residential and non-residential uses to promote internal connectivity.

Goal 5: Developments should promote the City’s vision

- 5.1 Community aesthetics, site and building design all add to the quality of life in Woodstock.
- 5.2 Community aesthetics, site and building design all add to the quality of life in Woodstock.
- 5.3 Promote the unique aspects of Woodstock in order to overcome past negative perceptions, or a feeling that Woodstock is just another suburb.
- 5.4 Promote a balance of residential and non-residential development in mixed-use communities at various scales.
- 5.5 The creation of civic building or public spaces should be part of each Character Area and incorporated into new development.
- 5.6 Encourage new developments to focus on the pedestrian
- 5.7 Ensure that new development proposals complement Woodstock’s existing architectural style and scale of development.
- 5.8 Encourage growth in areas where it will be the most beneficial to the city, and discourage growth where the overall impact on the public will be negative.

Goal 6: There needs to be a balance between the built and natural environment

- 6.1 Ensure that development proposals are environmentally responsible.
- 6.5 Implement a land use plan that promotes an urban area in order to conserve sensitive and/or undeveloped land.

Goal 7: Accommodate growth while creating a sustainable community and implementing the vision

- 7.1 Ensure that future land use and development decisions are consistent with long range planning goals and that such decisions promote the vision of the community.
- 7.2 Look at new development proposals comprehensively: Benefit to the City overall, the character area, the neighborhood in which it will be located, existing and adjacent land uses, the availability of infrastructure, and funding to provide services and a high quality of life.
- 7.3 All new development and redevelopment should adhere to standards of design that add to the aesthetic, environmental, and economic benefit of the City, and incorporate design and site elements that address the City’s vision.
- 7.4 Protect the capacity of major thoroughfares through village development and connectivity techniques.
- 7.5 Public facilities and infrastructure should be able to support new development and redevelopment efforts, particularly in the areas of circulation, access, connectivity, and linkages.
- 7.6 Ensure that adequate public services and community facilities are provided in an efficient and cost-effective manner.
- 7.7 Achieve efficiency in maximizing beneficial growth while minimizing the burden on existing residents.
- 7.8 Encourage growth in areas where it will be the most beneficial to the City, and discourage growth where the overall impact on the public will be negative.

Goal 8: Create a wide range of economic development initiatives

- 8.1 Expand and diversify the city’s economic base to provide employment opportunities for the residents and enhance the City’s tax base.
- 8.2 Encourage neighborhood serving retail and services in communities identified as appropriate through the Future Development Map.

- 8.3 Encourage new non-residential development to be mixed-use in nature in parts of the community identified as appropriate through the Future Development Map.
- 8.4 Encourage office, commercial and light industrial employment opportunities in appropriate locations.

Short-Term Work Program

The Land Use portion of the short-term work program for Fiscal Years 2023 through 2028 is shown in Table 3 below.

Table 3. FY2023-2028 Short-Term Work Program - Land Use Projects

Project Description	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28	Estimated Total Cost/Sources	Responsible Party
Review residential and non-residential properties in the City to ensure consistency between the zoning designation and character area assigned. Revise as needed.	X	X	X	X		Staff	CDD
Study the effectiveness of the Technology Park Overlay. Adjust if/as needed.	X	X				Staff	CDD
Participate in joint land use and transportation planning efforts with Holly Springs and Cherokee County at the 575/ Sixes Interchange.	X	X	X			TBD	Woodstock/ Cherokee County/ Holly Springs
Prepare the LCI Highway 92 Development Standards	X	X	X			\$200,000 (see above )	CDD/ARC
Audit the Downtown Development Standards to determine if minor changes or major update are needed. Revise accordingly.	X	X				Staff	CDD/EDD/ DPC Team/ Planning Commission
Complete the LCI Connect the Creeks Project	X	X				\$200,000 (ARC funds w/ match)	CDD/ARC
Identify and execute ways to improve the development process. This may include, but is not limited to: website content, handouts and/or primers, application forms, expedited processing, etc., with an emphasis on small scale residential projects.	X	X	X	X	X	Staff	CDD





# Parks & Recreation

Woodstock currently features over 300 acres of park space including urban parks like The Park at City Center, which features a popular amphitheater and more passive parks like Olde Rope Mill Park, which includes biking trails and canoing opportunities. A map of existing parks and other public facilities is included in Figure 25.

Woodstock already has a collection of multi-use trails that connect the City, within its parks, along roadways, and in dedicated right of ways. The Noonday Creek Trail connects Downtown Woodstock with the adjacent residential areas, greenspace, and the Woofstock Dog Park to the east, continuing south to SR 92. Multi-use trails within Olde Rope Mill Park provide opportunities for mountain biking and other recreational activities.

In 2008, the City of Woodstock created a vision for the Greenprints Project, a sustainable greenspace and trail network to connect and enhance the various resources present in the City. This plan included a “Connectivity Priority Map,” identifying top priority trails. Most of the trails that exist in the City today were built as recommended by this plan.

Building off of the Greenprints Project and the City’s most recent LCI Plan, the City is currently preparing a planning study to “Connect the Creeks” which includes examining east-west trail facilities in and around downtown connecting multi-use trails along Noonday and Rubes Creeks. Additionally, plans to expand the Noonday Creek trail southward towards Cobb County will interface with similar efforts being undertaken in Cobb County that will long-term connect these trail systems into a larger and broader regional network.

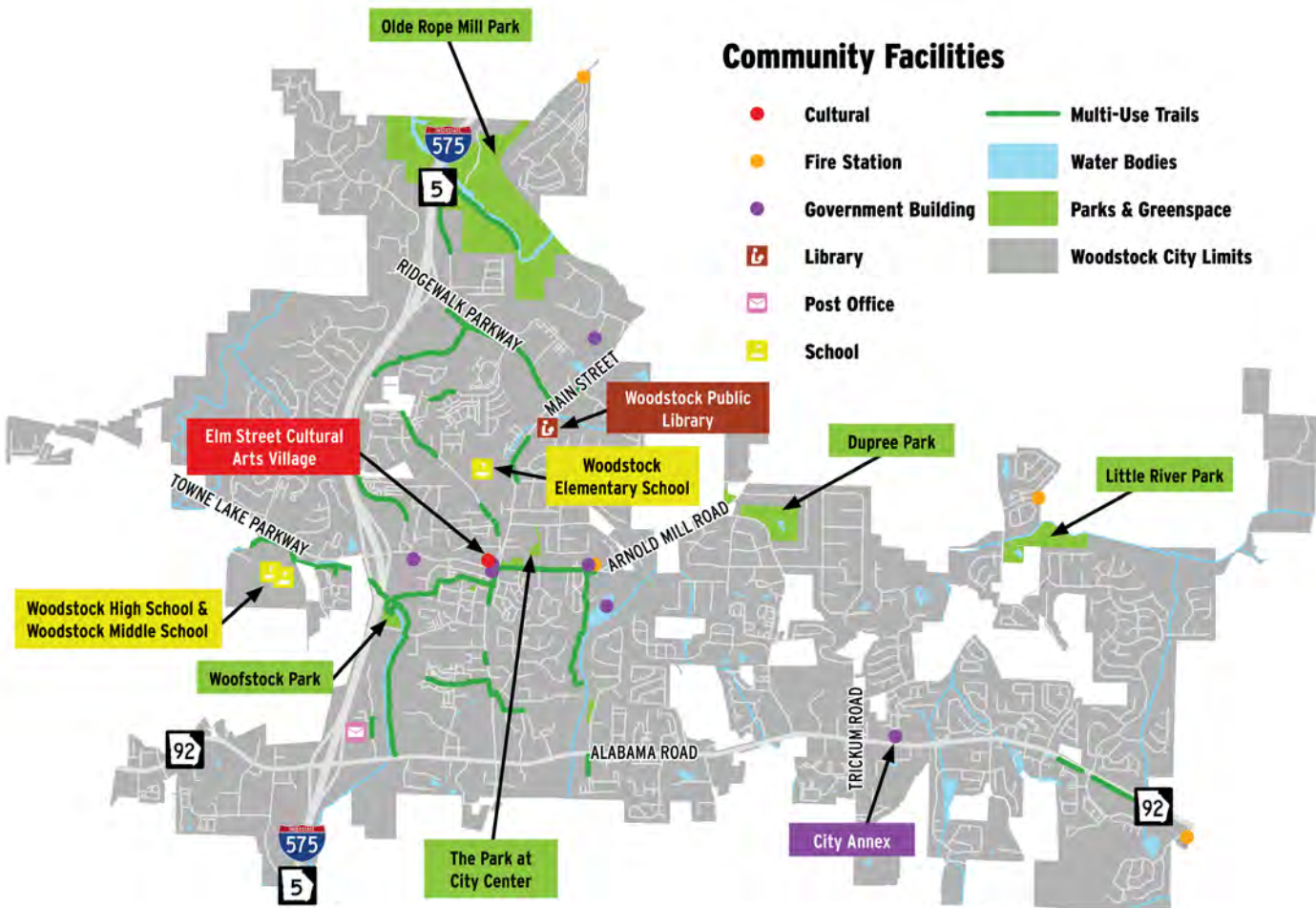


Figure 25. Existing Parks and Other Public Facilities in Woodstock

## Needs & Opportunities

### Needs

- Increase access to outdoor recreation as natural spaces become developed
- Add family-centered recreation opportunities throughout the City
- Expand trail system to increase connectivity within Woodstock, enhance parks and recreation opportunities
- Improve existing park spaces to increase value

### Opportunities

- Enhance and preserve existing tree canopy
- Engage arts community and help establish arts communities throughout the City
- Investigate strategies for increasing parks and recreation opportunities by expanding Dupree Park and developing Little River Park
- Determine opportunities to enhance parks and recreation services throughout the Woodstock community

## Goals & Policies

### Goal 5: Developments should promote the City’s vision

5.3 Promote the unique aspects of Woodstock in order to overcome past negative perceptions, or a feeling that Woodstock is just another suburb.

### Goal 6: There needs to be a balance between the built and natural environment

6.5 Implement a land use plan that promotes an urban area in order to conserve sensitive and/or undeveloped land.

## Short-Term Work Program

The Parks & Recreation portion of the City’s short-term work program for Fiscal Years 2023 through 2028 is shown in Table 4 below.

Table 4. FY2023-2028 Short-Term Work Program - Parks & Recreation Projects

Project Description	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28	Estimated Total Cost/ Sources	Responsible Party
Construct (which may include funding, ROW acquisition, design, and build) identified multi-use trails that allow Woodstock to be better connected to the regional trails network and within.	X	X	X	X	X	\$29.4 M (Estimate)	Woodstock, Cherokee County, Greenprints Alliance
Little River Park - Finalize design and break ground.	X	X	X			\$20 M for Entire Park \$7.5 M for Trails (City/Bond/Impact Fees/Grant)	P&R/PW
Dupree Park - Identify next steps to expansion. Fund and execute as resources allow.	X	X	X			Phase I \$350K (SPLOST)	P&R/PW
Construct amphitheater concession and restroom facility					X	\$750,000 (Estimate)	P&R/PW
Continue to seek annual recertification as a National Arbor Day Tree City.	X	X	X	X	X	Staff Time	P&R/CDD
Identify and execute projects that maintain and/or improve existing parks and recreation facilities in the community.	X	X	X	X	X	\$250,000	P&R





# Public Relations & Communications

The City of Woodstock is committed to being an accessible 21st century city. The City has a dedicated Public Relations officer on staff and makes use of a wide variety of communication methods to reach their citizens, including social media and a City newsletter.

## Needs & Opportunities

### Needs

- Improve engagement between City government and residents to increase participation
- Improved dissemination of information
- More consistent social media presence across City departments
- Focus on excellent and open communication to encourage civic engagement

### Opportunities

- Improve engagement between City government and residents to increase participation
- Enhance communication between City departments
- Streamline dissemination of information to the public
- Investigate mechanisms to utilize SMART technology to collect ideas and data, and provide communication to Woodstock residents

## Goals & Policies

### Goal 3: Promote a spirit of inclusiveness, opportunity, and choice

3.5 Promote unique aspects of Woodstock in order to promote inclusivity

### Goal 5: Developments should promote the City's vision

5.3 Promote the unique aspects of Woodstock in order to overcome past negative perceptions, or a feeling that Woodstock is just another suburb.

5.4 Promote a balance of residential and non-residential development in mixed-use communities at various scales.

## Short-Term Work Program

The Public Relations & Communication portion of the City's short-term work program for Fiscal Years 2023 through 2028 is shown in Table 5 on the next page.

Table 5. FY2023-2028 Short-Term Work Program - Public Relations & Communications Projects

Project Description	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28	Estimated Total Cost/ Sources	Responsible Party
Utilize social media platforms to educate residents and increase engagement	X	X	X	X	x	Staff Time	PIO
Partner with IT/GIS, Community Development, and Public Works for continued update and promotion of the Major Projects pages on the Data Hub website.	X	X	x	x	x	Staff Time	PIO/CDD/PW
Partner with Community Development Department to launch online engagement forum for city initiatives, projects, and plans.	X					\$25K	PIO/CDD/PW
Provide a presence at all major City-sponsored events	X	X	X	X	X	Staff Time	PIO/DDA/CVB

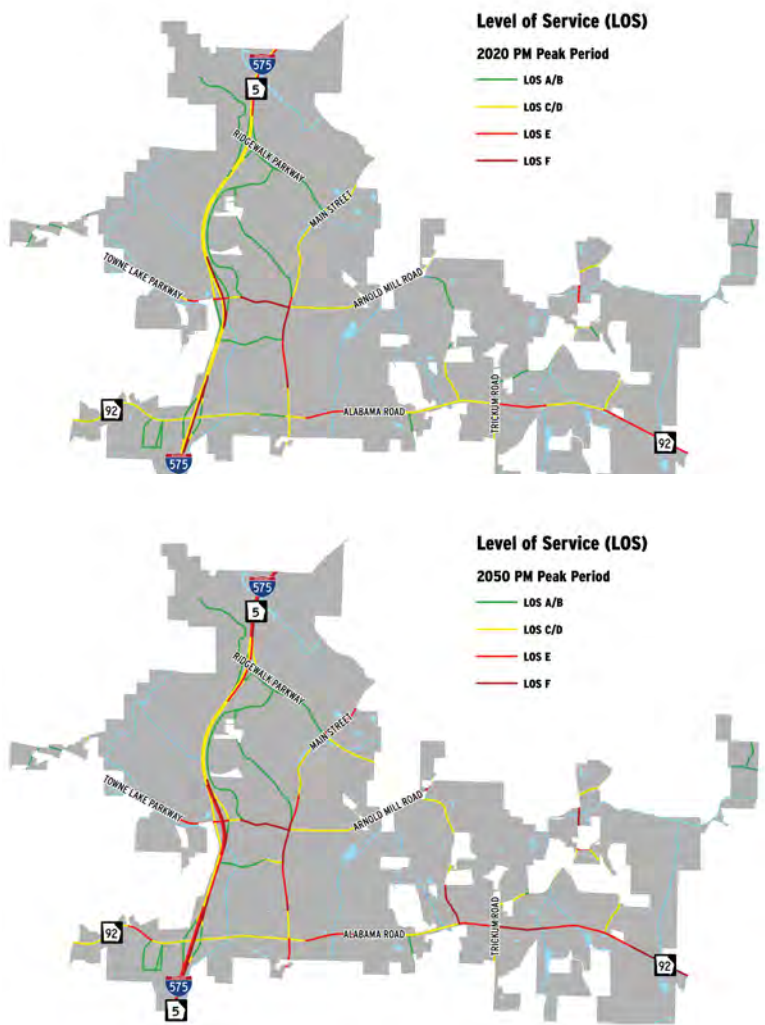




# Transportation

## Traffic Congestion

Woodstock's steady population growth will continue to generate more activity on the City's street network, raising the amount of congestion throughout the city. **Figure 26** shows the City's street network represented in terms of vehicular level of service (LOS), a metric that illustrates the capacity of a road network relative to the activity it experiences, for both 2020 (existing) and 2050 (future). 2050 LOS projections are obtained from the ARC's Activity Based Model and include all transportation improvements that have committed regional funding. As the 2050 projections show in **Figure 26**, the current street network in Woodstock will experience notable decreases in level of service based on the city's population growth. Most of this projected traffic volume increase is expected to occur along the I-575 and Alabama Road (SR 92) corridors.



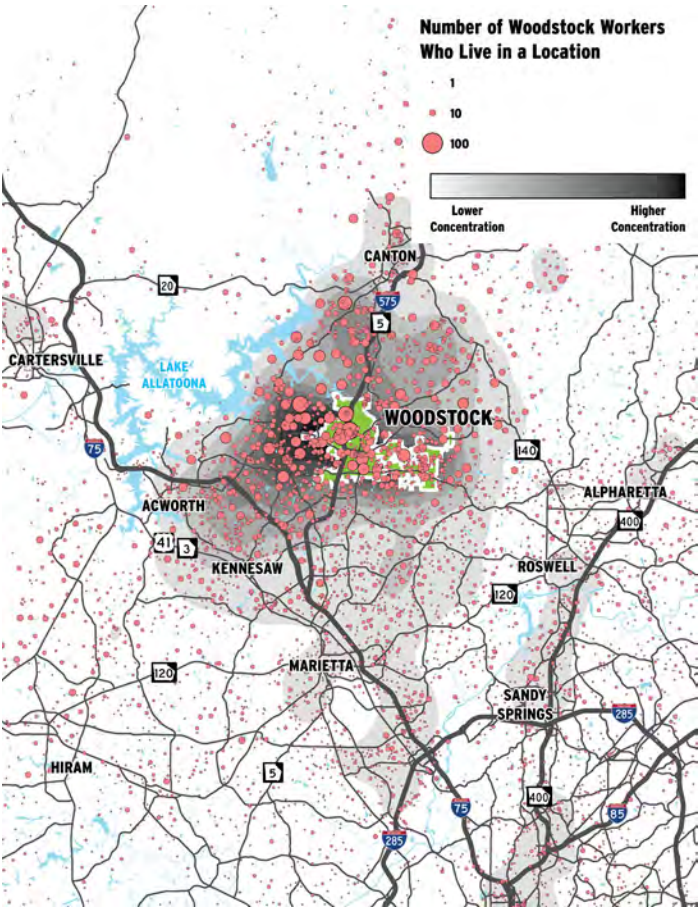
Source: Atlanta Regional Commission Activity-Based Model

**Figure 26. Travel Demand Model Level of Service (LOS) in Woodstock**



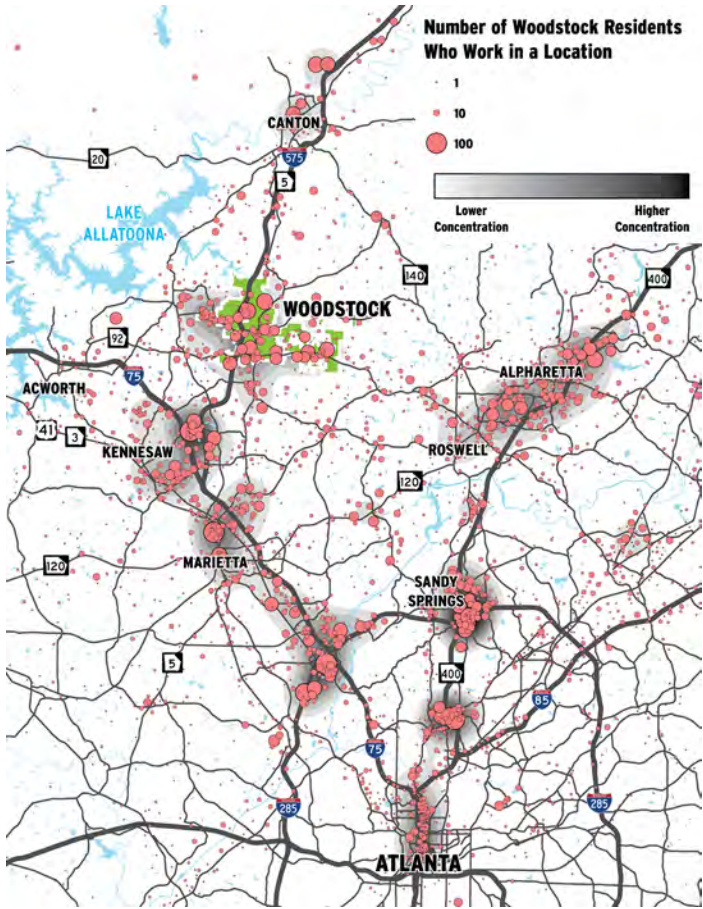
## Commute Characteristics

Transportation infrastructure and congestion are strongly related to commuting trips. As such, it is important to understand the kinds of commutes occurring within the City. **Figure 27** shows the home locations of Woodstock employees, and **Figure 28** shows the workplace locations of Woodstock workers. People who work in Woodstock generally live near Woodstock, in a wide spread of areas around the I-75 and I-575 corridors. In contrast, Woodstock residents work in better defined employment centers. A large portion of Woodstock residents work along the I-75 and I-575 corridors, from Canton to Kennesaw and Marietta, south to the Cumberland/Galleria area. Additionally, the SR 400 corridor is a popular place for Woodstock residents to work, from Alpharetta through Roswell and including the Perimeter Center area. The traditional employment centers of Atlanta in Buckhead, Midtown, and Downtown also play host to many jobs held by citizens of Woodstock. These patterns reinforce the need for reliable corridors that provide connections between Woodstock and other regional centers.



Source: 2020 Longitudinal Employer-Household Dynamics (LEHD) & U.S. Census Bureau

**Figure 27. Home Locations of Woodstock Workers (2020)**



**Figure 28. Work Locations of Woodstock Residents Who Work (2020)**





# Metropolitan Transportation Plan

The Atlanta Regional Commission (ARC) creates and maintains a Metropolitan Transportation Plan (MTP) for the metropolitan Atlanta area, including Woodstock. Currently, the MTP includes the following four programmed projects in or near Woodstock. These four projects include I-575 interchange improvements at Town Lake Parkway and Ridgewalk Parkway, intersection improvements at Alabama Road (SR 92) at Trickum Road, and an extension of Noonday Creek Trail south of Alabama Road (SR 92) towards Noonday Creek Park in northern Cobb County.

## I-575 @ Towne Lake Parkway Interchange Improvements

To the west of downtown Woodstock, there is an interchange along I-575 with Towne Lake Parkway that provides direct connectivity to downtown from I-575 and residential areas in southwestern Cherokee County. A planned project (MTP ID CH-260) will alleviate congestion at this interchange by providing both improvements to ramps and roadways at or adjacent to the interchange. The off-ramps at the interchange will be widened to accommodate future traffic growth forecasted through 2050. Towne Lake Parkway and Woodstock Parkway will also likely undergo improvements associated with this project.

## I-575 @ Ridgewalk Parkway Interchange Improvements

Northwest of downtown Woodstock, there is an interchange along I-575 with Ridgewalk Parkway that serves several newer commercial developments within the City, including the Outlet Shoppes at Atlanta. Due to the rapid growth of commercial and residential development in this portion of the City, the interchange experiences congestion, particularly during peak travel periods. A planned project (MTP ID CH-261) will alleviate congestion at this interchange by providing both improvements to ramps and roadways at or adjacent to the interchange. The off-ramps at the interchange will be widened to accommodate future traffic growth forecasted through 2050. Other roads with queuing in the area, such as Olde Rope Mill Park Road and Woodstock Parkway, will also undergo improvements associated with this programmed project.

## Alabama Road (SR 92) @ Trickum Road Intersection Improvements

Alabama Road (SR 92) provides connectivity from Woodstock to Acworth, Roswell, and many residential and commercial areas in between these communities. This corridor east of downtown Woodstock has several major intersections, and among these is Trickum Road which is adjacent to several major shopping centers which serve southeastern Cherokee County and northeastern Cobb County. A planned project (MTP ID CH-030) would provide improvements to the intersection by adding dual left-turn lanes along Trickum Road on both the northbound and southbound approaches towards Alabama Road (SR 92). Another improvement within the scope of this project is widening Trickum Road between Sycamore Place and approximately 550 north of Alabama Road (SR 92).

## Noonday Creek Trail Extension

Currently, Noonday Creek connects Downtown Woodstock with Woodstock Park and southward towards Alabama Road (SR 92). A planned project (MTP ID CH-240) would extend the trail further south to Noonday Creek Park on Shallowford Road in northern Cobb County. This extension will connect Cobb County residents with amenities and commercial areas in Woodstock and likewise connect Woodstock with parks and amenities in Cobb County. This extension is also an important step in connecting Woodstock's trail system with Cobb County's trail system, and eventually with the broader regional trail network throughout metropolitan Atlanta.

## Other Transportation Considerations

In addition to the ongoing "Connect the Creeks" initiative and other trail investments in the City, the use of active transportation is broadly encouraged, particularly in Downtown. Additionally, Personal Transportation Vehicles (PTV) are permissible on City streets in and near Downtown.

# Needs & Opportunities

## Needs

- Address regional roadways to provide for efficient traffic flow in and out of Woodstock
- Add interconnected roadways to create a robust transportation system throughout the City, especially in and around Downtown
- Coordinate with state and regional partners to establish and advance transit service connecting the City of Woodstock with the broader region
- Create PTV opportunities in and near Downtown. Reduce barriers to their safe maneuverability. Continue to recognize their place in the City's multi-modal transportation framework.
- Assess traffic patterns and address demands accordingly including implementation of the grid system concept

## Opportunities

- Leverage the City's Complete Streets policy, design guidelines, existing walkability, and infrastructure investments to expand the range of walkable places and promote alternative transportation
- Increase awareness of Downtown parking options for day-to-day use and for events through increased marketing strategies
- Seek out options to increase parking availability in the Downtown area
- Embed recommendations from SMART Woodstock into transportation planning, parking management, and implementation efforts
- Promote land use and transportation coordination to improve future mobility, particularly through alternative modes and mixed-uses
- Develop Public-Private Partnerships to advance transportation goals
- Collaborate with partner agencies such as ARC, GDOT, Cherokee County, and utility providers, to deliver transportation projects







Goals & Policies

Goal 2: Continue to create and sustain a unique community identity and structure

- 2.1 Transportation facilities should be designed to be context-sensitive, specifically through developing cross sections that are appropriate with both the character area and land uses they serve.
- 2.2 A variety of thoroughfares should be designed to be equitable to the pedestrian, bicycle, and automobile.
- 2.3 Streets in residential, mixed-use, and other urban areas should be designed for lower speeds to encourage urban life and community interaction.
- 2.4 Public facilities and infrastructure should be able to support new development and redevelopment efforts, particularly with respect to circulation, access, and linkages
- 2.5 Establish a transportation network that will enable the safest and most efficient movement of people and goods.

Goal 3: Promote a spirit of inclusiveness, opportunity, and choice

- 3.3 Ensure that land development is predictable, fair, and cost effective.
- 3.4 As employment opportunities diversify in and around Woodstock, ensure adequate amounts, types and densities of housing needed to support desired commercial and industrial growth.

Goal 4: Land use patterns that promote connectivity

- 4.1 Improve traffic flow in and around the downtown area and overall Citywide connectivity.
- 4.3 Create “walkable neighborhoods.”
- 4.4 Improve traffic flow in and around the downtown area and overall Citywide connectivity.
- 4.5 Encourage mixed-use and traditional development so that

- they reflect the character areas in the Future Development Map.
- 4.6 Encourage mixed-use and a balance of residential and non-residential uses to promote internal connectivity.
- 4.7 Encourage mixed-use and a balance of residential and non-residential uses to promote internal connectivity.

Goal 5: Developments should promote the City’s vision

- 5.2 Community aesthetics, site and building design all add to the quality of life in Woodstock.
- 5.3 Promote the unique aspects of Woodstock in order to overcome past negative perceptions, or a feeling that Woodstock is just another suburb.
- 5.6 Encourage new developments to focus on the pedestrian.
- 5.7 Ensure that new development proposals complement Woodstock’s existing architectural style and scale of development.
- 5.8 Encourage growth in areas where it will be the most beneficial to the city, and discourage growth where the overall impact on the public will be negative.

Goal 7: Accommodate growth while creating a sustainable community and implementing the vision

- 7.4 Protect the capacity of major thoroughfares through village development and connectivity techniques.
- 7.5 Public facilities and infrastructure should be able to support new development and redevelopment efforts, particularly in the areas of circulation, access, connectivity, and linkages.

Short-Term Work Program

The Transportation portion of the City’s short-term work program for Fiscal Years 2023 through 2028 is shown in Table 4 on the next page.

Table 6. FY2023-2028 Short-Term Work Program - Transportation Projects

Project Description	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28	Estimated Total Cost/Sources	Responsible Party
Continue to update Woodstock Transportation Master Plan	X	X	X	X	X	Staff Time	PW
Continue execution of Downtown Grid Streets Plan	X	X	X	X	X	Staff Time	EDD/PW
Partner with the Economic Development Department for design and/or placemaking improvements as part of major transportation projects.	X	X				\$20K	EDD/PW
Kickoff DDI Interchange at 575/Ridgewalk Parkway	X					\$8M (estimate)	PW/ Cherokee County/ GDOT
Continued execution of the Greenprints Trails Plan through land dedication and/or construction.	X	X	X	X	X	Unknown	EDD/PW
Partner with the Community Development Department, as part of the Downtown Development Standards review, to determine if changes are needed to street profile and/or streetscape requirements.	X	X				Staff Time	CDD/EDD/PW



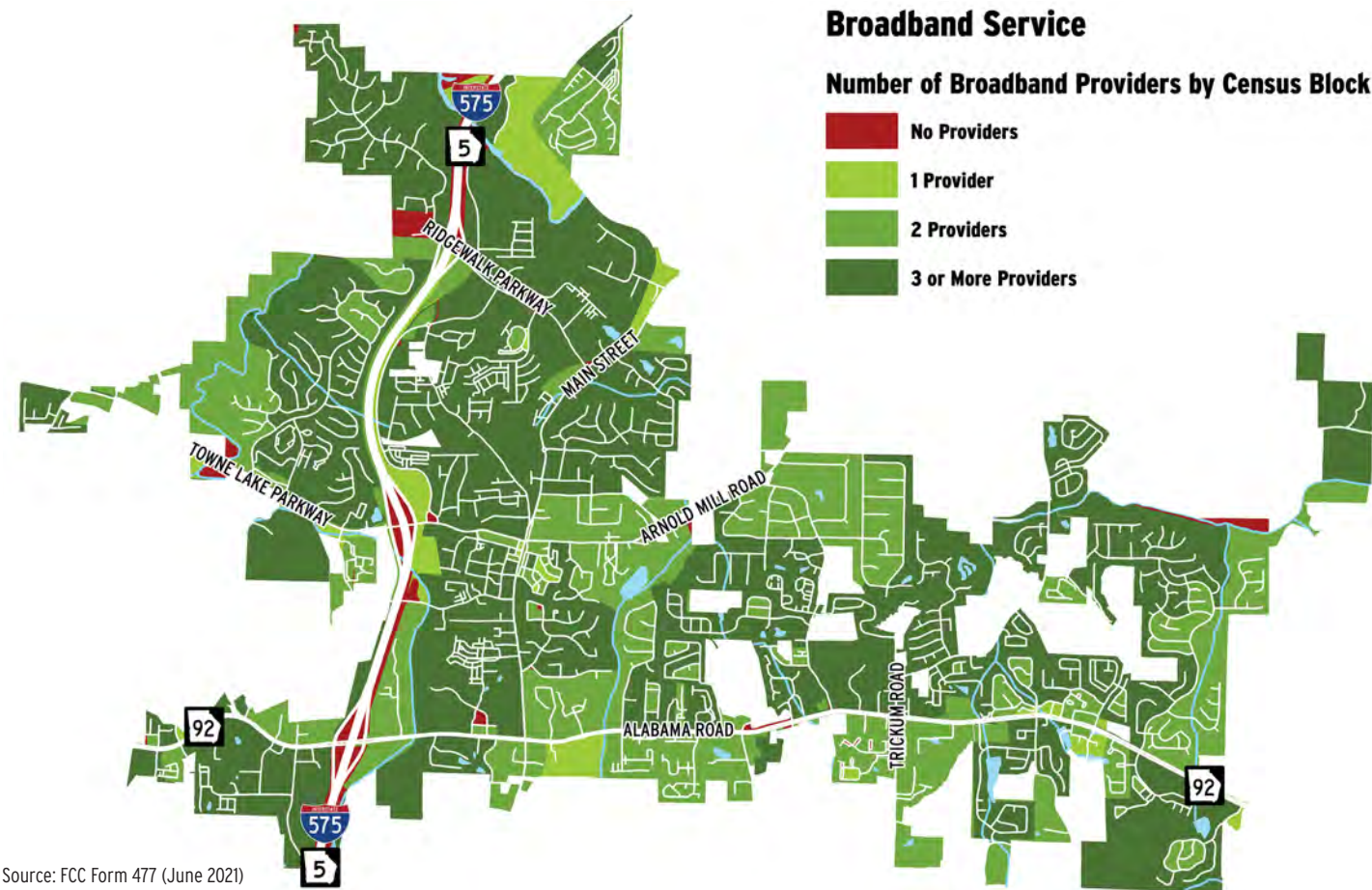


# Supporting Elements

## Broadband

Broadband internet access is becoming a necessity to be economically competitive in the 21st century and to live a high quality life. A majority of Woodstock is served by at least one broadband provider as shown in Figure 29. There are some small Census blocks on the edge of the City or along the I-575 corridor which do not have a provider. Almost all residential neighborhoods have at least one provider with some areas northwest of downtown having three or more providers. Some of the most common broadband providers serve Woodstock through fiber, cable, DSL, fixed wireless, and satellite technology. Providers in the area include Comcast/Xfinity, AT&T, T-Mobile, ViaSat, and Google Fiber, among others.

The Federal Communications Commission (FCC) sets the definition of broadband as download speeds of at least 25 Megabytes Per Second (Mbps) and upload speeds of at least 3 Mbps. As shown in Table 7, the entire City of Woodstock has at least one provider that can provide broadband at this speed. When compared against Cherokee County and the state of Georgia, Woodstock has more providers with faster speeds than both. While Woodstock has Internet access that meets or exceeds the FCC's definition, there are three percent of households within Woodstock that do not have an Internet subscription (see Figure 30). This is lower than adjacent communities like Canton and Kennesaw as well as Cherokee County. Likewise, based on the volume and quality of coverage observed throughout the City it is presumed these three percent of households have broadly elected to not have an Internet subscription. Given that, a specific need for an Action Plan to expand Broadband coverage in the City is not anticipated at this time.

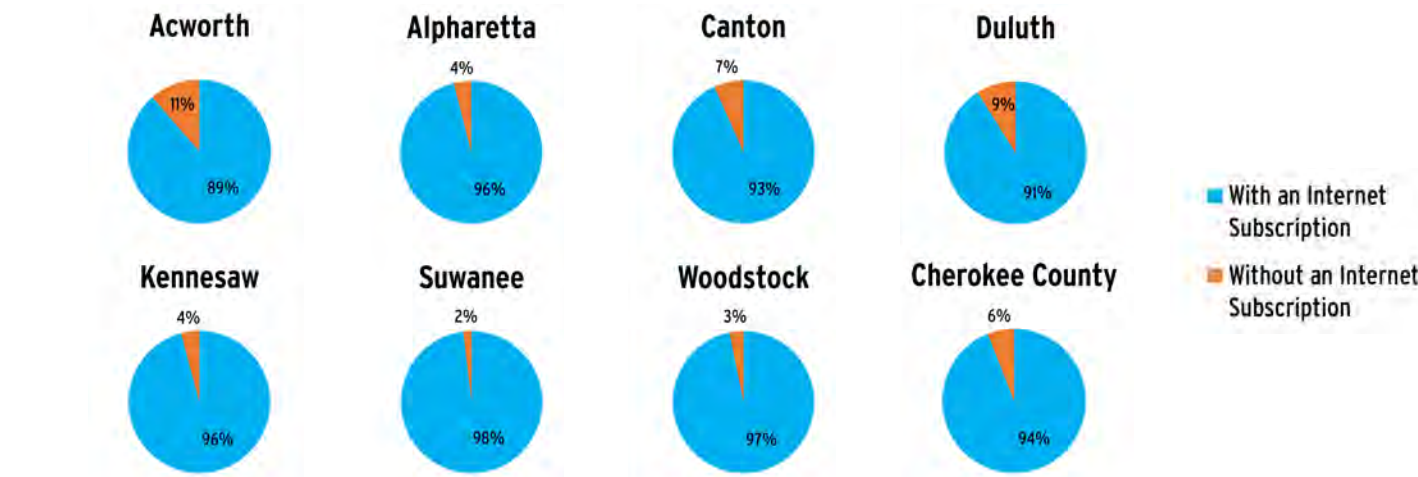


Source: FCC Form 477 (June 2021)

Figure 29. Number of Broadband Providers by Census Block (June 2021)

Table 7. Number of Broadband Providers by Internet Speed

Speed (Mbps Downstream/Upstream)	No Providers	1 Provider	2 Providers	3 or More Providers
City of Woodstock				
0.2/0.2		0.01%		99.99%
4/1		0.01%	1.34%	98.65%
10/1		0.01%	1.34%	98.65%
25/3		0.01%	1.42%	98.57%
100/10	1.45%	6.16%	88.35%	4.04%
250/25	1.45%	8.80%	85.72%	4.04%
1000/100	10.21%	85.90%	3.89%	
Cherokee County				
0.2/0.2		0.01%		99.99%
4/1		0.01%	1.40%	98.59%
10/1		0.01%	1.42%	98.58%
25/3		0.01%	1.64%	98.35%
100/10	2.56%	8.63%	81.75%	7.06%
250/25	3.55%	23.31%	68.54%	4.60%
1000/100	27.89%	68.42%	3.68%	
State of Georgia				
0.2/0.2				100.00%
4/1			2.32%	97.68%
10/1			2.47%	97.53%
25/3			4.11%	95.89%
100/10	6.71%	23.79%	51.82%	17.68%
250/25	12.05%	37.16%	42.18%	8.61%
1000/100	49.07%	48.41%	2.50%	0.02%



Source: U.S. Census Bureau 2017-2021 ACS 5-Year Estimates

Figure 30. Percent of Households With/Without an Internet Subscription





## Capital Improvements

As a community that charges Development Impact Fees, the City of Woodstock prepares an annual Capital Improvements Plan detailing the use and distribution of those impact fees. Reflecting the relationship between the Comprehensive Plan and this yearly effort, the most recent Capital Improvements Plan is provided in Appendix C to broadly reflect its consistency and reflection in the other elements of this Comprehensive Plan.

## Smart Technology

In 2020, the City prepared and adopted “SMART Woodstock”, an exploration of how various smart technologies can be employed and adapted within the City. Prepared as part of the Georgia Smart Communities Challenge and with assistance from Georgia Tech and the private sector, the Plan broadly includes two focus areas:

- An analysis of smart technology adaptation in the downtown area as a mechanism to address transportation challenges. Particular focus was placed on enhancing pedestrian safety through cross alert detection and/or illuminated crosswalks; applying curb/lane flexibility practices to address challenges for deliveries, parking, and pick-ups/drop-offs; and supporting efforts to manage parking.
- A broader development of Citywide policies and practices including recommendations to develop a smart technology working group, developing a framework for data collection and management, developing security and privacy policies, and standards for Internet of Things (IOT) and an approval process for smart technology proposals.

## Goals & Policies

### GOAL 2: CONTINUE TO CREATE AND SUSTAIN A UNIQUE COMMUNITY IDENTITY AND STRUCTURE

2.4 Public facilities and infrastructure should be able to support new development and redevelopment efforts, particularly with respect to circulation, access, and linkages.

2.5 Establish a transportation network that will enable the safest and most efficient movement of people and goods.

### GOAL 4: LAND USE PATTERNS THAT PROMOTE CONNECTIVITY

4.1 Improve traffic flow in and around the downtown area and overall Citywide connectivity.

### GOAL 8: CREATE A WIDE RANGE OF ECONOMIC DEVELOPMENT INITIATIVES

8.5 Encourage and promote clean, high tech industrial development that strengthens the economic base of the community and minimizes air and water pollution.

## Sustainability

Woodstock has long had a civic and municipal commitment to sustainable development and sustainable practices. The city has been a certified Green Community, under an ongoing ARC initiative that helps local governments implement measures that reduce their environmental impact, aiming to create a greener, healthier, and more livable region. Currently, the City of Woodstock is a Gold level community, with initiatives including solar power on the City Chambers at City Center, expedited review for homes and businesses with a renewable energy source, and providing recycling containers at city facilities for paper, plastic, glass, and aluminum, amongst other initiatives.

## Woodstock Sustainability Plan

In 2020, the City prepared and adopted a Sustainability Plan which included the identification of seven focus areas to define the community’s priorities within the wide scope of sustainability. These areas include Energy & Buildings, Land Use, Water Management, Solid Waste, Transportation, Public Outreach, and Government Operations and include several underlying goals. While broadly compatible, future updates of the Comprehensive Plan should consider further alignment and interaction with the Sustainability Plan.

## Regional Water Plan

As part of the Metropolitan North Georgia Water Planning District, Woodstock cooperates with the District’s Water Resource Management Plan to help preserve and improve the availability of high-quality water resources in the north Georgia region. Documentation of consideration of this plan as part of this Comprehensive plan is included in Appendix D.

## Needs & Opportunities

### NEEDS

- Take steps to preserve existing natural spaces within the City
- Where appropriate, incentivize preservation of existing buildings within the City
- Continued promotion of sustainability awareness among citizens and employees
- Encourage alignment of the City’s multi-modal transportation program and land use patterns to discourage single-use trips

### OPPORTUNITIES

- Encourage alternative stormwater management techniques
- Encourage solar/clean energy in development
- Save public and private financial resources by investing in and encouraging sustainable cost saving measures
- Further the construction of green architecture and green infrastructure
- Reduce the carbon footprint of City operations

## Goals & Policies

### GOAL 1: CONTINUE TO CREATE AND SUSTAIN A UNIQUE COMMUNITY IDENTITY AND STRUCTURE

1.7 Encourage rooftop gardens and restaurants, entertainment venues, education center, and mixed-use development.

### GOAL 2: CONTINUE TO CREATE AND SUSTAIN A UNIQUE COMMUNITY IDENTITY AND STRUCTURE

2.4 Public facilities and infrastructure should be able to support new development and redevelopment efforts, particularly with respect to circulation, access, and linkages

### GOAL 4: LAND USE PATTERNS THAT PROMOTE CONNECTIVITY

4.5 Encourage mixed-use and traditional development so that they reflect the character areas in the Future Development Map.

### GOAL 5: DEVELOPMENTS SHOULD PROMOTE THE CITY’S VISION

5.1 Community aesthetics, site and building design all add to the quality of life in Woodstock.

5.2 Community aesthetics, site and building design all add to the quality of life in Woodstock.

5.3 Promote the unique aspects of Woodstock in order to overcome past negative perceptions, or a feeling that Woodstock is just another suburb.

5.8 Encourage growth in areas where it will be the most beneficial to the city, and discourage growth where the overall impact on the public will be negative.

### GOAL 6: THERE NEEDS TO BE A BALANCE BETWEEN THE BUILT AND NATURAL ENVIRONMENT

6.1 Ensure that development proposals are environmentally responsible.

6.2 Support green architecture and green infrastructure.

6.3 Encourage and incentivize environmentally friendly construction and developments through incentives for Earthcrafts and LEED certifications.

6.4 Encourage the provision of rainwater harvesting areas and xeriscaping to promote water conservation.

6.5 Implement a land use plan that promotes an urban area in order to conserve sensitive and/or undeveloped land.

### GOAL 7: ACCOMMODATE GROWTH WHILE CREATING A SUSTAINABLE COMMUNITY AND IMPLEMENTING THE VISION.

7.3 All new development and redevelopment should adhere to standards of design that add to the aesthetic, environmental, and economic benefit of the City, and incorporate design and site elements that address the City’s vision.

### GOAL 8: CREATE A WIDE RANGE OF ECONOMIC DEVELOPMENT INITIATIVES

8.3 Encourage new non-residential development to be mixed-use in nature in parts of the community identified as appropriate through the Future Development Map.

8.5 Encourage and promote clean, high tech industrial development that strengthens the economic base of the community and minimizes air and water pollution.

## Short-Term Work Program

Each of the short-term work program projects for the supportive elements of this Comprehensive Plan Update are shown in Table 8 on the next page.





Table 8. FY2023-2028 Short-Term Work Program - Supportive Elements (Broadband, Smart Technology & Sustainability)

Project Description	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28	Estimated Total Cost/Sources	Responsible Party
Audit the City's Tree Ordinance in coordination with the Georgia Department of Forestry. Revise Ordinance as needed, with an emphasis on making the Ordinance easier to understand and administer.	X	X				Technical Assistance Award from GAFC	City/GAFC
Develop a GIS layer to illustrate the City's existing tree canopy. Use this layer in the evaluation of proposed development projects where extensive land clearing would be needed.	X	X				Technical Assistance Award from GAFC	City/GAFC
Implement recycling opportunities for City of Woodstock staff and the Woodstock community.	X	X				Unknown (\$35K grant secured to date for Hazardous Waste recycling program in Fall 23/24))	CM/CDD
In an effort to be responsive to driver demands, prepare an electric vehicle (EV) master plan for EV infrastructure in public spaces. Similarly, prepare an EV Ordinance to require the provision of EV infrastructure for private development projects meeting certain unit of SF thresholds.	X	X				Unknown / Staff Time	CDD
Work with the broadband community to ensure adequate facilities in close proximity to DT and education venues.	X	X				Unknown / Staff Time	CDD







# CHARACTER AREAS







# Overview

As part of the comprehensive planning process, the Future Development Map (FDM) for the City of Woodstock was updated. Figure 31 shows the City's new FDM. This map was created based on the FDM from the previous Comprehensive Plan (2018), with changes based on input from the community, stakeholders, and City staff. The FDM is composed of ten character areas organized into five categories. A brief description of each follows category and area follows, with more in-depth explanations of each in this chapter.

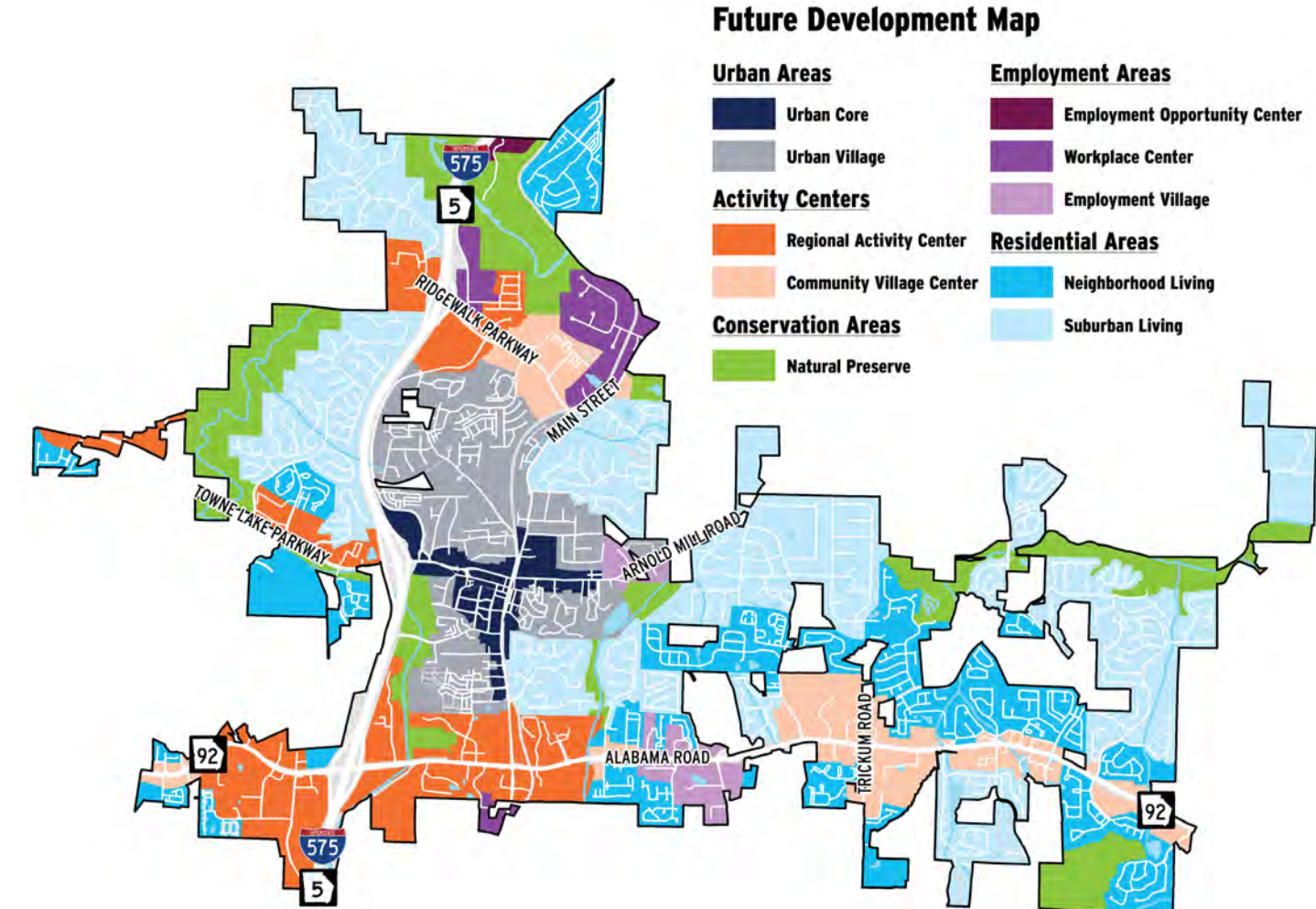
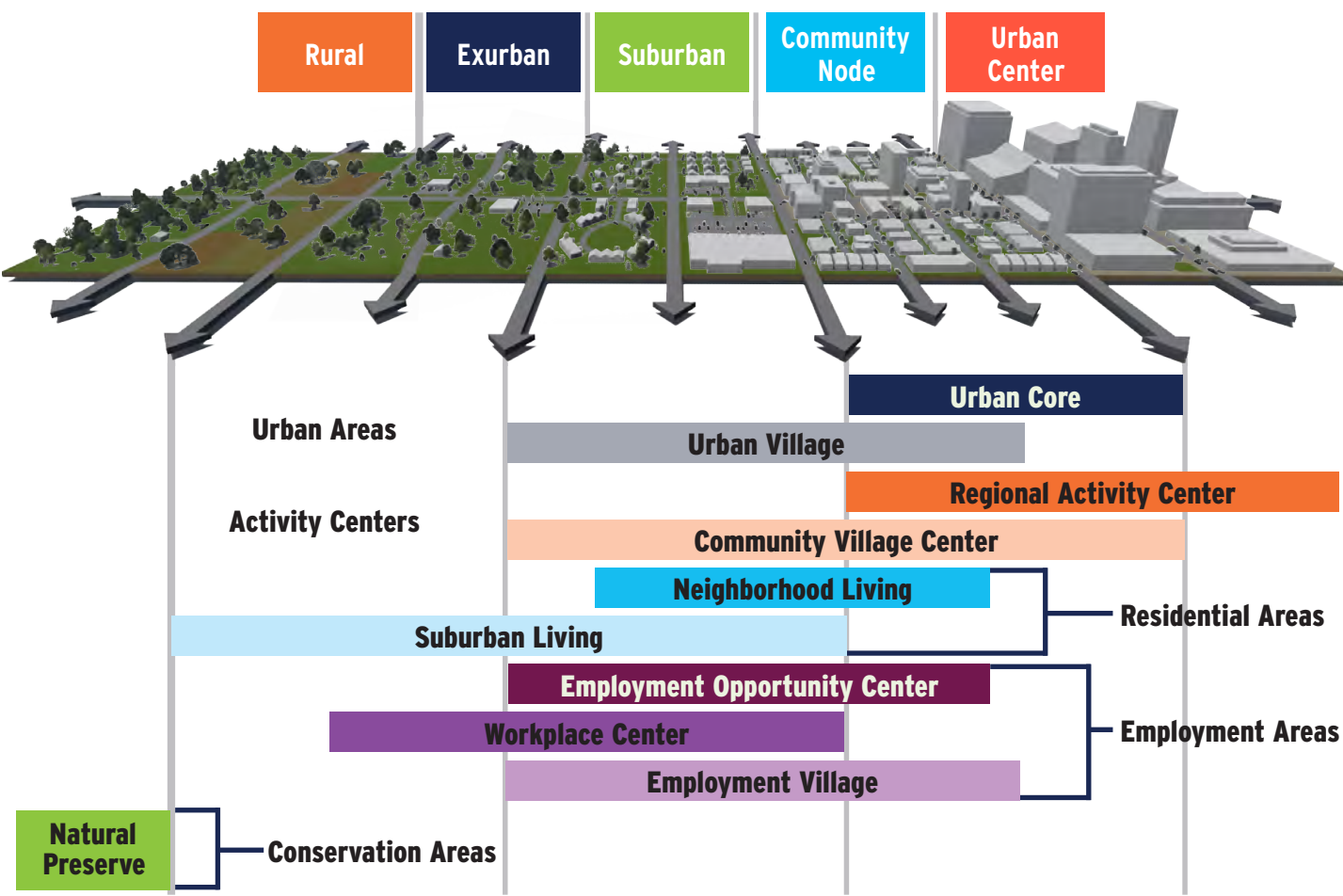


Figure 31. Future Development Map





## Urban Areas

Areas including and surrounding the commercial core of Downtown Woodstock, these areas are mixed-use and organized based on historic principles of town building. Architecture and design lean on historic examples and the public realm is critical.

- **Urban Core** - Containing downtown, this character area embodies the heart of Woodstock. Developments should be mixed-use, at a moderate density
- **Urban Village** - The areas around the downtown core serve as a transitional area between the commercial/mixed-use core and the surrounding neighborhoods. This area is predominately residential, incorporating moderate density housing and allowing retail and services that serves residents' day-to-day needs

## Activity Centers

These areas are situated well to handle substantial growth, and are envisioned as commercial centers in their own right, including retail and office space to serve their surroundings.

- **Regional Activity Center** - The highest-intensity developments should be within these areas. With access to major transportation facilities, including potential for transit service, these areas include major retail and office spaces, with the potential for some residential as well.
- **Community Village Center** - These areas contain retail, dining, and services that serve the neighborhoods around them. These areas should be designed with a village-like approach, with an emphasis on aesthetics and walkability.

## Employment Areas

Serving a wide range of business types, these areas allow for commercial, light industrial, warehousing, and other similar uses.

- **Employment Opportunity Center** - Represents major employment areas including professional and corporate offices, regional offices, and medical complexes. Mixed-use and multifamily are secondary uses that are integrated into or complementary to employment centers. Greenspaces and civic spaces that connect workplaces are integral as well.
- **Workplace Center** - Generally more removed from residential spaces, this character area can host more intense commercial and industrial uses, supporting the local economy and providing benefits to the City's tax base. These areas should be well-shielded from view of major thoroughfares with infrastructure to support truck traffic.
- **Employment Village** - Located on major transportation facilities and sometimes adjacent to residential areas, these areas facilitate smaller independent businesses, small services, and incubator spaces. Employment Villages should have provisions to maintain a high-quality experience, and should not include uses noxious to their neighbors.

## Residential Areas

Large swaths of the city, especially in the east, are largely dedicated to residential uses. These areas include a variety of housing types, but typically focus on single-family dwellings.

- **Neighborhood Living** - These areas include more traditional residential developments of homes on small lots, using interconnected streets to create robust neighborhoods situated near commercial and mixed-use areas. Lots can be smaller than in Suburban Living, and may include some attached housing.
- **Suburban Living** - Suburban residential developments include larger lots and may have fewer access points onto commercial corridors, while maintaining interconnected street networks. Housing is consistently detached, and maintains amenities like sidewalks while being somewhat less accessible to commercial areas on foot.

## Conservation Areas/Natural Preserve

These areas provide recreational amenities, ecological conservation, and economic benefits to the City by providing a respite from urban life, maintaining areas of wildlife habitat, and serving as an amenity to residents and businesses.

## Annexations

In the case when an area of land not in the City of Woodstock at the time of this plan's adoption is annexed into the City, a character area should be assigned to that area based on its designation in Cherokee County's (or other former jurisdiction) comprehensive plan. Table 9 shows how each of Cherokee County's character areas should be converted to Woodstock's during an annexation while Figure 32 shows the future growth limits for Woodstock which were approved in April 2022.

Table 9. Cherokee County Character Area Equivalencies

Cherokee County Character Area	City of Woodstock Character Area
Natural Preserve	Natural Preserve
Country Estates	Suburban Living
Suburban Growth	
Suburban Living	Neighborhood Living
Neighborhood Living	
Urban Core	Community Village Center
Regional Center	
Workplace Center	Employment Village
Wildcat	Employment Opportunity Center

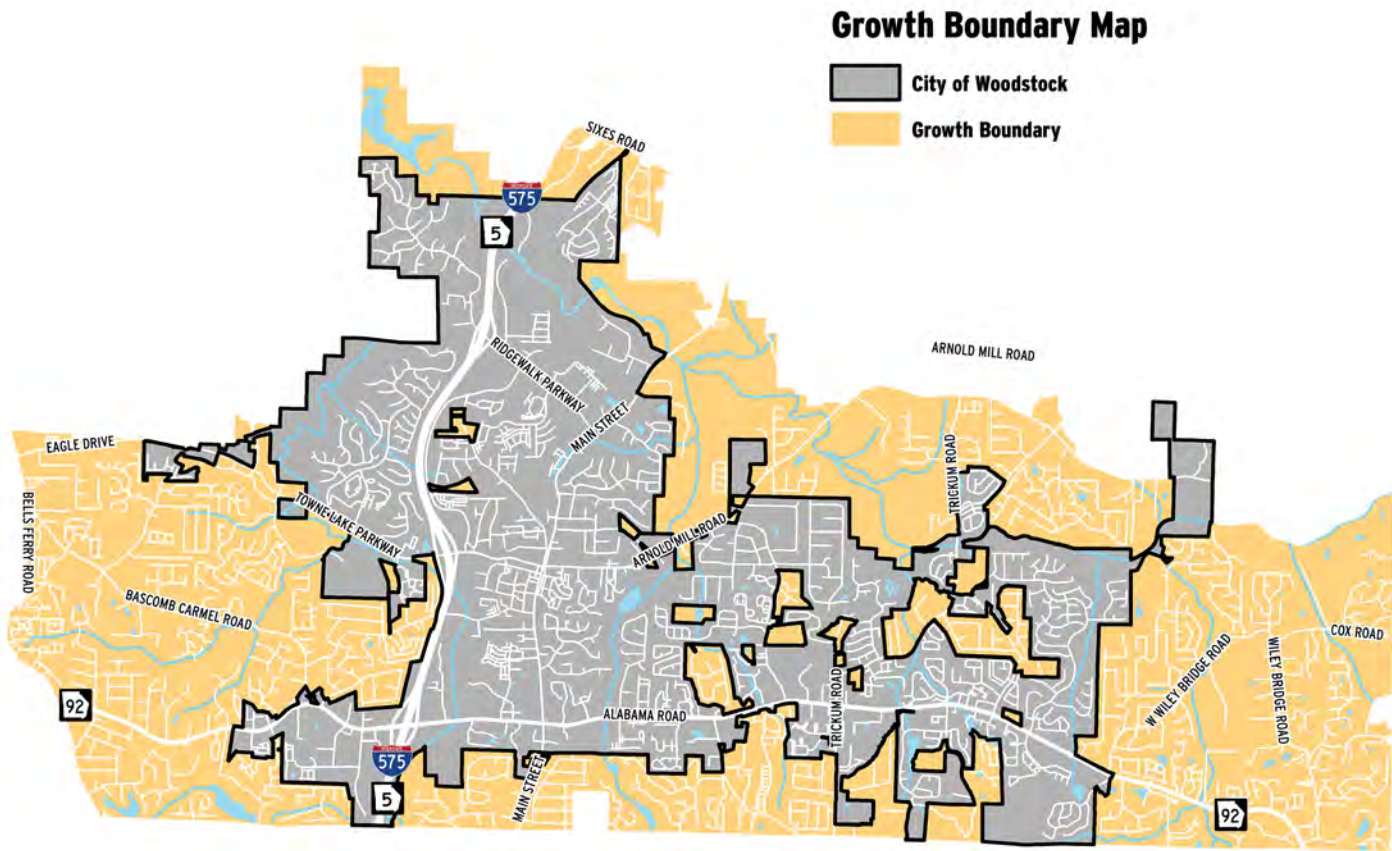


Figure 32. Growth Boundary Map



# Urban Core

The rising cost of housing, traffic congestion and the need to ensure the long-term economic viability of urban cores has helped to contribute to increased multi-use developments. Woodstock has been experiencing a revitalization of its urban core in recent history. Always, but particularly during this ongoing period of growth, new public spaces, private projects, and infrastructure improvements should have a significant and visible component of public spaces, art and a mixture of uses. As the City grows, it is increasingly important to support the compact central core that will contribute to and expand the existing vibrancy and activity. With guidance, density has created variety and vitality in the City's core, which enhances safety by reducing unpopulated, unused areas. The historic urban core of Woodstock is a true live, work, shop, and play environment that includes a mixture of the City's municipal facilities, with new commercial and residential developments alongside historic buildings. Commercial activity is key to this area, as to all downtown areas. Multistory buildings frequently include retail and other commercial opportunities on the ground floor, and major thoroughfares include commercial frontage to reinforce the feeling of being in a downtown and to make those thoroughfares engaging and comfortable for pedestrians. Downtown Woodstock is a place where the present embraces the past through a mixture of uses, distinctive architecture, idyllic streetscapes and a true sense of community.

## Urban Core

### Primary Land Uses:

- Higher Density Housing
- Higher Density Commercial/Office Units
- Vertical Mixed-Use Developments

### Infrastructure:

- Full Urban Facilities and Services
- Mixed-use/Urban Streets
- Internal Pedestrian Ways
- Civic Spaces, including Plazas, Squares, and Greens

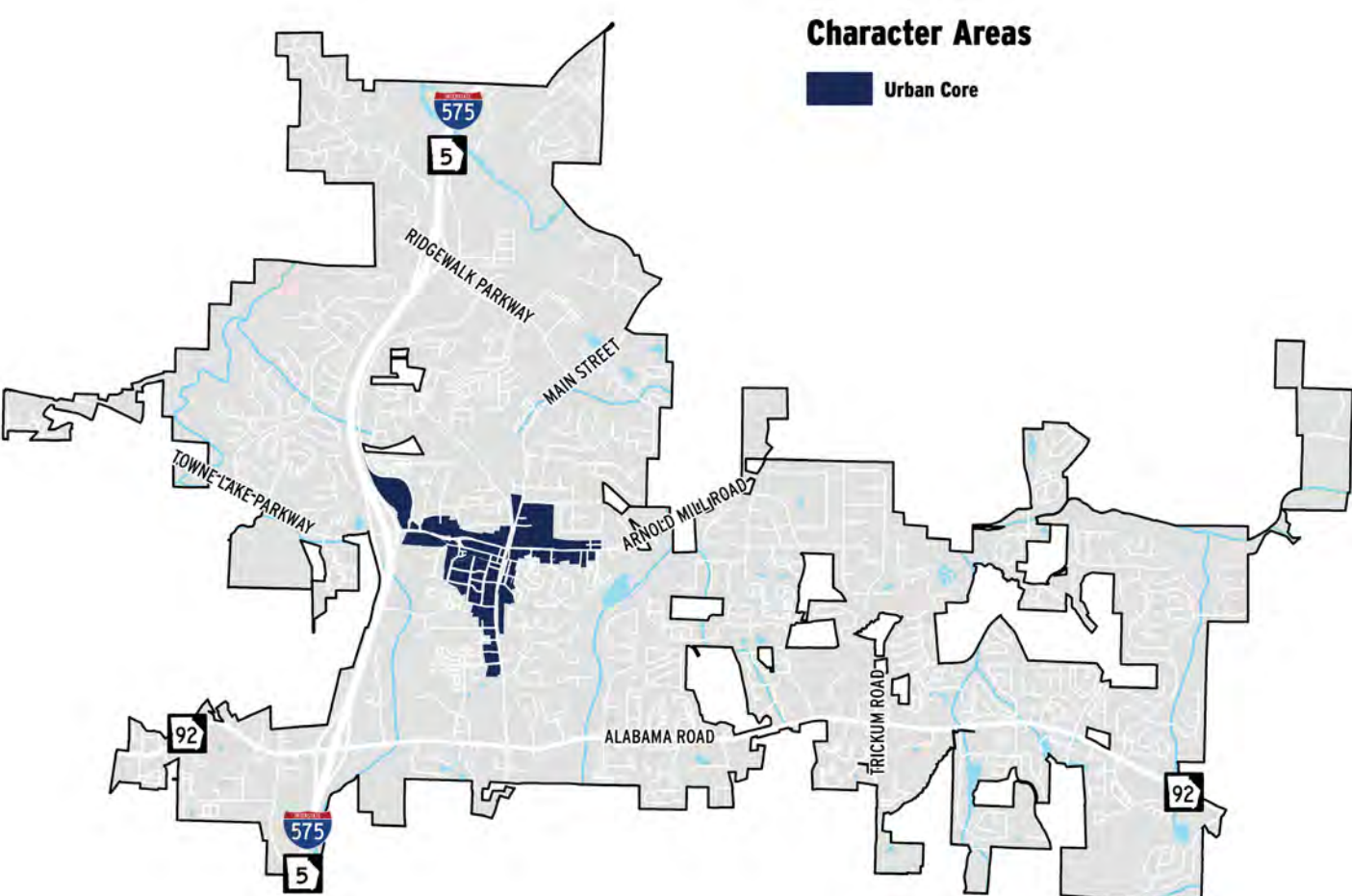
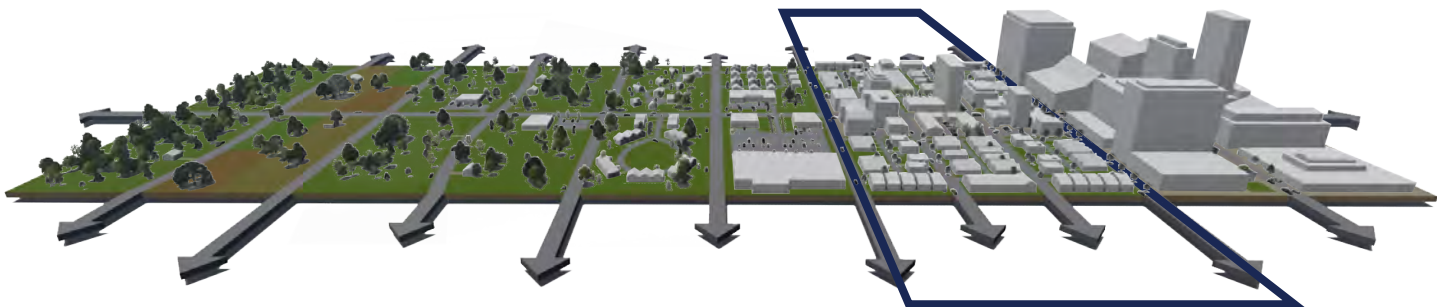


Figure 33. Urban Core Character Area

The Urban Core character area generally consists of higher density development and the widest range of mixed-uses, combined with central civic areas, all with a traditional town-center design. Downtown residential neighborhoods and urban housing options provide varied residential opportunities that contribute to the overall vitality of the Urban Core. Buildings are situated near each other or are attached and are often tall, situated on a wide range of lot sizes. There is a very short mandatory front setback with wide sidewalks and on-street parking. The majority of the required parking throughout the district is to be located to the rear, or provided on the street. All uses not considered noxious are permitted within the buildings. A diversity of retail, office, and other commercial development downtown can better support residential development and decrease the need for commuting, thus creating an urban core where people are able to live, shop and work in a walkable area. Complex multifaceted urban spaces bring people together in different ways, creating interaction

and synergy. Urban cores thrive on the need for people to come together in so many ways, which cannot be strictly planned. Having a mix of both residential and non-residential uses is important to create an active community life in the core; creating a variety of uses is critical to having a successful 24-hour downtown. Civic art can be both traditional artwork created for public spaces as well as artesian-crafted architectural details. These can define the public spaces they help form, providing a rich language that expresses the values a society upholds or rejects. Art, which includes references to Woodstock's geography, landmarks, history, diverse ethnic cultures, industry, local craft and other cultural attributes can increase our sense of belonging by associating us with a place imprinted with a specific image or feel rather than one which looks and feels like any other modern American city.





Nearby creeks and recreational facilities provide alternative transportation and recreation options. In addition, the Georgia Northeastern Railroad parallels Main Street, defining the downtown area, and provides future entertainment, community, and transportation opportunities.

Towne Lake Parkway provides a unique and significant opportunity for the expansion of downtown and the creation of a gateway for visitors approaching downtown from I-575. Additionally, I-575 provides significant connectivity to the broader region and as a high-capacity roadway, can potentially service a more intense level of regional development. This makes the Towne Lake Parkway area a candidate for larger office or similar development than would normally be expected in the Urban Core character area.

In 2005, the City developed Downtown District regulations to promote the urban core. Since then, goals for Downtown Woodstock have evolved. Contemporary goals and development strategies are summarized here:

- Increase transportation accessibility and mobility options and improve traffic flow in and around the downtown area by adding connections to create a redundant grid network;
- Strengthen the downtown by building on its current successes and small-town atmosphere;
- Expand downtown west to I-575 along Towne Lake Parkway and south to South on Main (Brighton Boulevard);
- Increase the viability of live, work and entertainment choices within the downtown area, focusing on expanding workplaces and missing commercial like grocery, office, civic spaces, and day-to-day retail;
- Preserve, protect and enhance the urban core's historic and future role as the civic and economic center of Woodstock;
- Provide safe and accessible parks and plazas;
- Improve the aesthetics of the public street and the built environment; and
- Promote pedestrian safety by ensuring sidewalk-oriented buildings and attractive street-facing facades that foster pedestrian activity and liveliness.

## Development Strategies Intensity & Use

- Focus development on higher density residential and commercial/office uses, especially vertical mixed-use;
- Promote a mix of uses at a moderate density, similar to the existing center of Downtown Woodstock; and
- Continue to allow accessory dwelling units in appropriate areas in order to provide an alternative housing product.



## Design

- Signage treatments should include small hanging signs under canopies with attractive and creative signage mounted on building fronts as required within the design standards. Signs should enhance the pedestrian experience;
- Require the efficient utilization of parking facilities by encouraging shared, underground and deck parking and alternative modes of transportation;
- Enhance Woodstock's historic quality by ensuring that new and rehabilitated buildings are compatible with the character of buildings built between 1860 and 1929;
- Require architectural and storefront treatments that provide a sidewalk level street facade;
- All developments should dedicate open space of at least 20%;
- Civic spaces such as squares and plazas should be located no more than a maximum of 600 feet from any dwelling unit;
- No parking should be located between a building and the curb;
- Street trees and appropriate streetscaping are required on all streets.
- Sidewalk level uses should have a primary pedestrian entrance, which faces, is visible from, and is directly adjacent to the sidewalk or public open space plaza/courtyard;
- The first two stories of building facades should be brick, stone, stucco, concrete siding such as hardiplank or natural wood, with the exception of pedestrian entrances and windows;
- Blank windowless walls are prohibited on street-facing facades; and
- Require a street edge treatment in residential areas, which may include low fencing, low walls or low hedging to define the semi-public edge in residential areas.

## Transportation

- All public streets should connect to each other, in a gridded pattern, including connection to public stub streets to facilitate connections to adjacent existing and future development;
- Substantial internal connections should exist with a development; street designs should not contain any cul-de-sacs or other unconnected roadways;
- Parking structures should conceal automobiles from the street, preferably by wrapping them with commercial activity. If it is not possible to truly wrap a parking deck, it should look like a horizontal storied building on all levels, dedicated to commercial use;
- All parking, except for allowable on-street parking should be screened from view;
- Bicycle parking facilities must be provided in all new developments; and
- On-street parking on both sides of all roadways should be designed as an integral part of the streetscape.





# Urban Village

The Urban Village character area serves as a transition between the Urban Core area and the other areas around it. The Urban Village is predominately residential, but features a mix of uses, such as building types that accommodate local-serving retail and professional offices, small-lot single-family neighborhoods, townhouses, small condominium buildings, and multifamily residential developments mixed with larger-lot historic neighborhoods. The Urban Village Character Areas presents an “in-town city neighborhood” environment, like what commonly surrounds urban cores and downtowns, providing a transition between the core and lower-intensity residential Character Areas. These mixed-use districts provide housing and retail options that offer business owners and residents, including seniors, youth, and workers, the opportunity to meet some of their daily needs by walking or bicycling.

As a transitional area, different locations in this character area may be better suited for different levels of development. When adjacent to the Urban Core or Regional Activity Center, the Urban Village can be a mixed-use area that is characterized by multi-story construction that uses the ground floor for retail, service or office space, while upper floors are usually residential. Development of this type in the Urban Village area should generally be less dense than in adjacent character areas. In areas adjacent to Suburban Residential and Natural Preserve character areas, the Urban Village is less dense and provides fewer uses, instead focusing on small-lot or multi-family residential developments.

## Urban Village

### Primary Land Uses:

- Moderate to Higher Density Housing
- Live-Work Units
- Mixed-Use
- Senior Housing

### Infrastructure:

- Full Urban Facilities and Services
- Mixed-use/Urban Streets
- Internal Pedestrian Ways
- Civic Spaces, including Plazas, Squares, and Greens

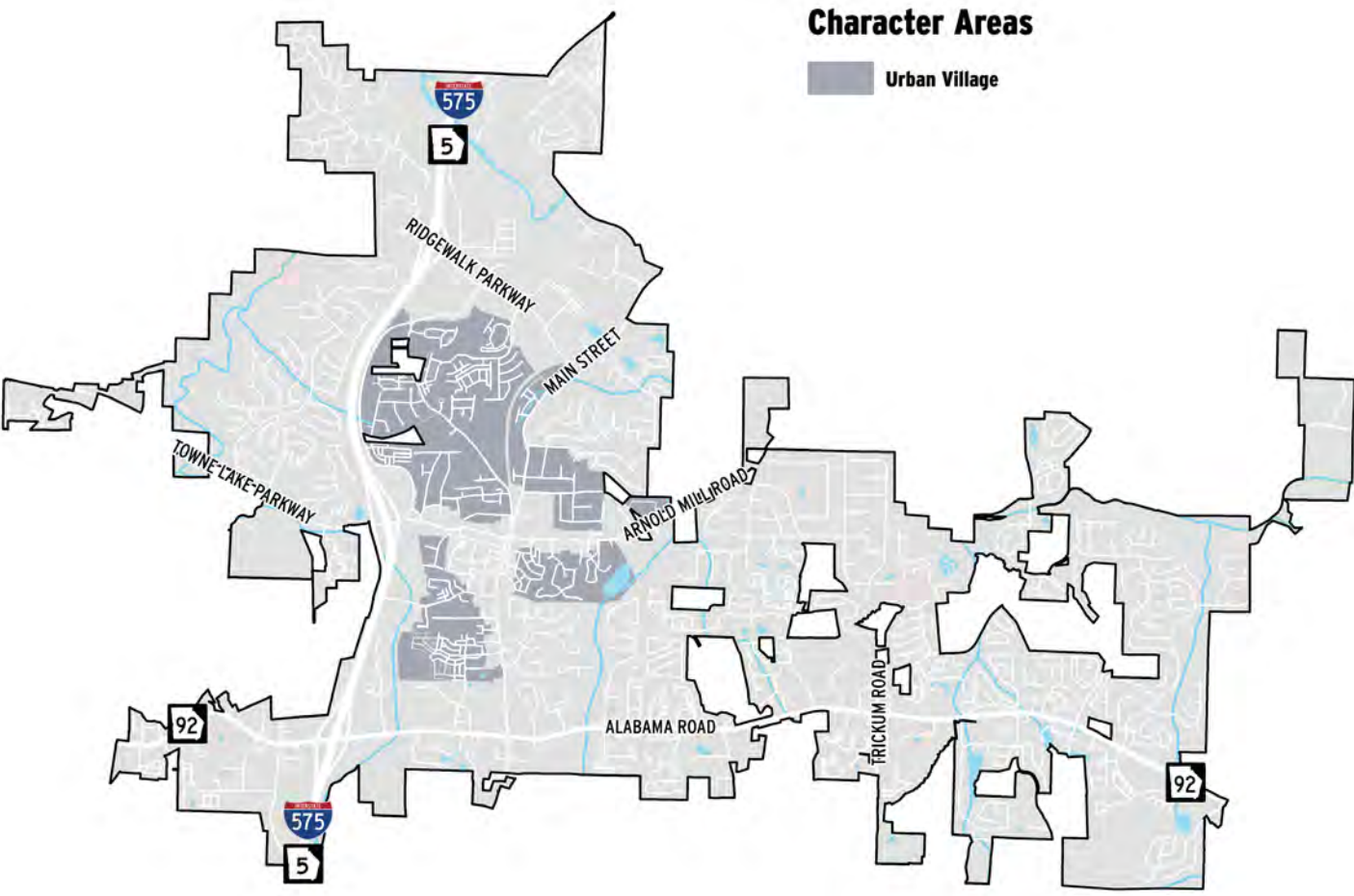
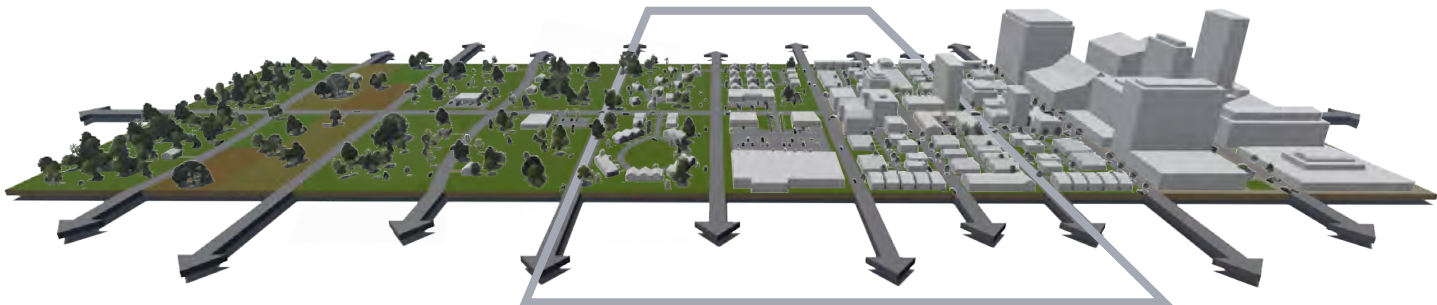


Figure 34. Urban Village Character Area

Throughout, this character area includes neighborhoods that are walkable communities with easy access to restaurants, retail shopping, personal service establishments, professional offices, and recreational facilities, and typically supply the necessary population and client base for urban core areas. Mixed-use development with retail or offices is located near other existing non-residential services, and in the center of pedestriansheds (including sidewalks, commercial districts and plazas), with architectural emphasis on the corners. Well-maintained sidewalks, adjacent parallel parking, well-maintained commercial facades, public art, street trees, and landscaping are highly valued characteristics of the commercial pedestrian realm, which should be promoted and incorporated into the neighborhood. It is also critical that parks and plazas have pedestrian amenities, including pedestrian furniture, water features where appropriate, pedestrian scaled lighting and semi-public edges incorporated into the design. Parking must be accessed by rear alley, through buildings or to the side and be screened from the pedestrian view.

## Historic Neighborhoods

There are several neighborhoods in the Downtown district that residents have repeatedly expressed a desire to preserve. Redevelopment of individual properties and homes that maintain the historic neighborhood design in terms of lot sizes and setbacks is encouraged and preferred in these areas until a critical mass of lots is assembled for a master-planned development which must be heavily vetted for consistency of character.





# Development Strategies

## Sustainable Design Features

- Accommodate a variety of housing types to suit the variety of lifestyles and lifecycles;
- Allow for conversion of sites to more intensive residential use when appropriate;
- Provide transition areas between different intensity land uses, such as higher density residential and traditional subdivisions;
- Assign internal and external connections and walkability in order to reduce automobile trips and to encourage a close-knit community; and
- Provide community services and commercial uses that create a “complete community” and allow a variety of lifestyles and life cycles within the community.

## Intensity & Use

- Development in this area should be predominantly residential, with higher-density developments located closer to the Urban Core, with lower-density developments adjacent to residential character areas;
- Residential development in this area should be varied in type, style, size, and price, and should be well connected with adjacent neighborhoods and corridors; and
- Retail, professional services, and other small-scaled commercial can be located at street level and are encouraged as a ground floor use in residential stacked units.

## Design

- Incorporate plazas and small parks into future redevelopment plans as predominant features within new buildings and developments;
- Civic spaces such as parks, greens, plazas and squares should be located a maximum distance of 600 feet from each residential unit;
- Building facades should face a civic space or a roadway; and
- Vistas of 600 feet or longer should terminate at a civic space or institution, and may not be terminated by parking lots.

## Transportation

- Require a street edge treatment, which may include low fencing, low walls or low hedging to define the semi-public edge in residential areas;
- Street trees are required along all streets;
- Pedestrian scaled lighting should be incorporated;
- All public streets should connect to each other, in a gridded pattern, including connection to public stub streets to facilitate connections to adjacent existing and future development;
- Substantial internal connections should exist with a development; street designs should not contain any cul-de-sacs or other unconnected roadways;
- Bicycle parking facilities must be provided in all new developments;
- Parking structures shall conceal automobiles from visibility and shall look like a horizontal storied building on all levels, could be dedicated to commercial use, or be heavily landscaped;
- Parking lots should be located mid-block or behind buildings and accessed from an alley or internal driveway; parking areas should be connected where possible, and driveway curb cuts should be reduced and combined where possible; and
- On-street parking on both sides of all roadways should be designed as an integral part of the streetscape.





# Regional Activity Center

A Regional Activity Center is a major commercial area containing a mix of uses, with a substantial focus on commercial spaces, especially offices, with ground-floor restaurants and retail that support the daytime workers and the residential communities that surround these areas. These centers are located along major thoroughfares that provide access between the developments and the greater region. These same major corridors also provide access to emerging transit connections to the Atlanta region, potentially reducing vehicular traffic demand. Access management and internal networks of gridded streets ensure that employees and visitors have alternative ways to move between buildings while preserving those thoroughfares for longer trips. These internal connections also support a robust pedestrian environment and public spaces.

Regional Activity Centers include a relatively high intensity mix of business and retail, office and employment opportunities, and may also include higher-education facilities, hotels, theaters, and civic and semi-public uses (such as libraries, health clinics, museums and religious institutions) that create a multi-dimensional regional destination. A residential component is important as it adds density to the center and creates a 24-hour character area. Higher-density multifamily residential over retail or office is appropriate to support these uses. This character area is a vibrant place where people can live, work, play, and shop.

## Regional Activity Center

### Primary Land Uses:

- A mix of commercial, office, and associated residential uses
- Always located at a major crossroads with infrastructure in place to support regional uses

### Infrastructure:

- Full Urban Facilities and Services
- Mixed-use/Urban Streets
- Internal Pedestrian Ways
- Civic Spaces, including Plazas, Squares, and Greens

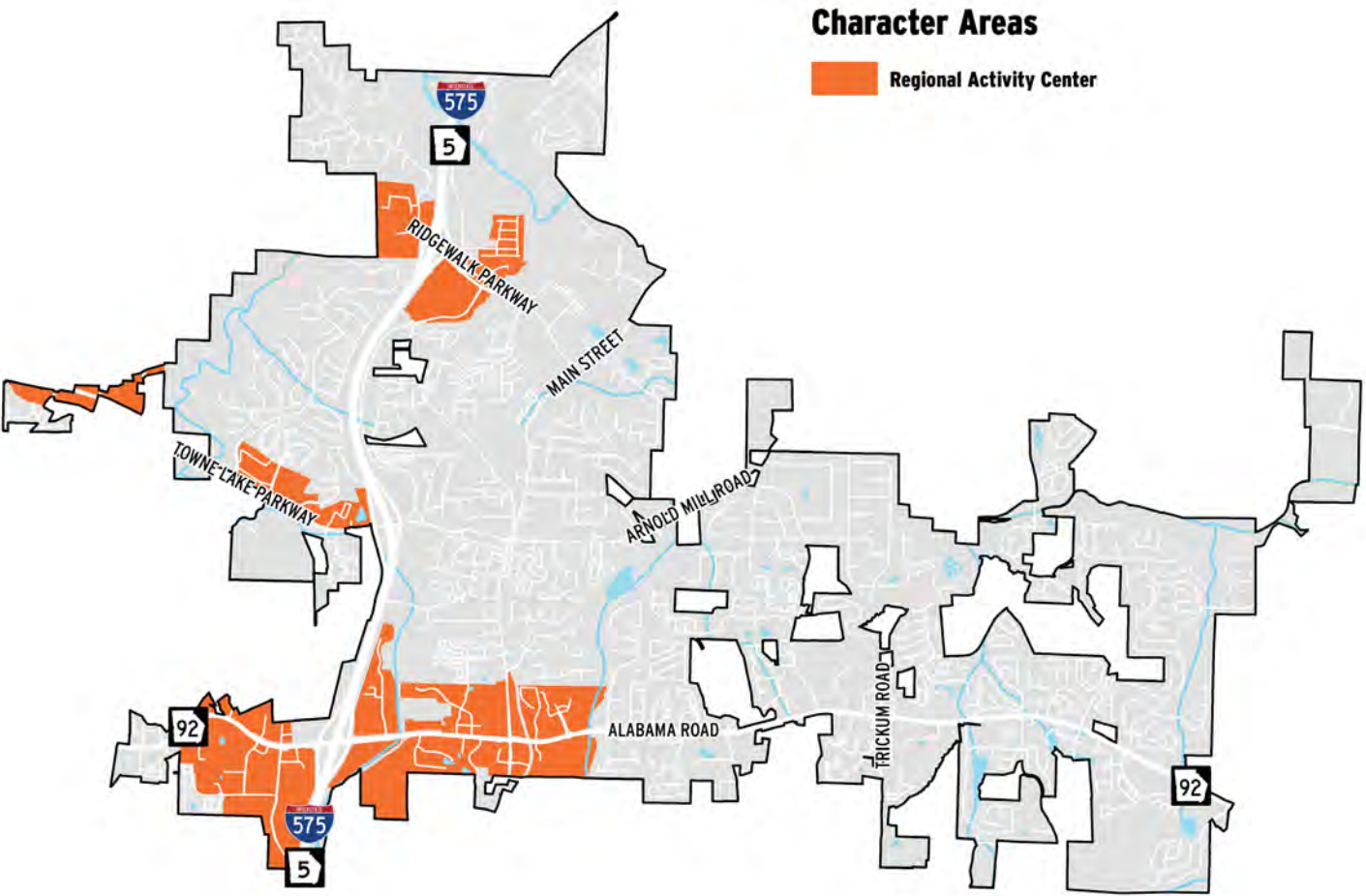
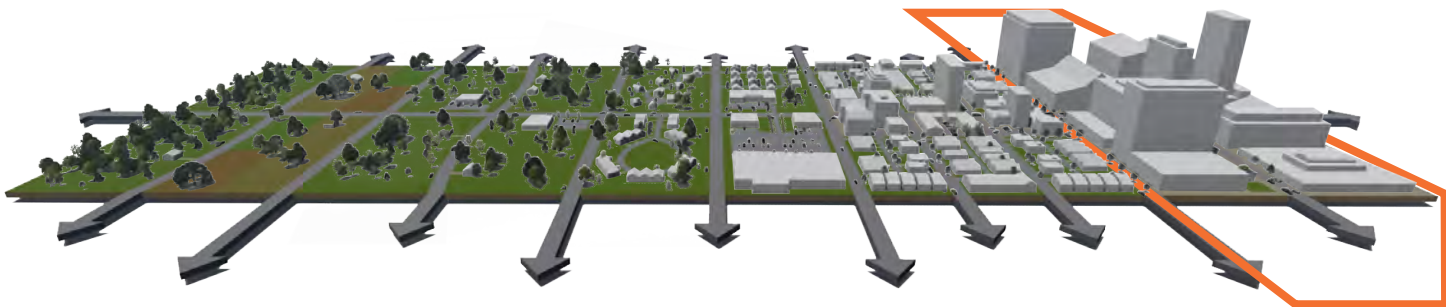


Figure 35. Regional Activity Center Character Area

As an employment- and retail-oriented town center, pedestrian facilities and connectivity are a key focus. The overall environment should be attractive and enjoyable for walking. While larger in scale and more modern in design than any other character area, development must be attractive and approachable from street level.

Design factors for this area include: addressing the size of commercial development in terms of square footage by visually breaking up street-level facades of large buildings into more pedestrian-scaled units; design parameters for parking and internal circulation/access; architectural treatments; building setbacks, siting and orientation; buffer requirements to ensure compatibility with adjacent residential; and other factors which promote a pedestrian-friendly environment, even within higher intensity commercial and residential.

It is important to note that the vision described in this area is largely long-term and aspirational, and reflects a kind of development that is desired by the community, supported by previous planning efforts, and is best suited to the areas identified in the FDM. In the near to mid future, the vision of the Regional Activity Centers can be accomplished by incremental improvements in design and a gradual increase in intensity and the mix of uses present. As such, when changes to occur in these areas, it is important that they include some substantial improvement in design, intensity and/or mix over the current condition. For example, if a large-lot shopping center redevelops, the new incarnation could feature a better on-street presence, a new residential or office component, an overall increase in the level of activity, improved pedestrian connectivity, or some combination of the three. The new development should not be held to the full standards of the Regional Activity Center but must provide a significant measure of progress towards them.





## Development Strategies

### Sustainable Design Features

- Refocus strip commercial and new development into larger-scale, more urban and modern set of primarily commercial uses;
- Provide a high intensity of mixed-uses, size of uses, and types of uses in order to create a critical mass;
- Promote pedestrian scale, connectivity and interconnection within and external to the center;
- Plan for a community street, trail and sidewalk network that is as friendly to alternative modes of transportation as to the automobile;
- Require access management in all redevelopment;
- Plan and design transportation improvements that fit with Woodstock's community character; and
- Include civic and cultural uses to promote human interaction.

### Intensity & Use

- This character area should include the highest densities in the city, with a strong commercial and office component supported by larger residential buildings; and
- Higher densities are encouraged in these areas due to proximity to infrastructure, especially major roadways. As such, areas closest to those major corridors should be the highest densities, with lower densities adjacent to other character areas.

### Design

- Large commercial structures should be designed so that their street-level facades are subdivided into smaller units of scale so that they create a pleasant and interesting pedestrian experience;
- Shop windows, entrances, colonnades, columns, pilasters and other details shall be designed to break down dimensions to human scale;
- Buildings should be designed in a manner, which provides architectural depth to the building.
- Buildings should feature an arcade/structural canopy along the front facade of the building, between buildings and leading from the parking area to provide design interest and relief from the weather;
- All entrances should be obvious and welcoming. Main entrances should be oriented to the street, with on-street parking nearby;
- The front facade of the building should be of a pedestrian scale and appearance;
- The design of a building that occupies a pad or portion of a building within a planned project or shopping center should share similar design characteristics and design vocabulary. Precise replication is not desirable. Instead, utilization of similar colors, materials and textures as well as repeating patterns, rhythms and proportions found within the architecture of other buildings throughout Woodstock can be utilized to achieve unity;
- Encourage unique architecture styles reflecting the regional or historic character, and discourage "franchise" or "corporate" architecture;
- Taller buildings or portions of a building should be located internally to a site with buildings stepping down in height as they reach the edges of the site that are adjoined by smaller scaled development or as they connect to existing residential uses;
- Drive through windows, menu boards, equipment and associated stacking lanes should be located to minimize impacts and should be adequately screened from public view and view of adjacent sites; and
- Civic gathering places such as plazas and squares should be distributed throughout the development. Amenities such as benches, landscaping, public art, and fountains should be included within the development.

### Transportation

- Buildings should be oriented in close proximity to each other and on both sides of a public street to facilitate walking instead of driving—all parcels should be interconnected wherever topography allows, along streets, squares and plazas;
- Sidewalks should be wide and developed with street trees and landscaping and traditional pedestrian lighting. Seating and gathering areas should be worked into the overall design; all pedestrian areas should be inviting and safe and designed with appropriate furniture and amenities;
- A circulation system should connect to adjacent properties and other public rights-of-way;
- Provide trail connections to encourage non-motorized travel and provide additional safety;
- Provide conveniently located, preferably sheltered, bicycle parking at retail and office destinations and at multi-family dwellings;
- Streets should follow urban patterns, such as small blocks within a grid system, and be connected to existing street patterns, where appropriate. Projects are not meant to stand-alone, isolated; rather it should integrate with the communities around it;
- Shared access and parking should be required where possible. Investigate the possibility of closing and consolidating excess driveways;
- Parking deck facades should partially conceal automobile visibility from any public right-of-way or private drive or street that are open to the general public, such as the appearance of a horizontal storied building, or "wrapped" by retail or residential uses. Any parking deck that is not "wrapped" should contain ground level retail, and murals or landscaping to lessen its impact; and
- All parking that is not on-street must be adequately screened (this is a new requirement that should be added to the appropriate overlay districts).





# Community Village Center

Typically located at the convergence of major local transportation corridors, Community Village Centers are envisioned as places where a compatible mixture of modest to higher intensity uses are located, such as larger scaled shopping centers, professional offices and services serving several neighborhoods. Community Village Centers include shopping and service facilities designed to service the areas adjacent to and near them. These services serve larger areas than most corner shops or small retail, but do not serve the broader region. These areas include businesses that offer a wide variety of goods and services, including both convenience goods for neighborhood residents and shopping goods for a market area consisting of many neighborhoods. These areas also include small business employment opportunities and can be enhanced with well-placed parks, plazas, and open spaces. These areas are well integrated with the neighborhoods around them, with trails and sidewalks as well as roads to encourage non-motorized trips.

Land use components coexist as part of a collective approach to creating communities that are safe, attractive and convenient for pedestrians and motorists alike. A Community Village Center should create a focal point for its surrounding neighborhoods.

## Community Village Center

### Primary Land Uses:

- Shopping Centers
- Professional Offices and Services

### Infrastructure:

- Full Urban Facilities and Services
- Mixed-use/Urban Streets
- Internal Pedestrian Ways
- Civic Spaces, including Plazas, Squares, and Greens

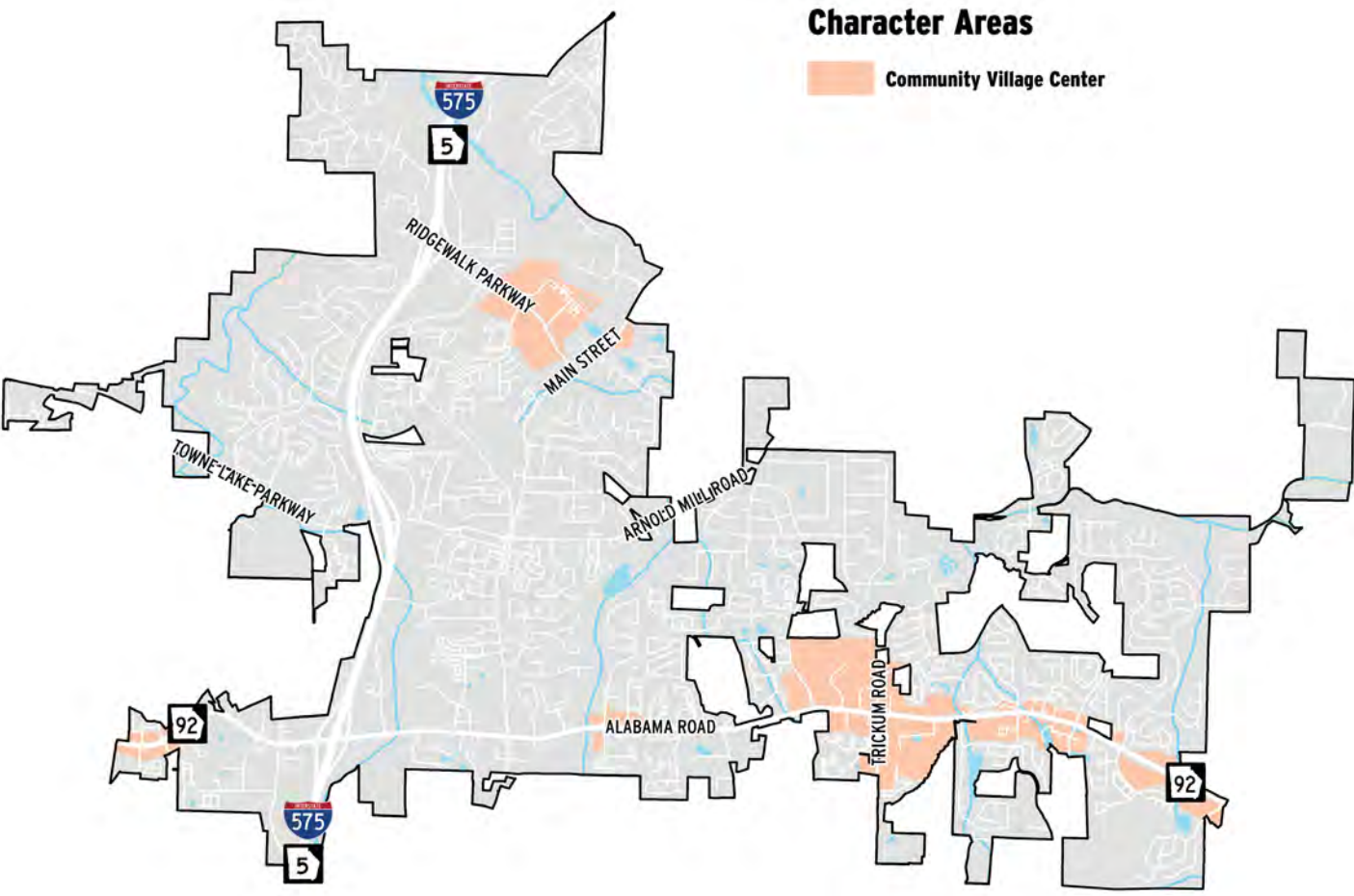
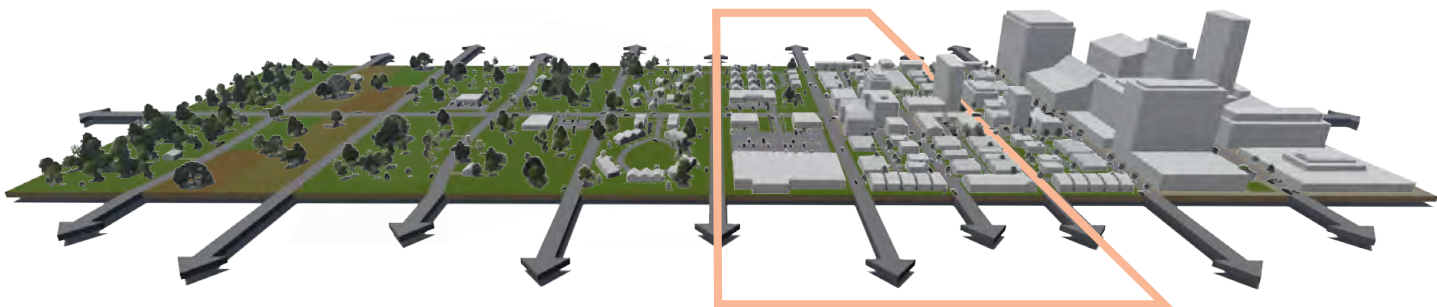


Figure 36. Community Village Center Character Area







# Development Strategies

## Intensity & Use

- Each Community Village Center should include a mix of retail, office, services, and employment to serve a wide array of typical neighborhood needs but these areas are not regional in nature. A shopping center anchored by a major grocery store would be an example of an appropriate use;
- Residential uses are generally not desired in this character area. Residential development may be appropriate if it is a multi-family development anchored by substantial retail on the ground floor;

## Design

- Civic uses and gathering places should be part of the overall design of a Community Village Center; outdoor seating is encouraged;
- Wherever practical, streets should terminate at a focal point, such as a civic building, church, bell tower, gazebo, greenspace, park, etc. streets should never terminate at parking lots;
- Buildings should be clustered and should respect the predominate scale of development in the surrounding area by designing with elements of similar scale and architecture. Large-format buildings don't promote walkability or the types of businesses desired in these areas; and
- Taller buildings or portions of a building should be located internally to a site with buildings stepping down in height as they reach the edges of the site that are adjoined by smaller scaled development. Alternatively, where adjacent to a Regional Activity Center, buildings may step up to be compatible with the higher levels of development there.

## Transportation

- Road edges should be clearly defined by locating buildings at roadside with parking hidden from adjacent roadways and accessed from the side, the rear, by an alley or through a building. When it is not possible to locate parking to the rear of a structure, surface parking lots are to be screened with hedges, walls, or low fencing of a height between 3.5 and 5 feet. The parking area itself should be landscaped throughout, including shrubs and shade trees;
- Shops and offices should be pulled as close to the street as possible. Balconies, colonnades and overhangs may encroach into the front setback as long as they do not encroach into the pedestrian clear zone;
- Design for each center should be very pedestrian-oriented, with strong, walkable connections between different uses; and
- The pedestrian-friendly environment should be enhanced by providing sidewalks and other pedestrian-friendly trail/ bike routes linking to other neighborhood amenities, such as libraries, community centers, health facilities, parks, schools, etc.





# Neighborhood Living

This Character Area is solely residential in character. These neighborhoods feature housing on smaller lots, with smaller front setbacks for both attached and detached dwellings. Neighborhoods possess distinct community identities through architectural style, lot and street design, and are predominately owner-occupied. Residential buildings have defined semi-public, landscaped edges with the ground floor raised above the grade of the sidewalk. Appropriate residential types can include single-family dwellings, townhomes, vertical duplexes and small multi-family dwellings. A mixing of housing types within a development is appropriate. The intent of this character area is to create new moderate density housing area to provide for empty nesters, singles, small families, and stable workforce housing and to create moderate-income neighborhoods that provide a choice of various housing types that accommodate a cross-section of incomes, lifestyles, and life cycles. Infill or redevelopment of parcels within this character area will provide greater lifestyle housing choices, but should be respectful to existing neighborhoods.

## Neighborhood Living

### Primary Land Uses:

- Small-Lot Single Family Housing
- Small Scale Apartments
- Live-Work Units
- Senior Housing Facilities

### Infrastructure:

- Full Urban Facilities and Services
- Mixed-use/Urban Streets
- Internal Pedestrian Ways
- Civic Spaces, including Plazas, Squares, and Greens

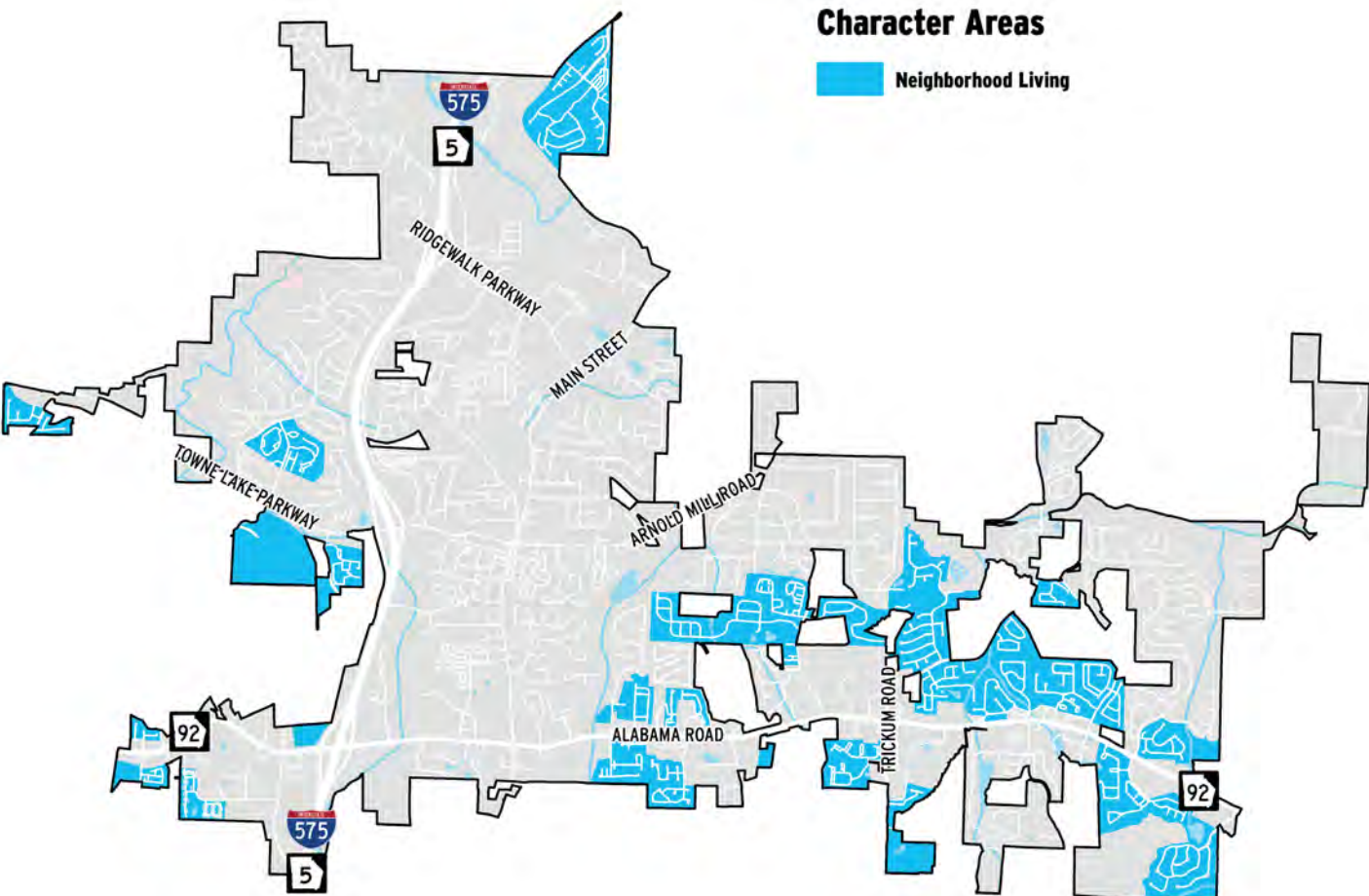


Figure 37. Neighborhood Living Character Area







# Development Strategies

## Sustainable Design Features

- Encourage locating residential development where full urban services, public facilities and potential routes of public transportation are available;
- The provision of community services and commercial uses to create a “complete community;”
- Accommodate a variety of housing types to suit a variety of lifestyles, price points and life-cycles;
- Develop residential areas that utilize innovative urban design principles to encourage community, including pedestrian linkages;
- Multifamily housing should be small. Multifamily and attached housing should be evaluated carefully as part of a mixed-use development; and
- Walkability and external connections to activity centers, urban centers, and employment areas are key to this character area in order to reduce automobile trips and to encourage a close-knit community.

## Intensity & Use

- All development within these areas should be solely residential;
- Buildings should be no greater than 4 floors; Develop residential areas that utilize innovative urban design principles to encourage community, pedestrian linkages and mixed-use environments;
- Multi-family development should be limited to fewer than 100 units and be part of a mixed-use project; and
- Institutional uses such as elementary schools, churches, libraries and community centers are encouraged.

## Design

- Foundation planting should be provided along all buildings frontages, except single-family; planting should be of sufficient quantity and spacing to provide complete coverage of the entire length of the building;
- Neighborhood should be of a size and design that allows residents to walk from edge to center or civic space, or to a non-residential use, in 5 to 10 minutes;
- Encourage the conversion of sites to more intensive residential use when possible without conflicting with historic neighborhoods; and
- Block length shall not exceed 600 feet.

## Transportation

- On-street parking should be part of an overall streetscape design such as bump-outs, pavers and other aesthetic streetscape treatments;
- All developments should connect to adjacent public rights-of-ways and other neighborhoods, especially to existing stub-streets, forming an interconnected street network in the area; and
- Substantial internal connections should exist within a development and to adjacent land uses. External connections should include both motorized links and trails. Cul-de-sacs or other unconnected roadways are discouraged.





# Suburban Living

This character area includes both older established neighborhoods and occasional areas with limited existing development. The intent of this character area is to preserve stable neighborhoods, while accommodating new neighborhoods that embody the spirit of older neighborhoods, such as neighborhood sense of place, human connectivity, and safety. Both existing and proposed traditional single-family neighborhoods are essential to the community character of Woodstock. Each kind of development will offer an opportunity and choice to the residents of the City.

The City has a wealth of older established neighborhoods built in the 1970's that have a distinctive community identity through their architectural style, lot size, and street design. These havens are characterized by single family housing on large lots, deep setbacks, wooded areas and wealth of old growth trees and vegetation lining quiet streets. As viable in-town neighborhoods the focus is to reinforce this stability by encouraging homeownership and negating incompatible land uses. Areas of new development adjacent to these stable neighborhoods should be sensitive to the surrounding residences. Light, mass, setbacks and landscaping should be reviewed for suitability as properties come in for redevelopment. Within redevelopment or developing areas, there is a growing desire for neighborhood design that supports the more walkable lifestyle that existed in older, traditional communities and in neighborhoods of small towns.

### Suburban Living

Primary Land Uses:

- Single Family Housing
- Granny Flats and Accessory Housing
- Traditional Neighborhood Developments
- Conservation Subdivisions

Infrastructure:

- Public Water/Sewer for new developments
- Neighborhood Streets
- Greenways, Parks, and Greens
- High Pedestrian Orientation



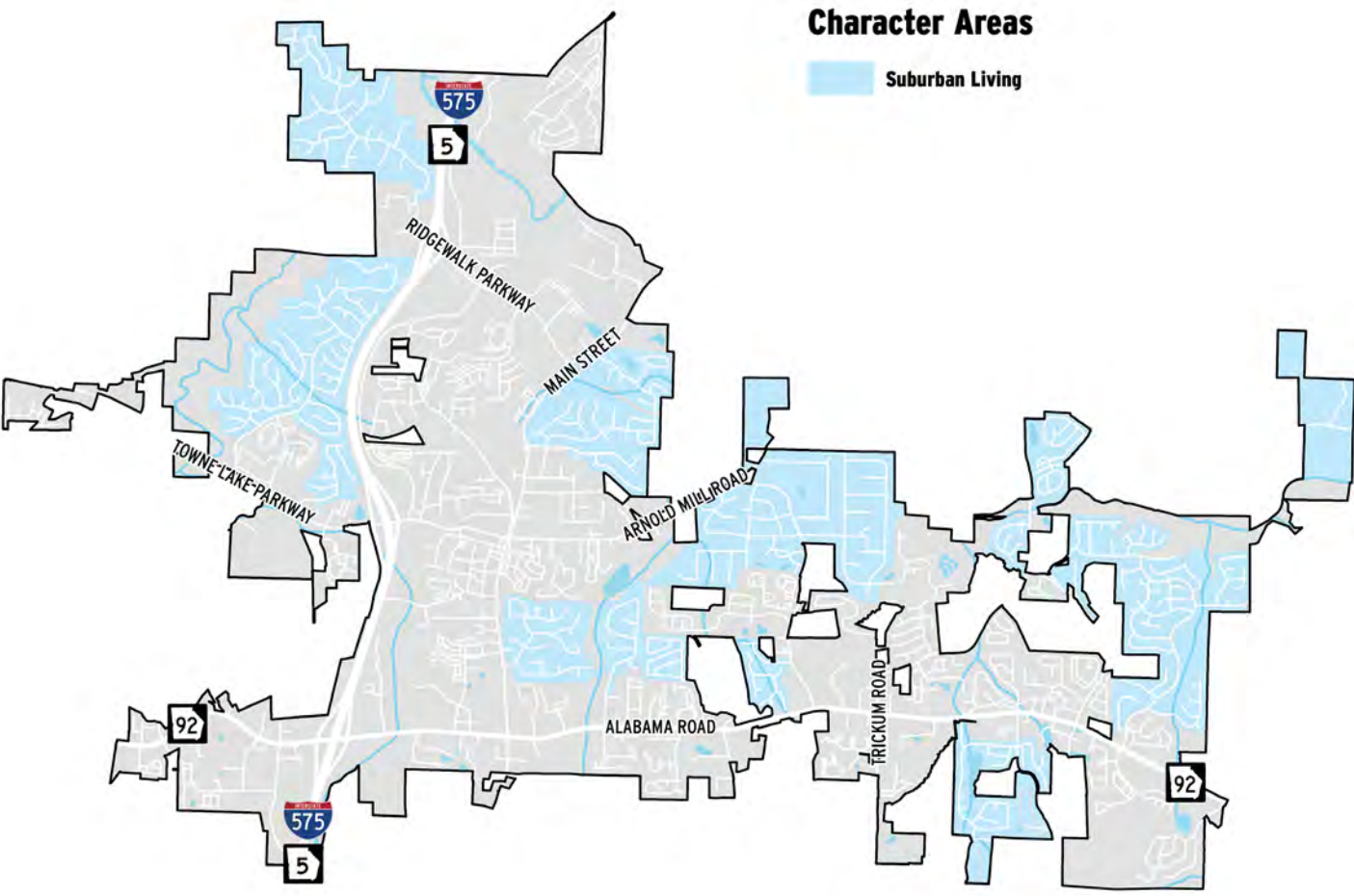
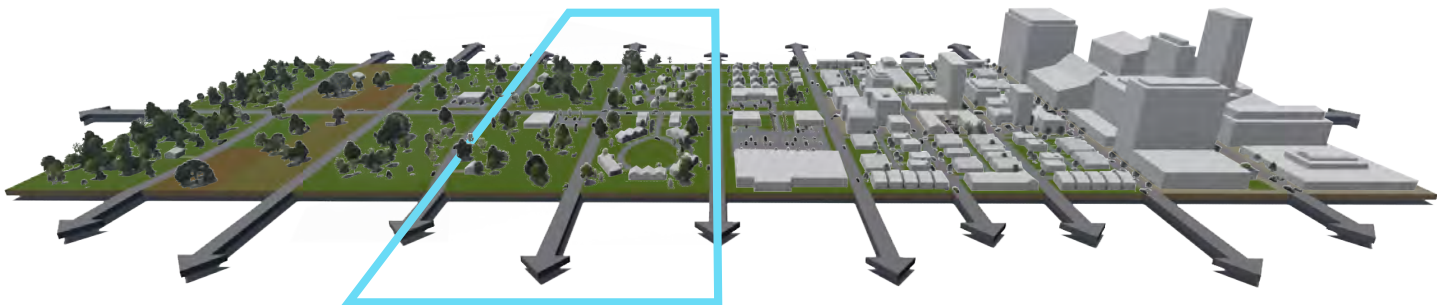


Figure 38. Suburban Living Character Area







All new developments should incorporate the promotion of active modes of transportation through the inclusion of sidewalks and trails in future street design. Sustainable design features include:

## Development Strategies

### Sustainable Design Features

- Single Family residential units of larger lot sizes;
- A continuous and connected street network has a hierarchy, from high-capacity boulevards to narrow rear lanes or alleys. Neighborhood streets should have relatively narrow roadways, small curb radii, and sidewalks to accommodate pedestrians and bicyclists as well as motor vehicles;
- A neighborhood should be organized around a civic place, such as a plaza or green;
- Promotion of infill residential development that fosters a sense of community and provides essential mobility, recreation and open space; and adds trail connections
- Appropriately scaled non-residential should be included in infill developments.

### Intensity & Use

- The purpose of this character area to provide spaces where single-family detached housing on larger lots, especially older housing, is preserved.

### Design

- Create neighborhood focal points by locating schools, community centers, or well-designed villages at suitable locations within walking distance of residences;
- It is encouraged that residences have porches or balconies to enhance interactions;
- Setbacks close to the street are encouraged; and
- Front yard fencing, if provided, must be wood picket, wrought iron, stone, or timber in a traditional design at least 2 feet high but not more than 4 feet high. Fence materials and designs must be consistent within each development, but may differ from other developments.

### Transportation

- Design road specifications for new development while adding traffic calming improvements, sidewalks, and increased street interconnections to improve walkability within and between existing neighborhoods;
- Parking for residential uses is preferred to be located to the rear or side of the structure; and
- Every principal building must front on a street that provides for both vehicular and active transportation (not an active-only trail/mew).





# Employment Opportunity Center

The Employment Opportunity Center represents major employment areas, including professional and corporate offices, regional offices, and medical complexes. Mixed-use and multifamily are secondary uses that are integrated into or complementary to employment centers. Greenspaces and civic spaces that connect workplaces together are integral, as well.

Development within the Employment Opportunity Center should be focused on large corporate centers, campuses, and office complexes. Residential uses should only be located where integrated into a mixed-use development. It is critical to ensure residential uses do not become a primary land use, therefore substantially reducing the non-residential character of the area and causing land use conflicts.

## Employment Opportunity Center

### Primary Land Uses:

- Small Employment Centers including minor Warehousing and Wholesale, Small Businesses, Incubator Spaces, and Neighborhood Services

### Infrastructure:

- Public Water/Sewer Available

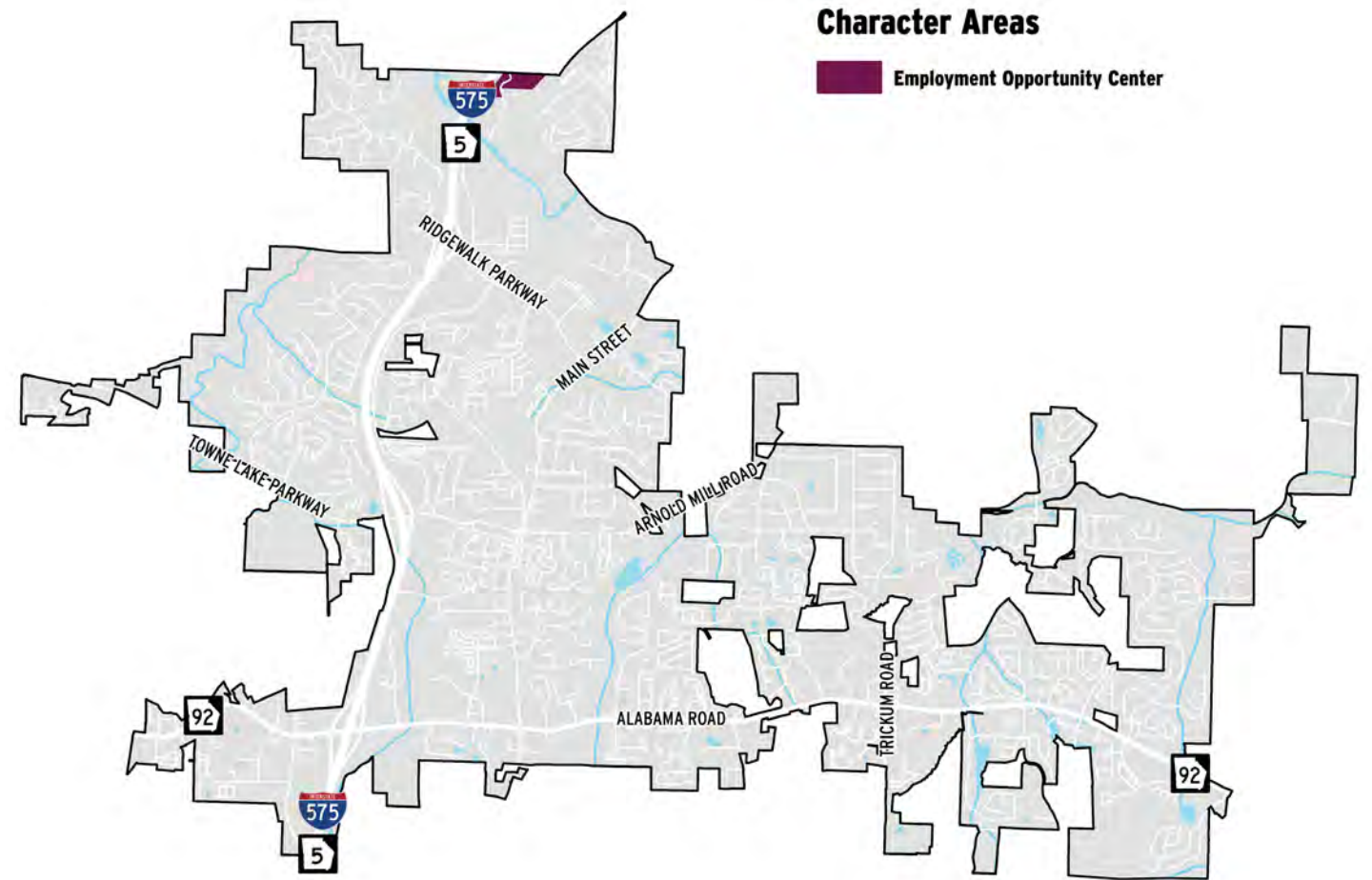


Figure 39. Employment Opportunity Center Character Area

## Development Strategies

### Intensity & Use

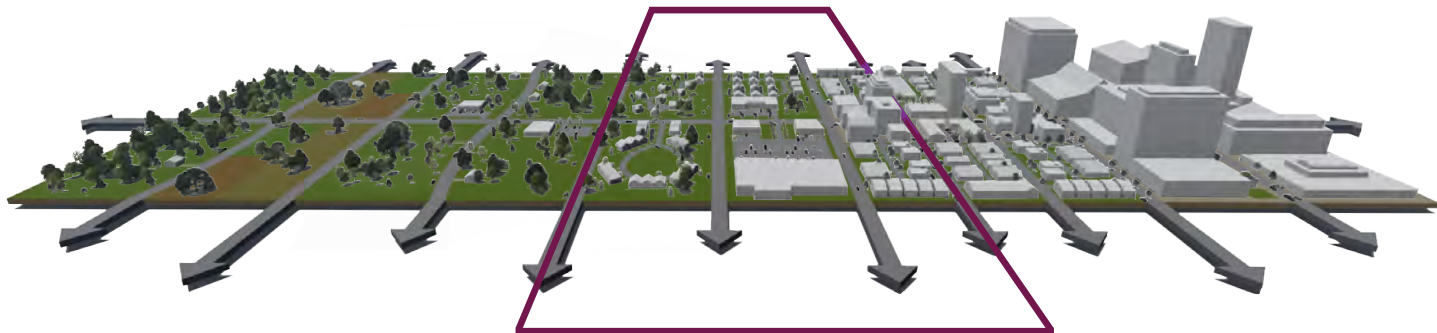
- Primary uses will be office buildings and complexes
- Secondary land use can be mixed-use buildings
- Smaller civic spaces within the commercial, mixed-use, and residential spaces
- Potential park space

### Design

- Develop master plans for various Employment Opportunity Center developments, including provisions for trails, greenways, and other civic spaces
- Encourage large-scale development, including combining lots, and avoid small parcel development
- Water and sewer

### Transportation

- Coordinate with Cherokee County and the City of Holly Springs to study transportation issues and solutions, as well as harmonize land use and Character Areas.
- Urban streets with sidewalks on both sides





# Workplace Center

Workplace Centers provide space for an increased diversity of employment opportunities and services and add diversity and resilience to the city's tax base. These areas are generally tucked away from sight along major thoroughfares, or should include landscaping and screening to limit their visual impact on their surroundings. These areas feature industrial facilities including warehousing and wholesale facilities, accompanied by research facilities and some offices. Flex industrial development is a typical use in these areas.

In order to include these uses in an urban area adjacent to mixed-use and residential uses, it's important that specific activities are limited to those not noxious to their neighbors. Adequate buffers should be left between these uses and other character areas in order to limit the amount of noise, light, and other disturbances experienced. When a Workplace Center is adjacent to a major roadway, architectural screens and landscaping should be used to limit the visual impact on the community. Buildings near these major thoroughfares should include aesthetic design of a higher quality than typically expected of industrial buildings. However, when away from sight of passersby, it may be less important to maintain this level of detail.

## Workplace Center

### Primary Land Uses:

- Large Employment Centers including Industrial Uses such as Warehousing and Wholesale, Manufacturing, Research Facilities, and Professional and Corporate Offices

### Infrastructure:

- Public Water/Sewer Available

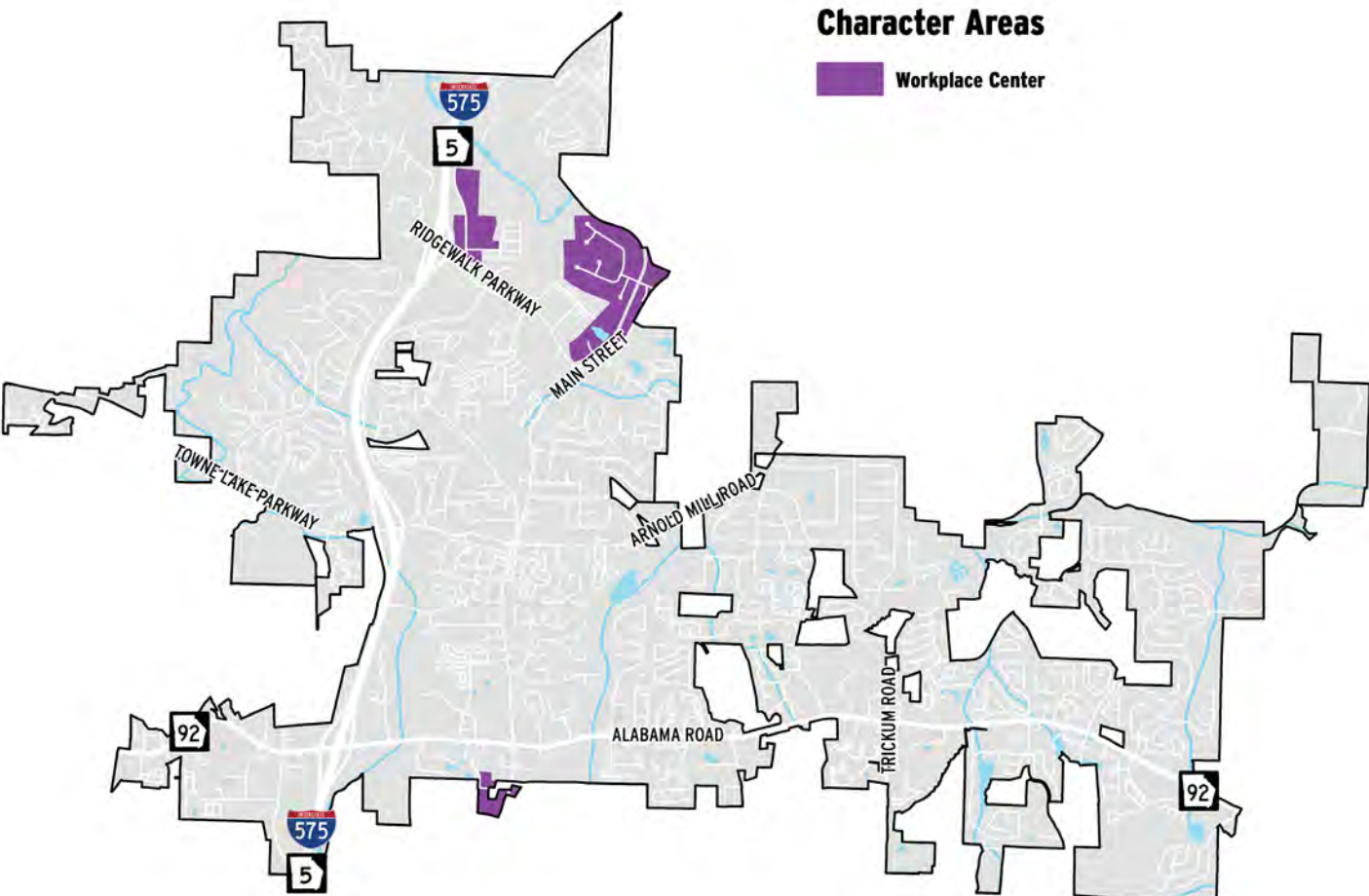
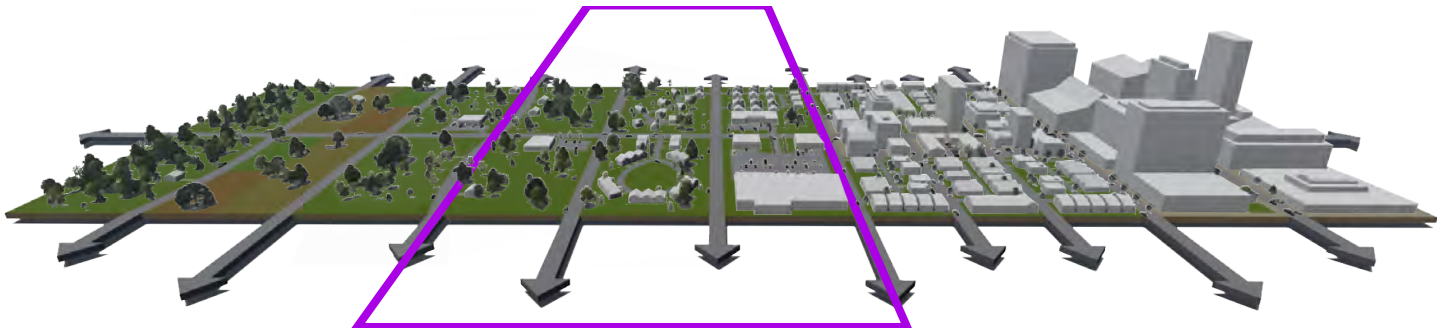


Figure 40. Workplace Center Character Area

## Development Strategies

### Intensity & Use

- This area is largely home to industrial and some commercial uses that provide employment to the city and surroundings.

### Design

- Visible edges of Workplace Centers should use landscaping and other architectural treatments to shield the industrial uses from sight of passerby;
- Industrial (truck) entrances and facilities should be located internal to the site, or at least internal to the character area, away from adjacent residential or mixed-use areas;

- Where Workplace Centers abut other character areas, a reasonable buffer must be present to reduce impacts and disturbance to the other areas. Buffers may include undisturbed natural areas, or landscaped/built screens and barriers.

### Transportation

- Internal roadways must be designed to accommodate the large, heavy vehicles that will frequent the businesses within, but basic accommodations for non-motorized users must also be made.



# Employment Village

An Employment Village is an area that provides for business and employment opportunities that are not always compatible with an urban area, but provides them in smaller settings and in a more integrated way than Workplace Centers. While a Workplace Center features larger industrial and institutional buildings and uses, an Employment Village is focused on smaller “mom and pop” businesses, which often include new businesses, small warehouses, and services which are not compatible with Activity Centers or Urban Areas, such as auto services.

Because of the smaller scale, it is not appropriate to include any uses that are considered noxious within an Employment Village. These areas should include landscaping and architectural treatments to maintain a quality appearance from adjacent roadways. Internal roadways should accommodate a wide variety of vehicles, from trucks servicing businesses to pedestrians moving between business and in and out of the area. As possible, these areas should include multimodal connections to adjacent areas to encourage non-vehicular travel when possible.

## Employment Village

### Primary Land Uses:

- Small Employment Centers including minor Warehousing and Wholesale, Small Businesses, Incubator Spaces, and Neighborhood Services

### Infrastructure:

- Public Water/Sewer Available

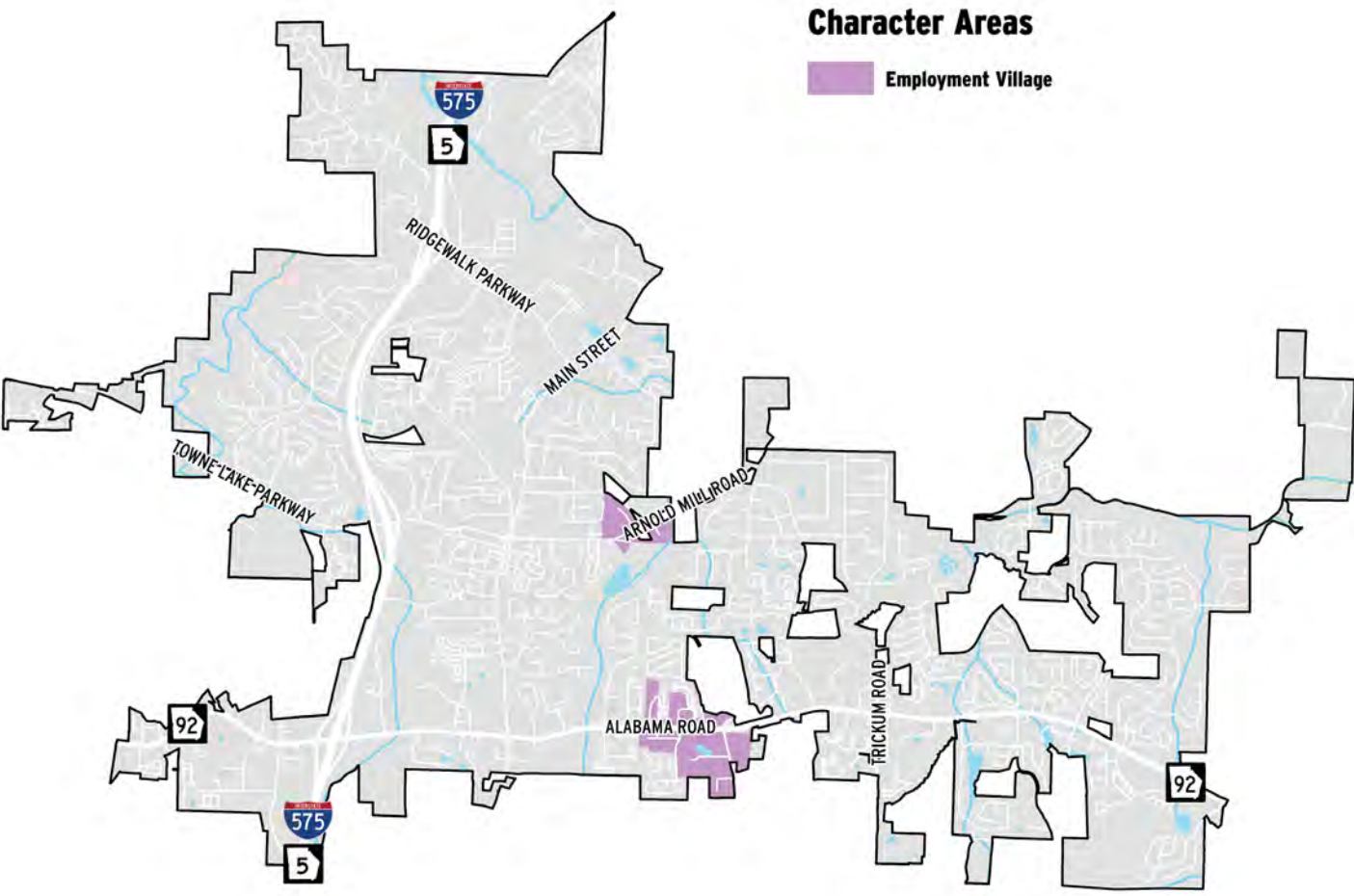
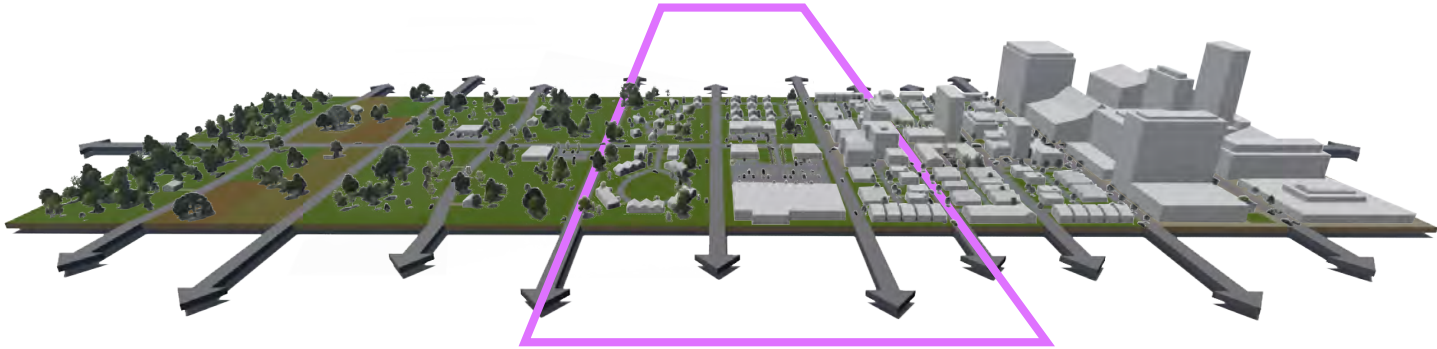


Figure 41. Employment Village Character Area

## Development Strategies

### Intensity & Use

- Encourage the development of small business incubator spaces and “mom and pop” style businesses in these areas; and
- Development in these areas is industrial, industrial/flex, warehousing, or commercial, but is always at a smaller scale than what is typical in Workplace Centers.

### Design

- Require quality architecture and landscaping on all properties visible from external thoroughfares; and
- Automotive uses should have automotive entrances (i.e. service bay drive-in doors) oriented to the inside of the development or away from an adjacent thoroughfare whenever possible.

### Transportation

- Provide sidewalks and encourage shared parking to connect these areas and reduce short trips between services; and
- In areas that include uses like small professional services or other non-automotive businesses, encourage pedestrian facilities and connections to adjacent areas.



# Natural Preserve

Undeveloped, natural lands with significant natural features, including views, steep slopes, flood plains, wetlands, watersheds, wildlife management areas, conservation areas and other environmentally sensitive areas not suitable for development of any kind are included in this character area. This character area also includes greenways and passive open space.

## Development Strategies

- Maintain natural, rural character by not allowing any new development and promoting use of conservation easements;
- Widen roadways in these areas only when absolutely necessary and carefully design the roadway alterations to minimize visual impact; and
- Promote these areas as passive-use tourism and recreation destinations.

### Natural Preserve

#### Primary Land Uses:

- Undeveloped natural spaces
- Passive parks
- Parklands with playgrounds and similar recreation-focused facilities

#### Infrastructure:

- Trails

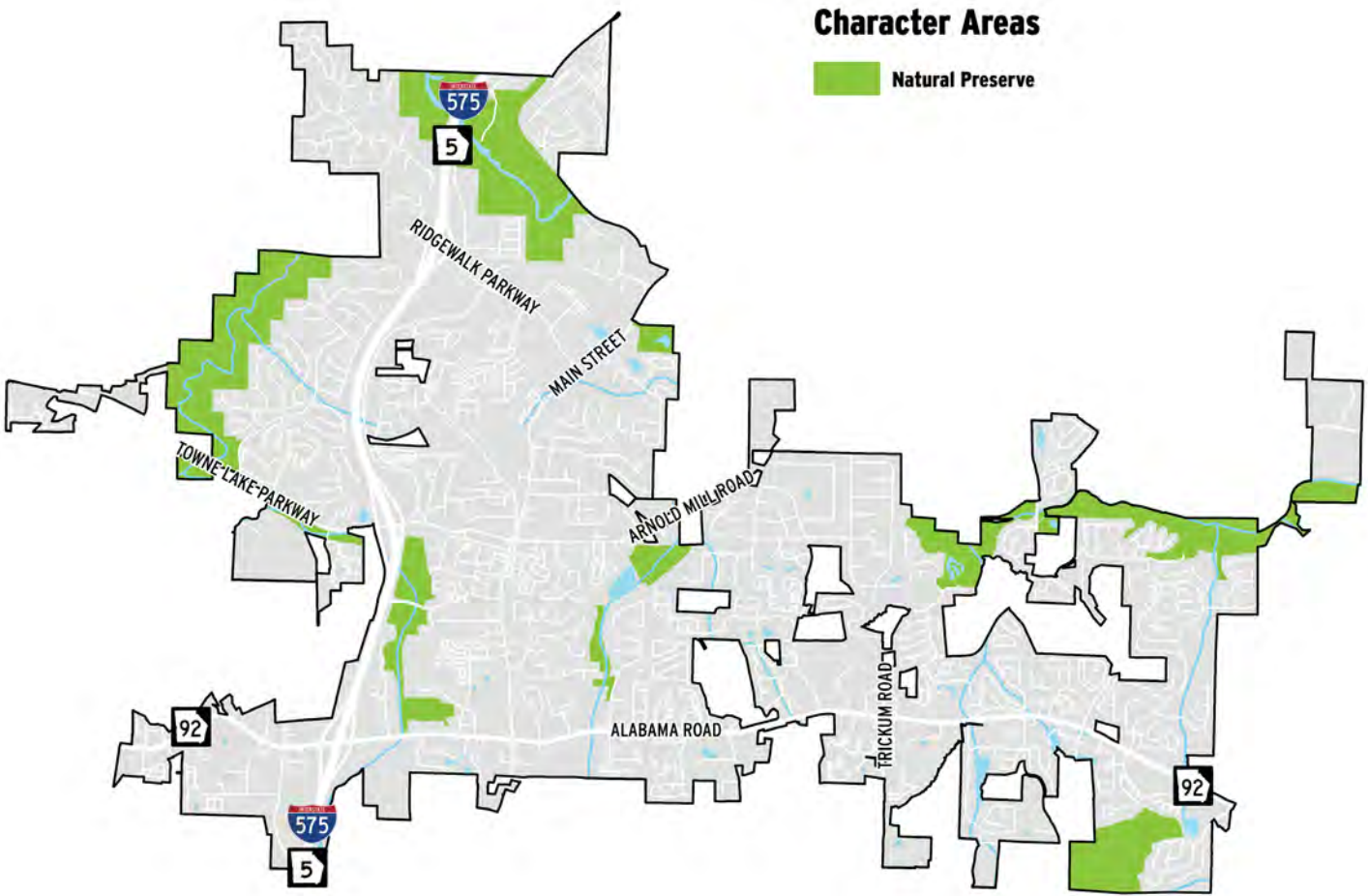


Figure 42. Natural Preserve Character Area





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**CITY OF WOODSTOCK**  
**COMPREHENSIVE PLAN**  
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# CITY OF WOODSTOCK **COMPREHENSIVE PLAN** 2 0 2 3 U P D A T E

## Appendix A - Report of Accomplishments & Short-Term Work Program





# REPORT OF ACCOMPLISHMENTS

ROA Items	Status	Notes
<b><i>Economic Development</i></b>		
Continue to fund and implement LCI/Streetscape Projects	Completed; Ongoing	ED continues to fund LCI/Streetscape projects. Notable projects completed and/or underway: Woodstock Arts Green (film screen and sod/turf), DDI Interchange at Ridgewalk/575,
Develop incentives and project attributes to assist development of a new commercial space	Completed; Ongoing	ED has financial and staffing assistance that can be made available to Developers of new commercial spaces in the DT and/or LCI area
Continued implementation of wayfinding signage package	Ongoing	Several signs have been installed to date. Additional signage is anticipated in the next five-year planning period
<b><i>Housing</i></b>		
Encourage the use of federal tax credits for development of moderate income housing	Removed	This item was removed in an effort to prioritize recommendations contained in the Woodstock Housing Study
Housing Study	Completed	Summer 2022 Completion
<b><i>Land Use</i></b>		
Review Development Codes to ensure consistency with Comprehensive Plan and Character Area implementation measures	Completed	Annual City staff review.
Review Plan yearly during the budget/STWP update in terms of actual population, map amendments, and actual development	Completed	Annual City staff review.
Continue to update annually the 5-Year Capital Improvements Plan and STWP	Completed	Annual City staff review.
Revise State Route 92 Corridor standards and regulations	In Process	DT/92 LCI Update adopted in January 2022. Grant award from ARC for Highway 92 Development Standards. Scope of work currently in development.
Conduct annual review of FDM, rezoning and capital projects & map adjustments	Completed	Completed (as needed) to accommodate development review and city project execution.
Send a summary of all minor amendments annually to the ARC	Removed	Removed in lieu of time-sensitive or grant funded project deadlines.
Develop and codify citywide Design Guidelines to include gateway features, streetscapes, street furniture, lighting, and other public amenities	Removed	In lieu of citywide program, location-specific requirements are included into specific plans, overlays, and small area plans
Develop a public art program and masterplan	In Process	ED serving as project manager for item. Consultant selected and project in process.
Design and adopt a new utility location cross section for specific areas of the city in coordination with utility providers	Removed	Utility guidance provided for some DT areas.
Create a Future Development Map update committee and update the FDM every two years	Removed	Item removed in lieu of ongoing staff review.
Create a small area plan for Ridgewalk Parkway, including code rewrite recommendations	Completed	Completed.
<b><i>Parks &amp; Recreation</i></b>		
Construct identified multi-use trails and finalize ROW purchases	In Process; Ongoing	Extension or connections along Rubes Creek Trail and Noonday Creek Trail completed and/or in-process. Connect the Creeks project will examine creating linkages between the two DT trails.
Four (4) playgrounds at Trailheads, locations TBD	In Process	One playground constructed (DT). One in process (Springfield). Moving forward, City will pursue additional playground at trailheads outside of STWP priorities.
Six (6) Pavilions/Shelters at Trailheads, locations TBD	In Process	Several pavilions and/or shelters have been constructed at trailheads and/or parks in the City. Moving forward, City will pursue additional structures outside of STWP priorities.
Little River Park Infrastructure Facilities and Trailhead	In Process	Park design completed. In process to secure funding.
Complete construction of Woodstock's second dog park	Removed	Removed in lieu of DT playground. Private dog parks have been developed as part of residential subdivisions.
Complete engineering and design for Noonday Creek Trail Connector to Cobb County's trail system	Completed	Construction will begin in FY23/24
Construct amphitheater concession and restroom facility	Future	Project will likely kick off in FY27/28
Dedicate a fund to the yearly purchase and acquisition of greenspace	Ongoing	A combination of funds allow for the purchase and acquisition of greenspace on an ongoing basis.
<b><i>Public Relations &amp; Communication</i></b>		
Establish an Intranet to increase internal communication	Removed	Made be implemented at a future date. Until then, removed from STWP.
Utilize social media platforms to educate residents and increase engagement	Completed; Ongoing	ED staffer relocated to City Manager Office to facility as part of Public Information role
Create new methods to communicate information	Completed; Ongoing	ED staffer relocated to City Manager Office to facility as part of Public Information role
Provide a presence at all major City-sponsored events	Completed; Ongoing	ED staffer relocated to City Manager Office to facility as part of Public Information role
<b><i>Transportation</i></b>		



# REPORT OF ACCOMPLISHMENTS

ROA Items	Status	Notes
Trickum Road widening - Arnold Mill to County Line	Removed	Delayed and wholesale project redesign. Removed from STWP until project scope is better understood.
Towne Lake Parkway (road widening - Sherwood to Neese Road)	In Process	Out to bid for construction in FY23/24
Downtown Grid (new roads, extensions, and connections)	Completed; Ongoing	Transformation Hub is complete. Phase II of Market/Paden/Reeves/Lyndee underway
Arnold Mill Extension/Bypass (north end of Neese to Main Street)	Removed	Removed in lieu of funded projects with time-sensitive completion dates.
Neese Rd. Widening	Completed	Scope amended to focus on intersection improvements at 92/Neese.
South Main Street Streetscape	Future	Should be carried over to FY23-28 STWP
Update and continue implementation of the transportation master plan	Complete; Ongoing	Will update annually or bi-annually as needed.
Update Woodstock LCI, including thorough evaluation of impacts from transportation improvements in previous LCIs	Completed	DT/92 LCI Update adopted in January 2022.
<b><i>Sustainability</i></b>		
Incentivize or require businesses to recycle or at least be offered the option to have recycling	Ongoing (or completed, in part)	Grant funded program for hazardous waste recycling launching in FY23/24
Recycling program in the Downtown District	Ongoing (or completed, in part)	Options for cardboard recycling provided.
Ensure proper management of recycling for trails and offer recycling for Downtown public street trashcans	Removed	Removed until such time that funding can be secured to implement.



## SHORT TERM WORK PROGRAM

[illegible]



# SHORT TERM WORK PROGRAM

Project Description	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28	Estimated Total Cost/Sources	Responsible Party
Construct (which may include funding, ROW acquisition, design, and build) identified multi-use trails that allow Woodstock to be better connected to the regional trails network and within.	x	x	x	x	x	\$29.4 M (Estimate)	City, Cherokee County, Greenprints Alliance
Little River Park - Finalize design and break ground.	x	x	x			\$20 M for Entire Park \$7.5 M for Trails (City/Bond/Impact Fees/Grant)	P&R/PW
Dupree Park - Identify next steps to expansion. Fund and execute as resources allow.	x	x	x			Phase I \$350K (SPL0ST)	P&R/PW
Construct amphitheater concession and restroom facility					x	\$750,000 (Estimate)	P&R/PW
Continue to seek annual recertification as a National Arbor Day Tree City.	x	x	x	x	x	Staff Time	P&R/CDD
Identify and execute projects that maintain and/or improve existing parks and recreation facilities in the community.	x	x	x	x	x	\$250,000	P&R
<i>Public Relations &amp; Communication</i>							
Utilize social media platforms to educate residents and increase engagement	x	x	x	x	x	Staff Time	PIO
Partner with IT/GIS, Community Development, and Public Works for continued update and promotion of the Major Projects pages on the Data Hub website.	x	x	x	x	x	Staff Time	PIO/CDD/PW
Partner with Community Development Department to launch online engagement forum for city initiatives, projects, and plans.	x					\$25K	PIO/CDD/PW
Provide a presence at all major City-sponsored events	x	x	x	x	x	Staff Time	PIO/DDA/CVB
<i>Transportation</i>							
Continue to update Woodstock Transportation Master Plan	x	x	x	x	x	Staff Time	PW
Continue execution of Downtown Grid Streets Plan	x	x	x	x	x	Staff Time	EDD/PW
Partner with the Economic Development Department for design and/or placemaking improvements as part of major transportation projects.	x	x				\$20K	EDD/PW
Kickoff DDI Interchange at 575/Ridgewalk Parkway	x					\$8M (estimate)	PW/Cherokee County/GDOT
Continued execution of the Greenprints Trails Plan through land dedication and/or construction.	x	x	x	x	x	Unknown	EDD/PW



# SHORT TERM WORK PROGRAM

Project Description	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28	Estimated Total Cost/Sources	Responsible Party
Partner with the Community Development Department, as part of the Downtown Development Standards review, to determine if changes are needed to street profile and/or streetscape requirements.	x	x				Staff Time	CDD/EDD/PW
Supportive Elements - Sustainability, Broadband, Smart Technology, ETC.							
Audit the City's Tree Ordinance in coordination with the Georgia Department of Forestry. Revise Ordinance as needed, with an emphasis on making the Ordinance easier to understand and administer.	x	x				Technical Assistance Award from GAFC	City/GAFC
Develop a GIS layer to illustrate the City's existing tree canopy. Use this layer in the evaluation of proposed development projects where extensive land clearing would be needed.	x	x				Technical Assistance Award from GAFC	City/GAFC
Implement recycling opportunities for City of Woodstock staff and the Woodstock community.	x	x				Unknown (\$35K grant secured to date for Hazardous Waste recycling program in Fall 23/24))	CM/CDD
In an effort to be responsive to driver demands, prepare an electric vehicle (EV) master plan for EV infrastructure in public spaces. Similarly, prepare an EV Ordinance to require the provision of EV infrastructure for private development projects meeting certain unit of SF thresholds.	x	x				Unknown / Staff Time	CDD
Work with the broadband community to ensure adequate facilities in close proximity to DT and education venues.	x	x				Unknown / Staff Time	CDD



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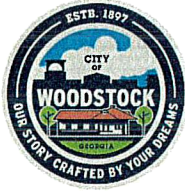


# CITY OF WOODSTOCK **COMPREHENSIVE PLAN** 2023 UPDATE

## Appendix B - Community Engagement







Regular Meeting of the Mayor and Council  
City of Woodstock, GA  
The Chambers at City Center - 8534 Main Street  
770 592-6000 (Main) 770 592-6002 (City Clerk) 770 926-1375 (Fax)  
<http://www.woodstockga.gov>

~ MINUTES ~

Monday, November 14, 2022

**Regular Meeting of the Mayor and Council  
7:00 PM**

**ITEM 1. MEETING CALLED TO ORDER**

7:00 PM Meeting called to order on November 14, 2022 at The Chambers at City Center, 8534 Main Street, Woodstock, GA.

**1. Presentations and Discussion Items (ID # 8278) Zoom Meeting Link -  
<https://us02web.zoom.us/j/85423914145>**

You are invited to a Zoom webinar.

When: Nov 14, 2022 07:00 PM Eastern Time (US and Canada)

Topic: 11/14/2022 Woodstock City Council

Please click the link below to join the webinar:

[<https://us02web.zoom.us/j/85423914145>](https://us02web.zoom.us/j/85423914145)

Or One tap mobile :

US: +13017158592,,85423914145# or +13092053325,,85423914145#

Webinar ID: 854 2391 4145

Attendee Name	Title	Status	Arrived
Michael Caldwell	Mayor	Present	
Warren Johnson	Council Ward 1	Present	
David Potts	Council Ward 2	Present	
Colin Ake	Council Ward 3	Present	
Tracy Collins	Council Ward 4	Present	
Brian Wolfe	Council Ward 5	Present	
Rob Usher	Council Ward 6	Absent	
Jeff Moon	City Manager	Present	
Eldon Basham	City Attorney	Present	
Coty Thigpen	Assistant City Manager	Present	
Rob Hogan	Assistant City Manager	Present	
Elle Taylor	City Clerk	Present	
Ron Shelby	Finance Director	Absent	
Jeff Smith	IT Director	Present	
Brian Stockton	Economic Development Director	Present	
Robert Jones	Police Chief	Present	
David Soumas	Fire Chief	Present	
Tracy Albers	Community Development Director	Present	



Mindy Nobis	Human Resources Manager	Present	
Open	Parks and Recreation Director	Absent	
Duane Helton	Chief Building Official	Present	
Katie O'Connor	Deputy Director	Present	
Katy Leggett	GIS Manager	Present	
Jamie Palmer	Special Projects Manager	Present	
Niwana Ray	City Planner	Present	
Janis Steinbrenner	Engineering Manager	Absent	
Jimmy Eley	Assistant Fire Chief	Present	
Carrington Meadows	Process Planner	Present	
Stacy Brown	Marketing	Absent	
Sandy Henry	Deputy Clerk	Absent	

**ITEM 2. RECOGNITION OF GUESTS AND VISITORS****1. Proclamation - Small Business Saturday - November 26, 2022****2. Swearing In FF Timmy Thai****3. Swearing In of Police Officers**

Swearing in Police Officers:

- Ofc. Ryan Lukaszewicz
- Ofc. Andrew Stone
- Ofc. Bradley Sams
- Ofc. Paul Bennett

**4. Police Department Recognition for Promotions**

Employee promotions:

Training Sargent Ron Sinfelt promoted to Lieutenant  
Officer Blake Deese promoted to Sargent

**ITEM 3. APPOINTMENTS/OATH OF OFFICE****ITEM 4. ANNOUNCEMENTS****1. Announcements**

Gather on the Woodstock Arts Event Green to watch the USA National Team on their quest for the World Cup. Bring your own chairs, blankets, food, and non-alcoholic beverages. Starts at 2 pm on November 21, 25, and 29. Admission is free. More info at woodstockarts.org.

The Work Session of Mayor and Council on Monday, November 21 is cancelled. City offices will be closed on Thursday, November 24th and Friday, November 25th in observance of Thanksgiving.

**ITEM 5. PRESENTATIONS AND DISCUSSION ITEMS****1. Wall Mural Ordinance & Citywide Public Art Program**

Brian Stockton, Economic Development Director and Tracy Albers, Community Development Director, provided a presentation to Council regarding the short-term need for consideration and adoption of citywide wall mural standards and permitting process and long-term need for a comprehensive, citywide public art program.



**Public Art Program**

2018 Economic Dev Plan

- Woodstock launched public art installations in downtown through contributions from DDA, IN WDSTK, Visit Woodstock GA, Woodstock Arts + ARC Grant(s).
  - Inventory of Public Art
    - 4 murals
    - 4 art benches
    - 4 permanent sculpture installations
    - 4-5 rotating sculpture installations on event green
- In order to expand art in both public places and private placements, a guiding document is necessary

**Goals of the program:**

- To define public art both in public places and on private property.
- To outline the need for public art + identify appropriate placement, themes, and scale of installations.
- To identify funding sources + contribution requirements.
- 9-month process (Feb-Nov 2023)
- \$60k budget for the plan document + any ordinance revisions (If necessary)
- Staff stated there is approximately \$30k

**Demand for Wall Mural Ordinance –****Inquiries from property owners seeking to improve their buildings**

- LDO does not have standards or permit vehicle to allow
- Broad definition of signage
- Would need to get sign waiver
- Difference between art versus sign
- Making it hard for property owners to make thoughtful improvements to their buildings
- Develop process that isn't overly burdensome, time-consuming



**Elements of Ordinance:****Definition**

- Looked to cities with strong public art and/or mural programs for best practices
- Basic definition:

*A Mural is a hand produced or machined graphic applied or affixed to the exterior of a building wall through the application of paint, canvas, tile, metal panels, applied sheet graphic or other medium generally so that the wall becomes the background surface or platform for the graphic, generally for the purpose of decoration or artistic expression, including but not limited to, painting, fresco, or mosaic.*

Prior to the installation of any mural, written permission must first be obtained from the owner of the building upon which the mural is to be placed and a mural permit must be applied for and approved by the Community Development Department

**Standards**

- Allowed in all commercial districts of City
- Shall not be permitted on the primary facade
- Shall not be allowed of the backs of buildings that back to residential districts
- Prohibited mural types:
- Imitation of traffic sign or device
- Projection from wall
- Sex, violence, lawless action
- Commercial or oriented to consumers, where content is commercial in nature.
- Surface preparation for (sand and high-pressure water blasting) for buildings on local, State, or National Register of Historic Buildings.
- Maintenance provisions
- Design Standards:
- Wordings incorporated into mural / dimensions for artist signature
- Location shall not have adverse impact on vehicular or pedestrian traffic
- Structural integrity

**Process**

- Application:
- Site Plan
- Colored drawing of proposed mural
- Photos of building
- Scaled drawing of mural on building elevation (size, placement, etc.)



- Confirmation by installer - no damage, maintenance, etc.
- Confirmation by owner - if mural is prepared by Applicant other than owner
- Acknowledgement that mural must be removed or covered if so ordered by staff for failure to maintain or reaching state of dilapidation.
- shall not be allowed on the backs of buildings that back to residential districts
- Approved by DPC
- Downtown specific applications would be forwarded to Economic Development for review and comment
- Appeal to Council

**ITEM 6. PUBLIC COMMENT**

There was no public comment.

**ITEM 7. CONSENT AGENDA**

Council Member Ake requested that item 7.12 be removed from the Consent Agenda.

- ❖ **Council Member Ake offered a motion to approve items 7.1 - 7.11 and 7.13- 7.25**
  - **Council Member Wolfe seconded the motion.**
  - **Motion carried (5-0)**
- ❖ **Council Member Potts offered a motion to approve Item 3 7.12 2nd Reading and Vote A#114-22 Hanes & Sunlight Annexation.**
  - **Council Member Collins seconded the motion.**
  - **Motion carried ( 4-1) (Ake)**

**1. Approve Ratification of 130 Dupree Road**

Please see the attached final closing packet for 130 Dupree Road.

**2. Additional Compensation for Services Rendered & MAJBA JE 13900**

Annually, the Mayor and Council are asked to consider giving our employees "Additional Compensation for Services Rendered." This is for services or other related duties that are often imposed on employees not specifically enumerated in their job descriptions.

- F/T Employees Hired On or Before 12/31/21 - \$300
- F/T Employees Hired On or After 01/01/22 through 12/07/22 - \$150
- Reg P/T Employees Hired on or Before 12/31/21 - \$125
- Reg P/T Employees Hired on or After 01/01/22 through 12/07/22 - \$62.50
- Seasonal Employees - \$0 Interns - \$0

Request approval to pay and to approve the major budget amendment (MAJBA JE 13900). Funds for this item were budgeted for in 9999 Other General Uses Department in each fund. The major budget amendment will disperse the funds to the individual departmental budgets upon approval.



**3. Approve Records Destruction Request**

Please approve the request to destroy records for Fire Department, Meter readings and Stormwater records as attached and as per the State/Local Records Retention Schedule.

**4. Approve Request to Extend Use of Goats for Property Maintenance at 631 Radford Circle**

Chapter 14, Article I, Sec. 14-2(c) states that goats may be used for property maintenance if a series of requirements are met, as described below.

(1) The owner of the property notifies the Community Development Director or designee at least 24 hours in advance of the placement of the goats on the premises; and

(2) The goats brought to the premises are sufficiently contained by a fence and do not leave the premises; and

(3) The goats shall only be allowed on a premises for no more than 14 days in a given six-month period without the consent of the City Council; and

(4) A property owner may request exceptions to this subsection with a direct appeal to the City Council; and

(5) Government property is expressly exempt from this section.

On November 1, 2022, staff was contacted by the property owners at 631 Radford Circle, seeking to place three (3) dwarf goats in the rear yard area to eat English and poison ivy. Staff approved this request immediately, which allowed the goats to commence same-day work. As described above, this staff-level approval is good for 14 days. The property owner is unsure how much the goats will eat in two weeks and is seeking approval for the goats to remain on-site for up to ten (10) additional days to ensure the property maintenance is completed. Staff recommends approval of this request

**5. Approve Road Closure Request for Special Event: Eve on the Green Sojourn Community Church 12-24-22**

Danel Lins, on behalf of Sojourn Community Church is requesting a road closure for the Eve on the Green event scheduled on December 24, 2022. (See attachments) Danel Lins is the contact person for this event.

The Eve on the Green event is a candlelight Christmas service hosted by Sojourn Community Church. They are requesting to block Market Street from Elm Street to Oak Street. The event will be from 4:00 p.m. to 6:00 p.m. There will be tables set up with refreshments as shown on the attachment.

**6. Approve Speed Study Agreement with SEI**

Request Council approval for a new speed study with Southeastern Engineering, Inc. The scope of this agreement includes data collection and engineering analysis at 18 segmental locations for potential speed limit and radar permit modifications. This professional service for \$21,700 was included within the FY23 operational budget.

**7. Approve Street Acceptances November 2022**

Request Council approval of the 12 new or extended street sections representing 1.605 miles.

Staff recommends approval of these acceptances of public streets.



**8. Road Closure request of Mill Street for adjacent construction**

Representatives of Jekyll Brewing and Belcher Construction have requested temporary closure of Mill Street between Main St and Wall St to use as a crane staging area necessary to supply the Johnston Building with new equipment. This temporary closure would be scheduled between 10pm Nov 30-6am Dec 1, weather permitting, or a similar date and time if scheduling changes are necessary. This timing strategy was successful in past construction projects when crane usage was required.

**9. 2nd Reading/Vote: Change to Sec. 2.211 of the City Code -Standing Committees**

Changes to Sec. 2.211 of the City Code -Standing Committees to reflect that all committees of council are committees of the whole.

**10. 2nd Reading/Vote: Change to Sec. 2.187 of the City Code Compensation and Expenses**

Compensation for City Council is based on Charter provision 2.13; therefore, we are repealing it from the City Code.

**11. 2nd Reading/Vote: Zone Text Amendment Amending Chapter VII, Article V, Sec. 7.505 for Massage Therapist/Massage Therapy Establishment in the Light Industrial (LI) Zone**

At the City Council meeting of October 24, 2022, the City Council approved the 1st reading of an Ordinance that would allow "Massage Therapist" as Permitted Use and "Massage Therapy Establishment" as a Conditionally Permitted Use in the Light Industrial (LI) zone. This item is included in the agenda packet as Attachment A.

The Conditional Use Permit (CUP#070-22) allowing for a massage therapy establishment at 254 River Park North Drive (LI zone), which was approved concurrent with this Zone Text Amendment, will become effective immediately upon adoption of the Ordinance.

Adopt an Ordinance (2nd Reading) Amending Chapter VII, Article V, Section 7.505 (Use/Zoning District Matrix) to allow "Massage Therapist" as a Permitted Use and "Massage Therapy Establishment" as a Conditionally Permitted Use in the Light Industrial (LI) zone (ZTA#001-22).

**12. 2nd Reading/Vote: A#114-22 Hames & Sunlight Annexation**

The City of Woodstock, Georgia has received an application for the Annexation, Rezoning, and a Conditional Use Permit with concurrent Variances of tax parcels: 15N18 107, 15N18 107 A, 15N18 107 B, 15N18E 016, 15N18E 005, 15N18 074, and 15N18 073 in Land Lots 1206 and 1207 of the 15th District of Cherokee County, Georgia (A#114-22). Cherokee County parcels are currently zoned R-40 (Single Family Residential), and City of Woodstock parcels are currently zoned GC (General Commercial) with Parkway Overlay and NC (Neighborhood Commercial) with Parkway Overlay. The proposed zoning district for the entire subject property is R-3C to include the request for an 89-unit single family townhome development on a 16.47-acre site.



**13. 2nd Reading/Vote: Ch 22, Art VIII - Pedicabs, Quadricycles, and Nonmotorized Vehicles for Hire Ordinance**

At the October 24, 2022, City Council meeting, the Council provided direction to eliminate language related to the requirement for safety restraints and/or belts and that persons younger than 16 years shall be required to wear helmets. A redline of these changes has been provided as Attachment A. Council approved the 1st reading and scheduled the 2nd reading for November 14, 2022.

Staff recommends that the City Council approve 2nd reading of the proposed Ordinance provided as Attachment B.

**14. MAJBA JE 13879 - Amendments to Compensation Plan**

This major budget amendment is to allocate funding to respective departments as per the resolution adopted by Council on 10/24/2022 for amendments to the City's compensation plan.

**15. MAJBA JE 13880 - Recognize Excess Insurance Premium Tax Revenue**

The City received its annual insurance premium tax payment from the State of Georgia Tax Commissioner's Office and the amount was \$766,163.09 above the budgeted amount of \$2,200,000. This budget amendment is to recognize the excess insurance premium tax revenue received and increase Council Contingency respectively.

**16. MAJBA JE 13886 - Recognize Contribution from EOM for Fall Employee Picnic**

The City received a contribution for the city fall employee picnic event from EOM. This budget amendment is to recognize the contribution received and increase the event expenditure account GL respectively.

**17. Award EOM Capital Project for Pump Station Replacement Pump 1 at AW Pump Station**

Award EOM Capital Project 020 for replacement of Pump 1 at Alta Woods PS and Approve MAJBA JE1390X for \$20,200 to fund the capital project.

**18. Award EOM Capital Project for Influent Submersible Pump at WWTP**

Award EOM Capital Project 021 for replacement of Influent Submersible Pump 1 at WWTP and Approve MAJBA JE 1309X for \$45,541 to fund the capital project.

**19. Award EOM Capital Project for Influent Pump Impellers and Wear Rings at WWTP**

Award EOM Capital Project 014 for replacement of Influent Pump Impellers and Wear Rings at WWTP for \$26,216 and Approve MAJBA JE1390X for \$2,923 to fund the over budget portion of the capital project.

**20. Award EOM Capital Project for Mixed Liquor Pump at WWTP**

Award EOM Capital Project 010 for replacement of Mixed Liquor Pump at WWTP and Approve MAJBA JE for \$38,501 to fund the capital project.

**21. Award EOM Capital Project for 11 Pump Station Bypass Connections**

Award EOM Capital Project 015 for installation of 11 Pump Station Bypass Connections for \$135,960 and Approve MAJBA JE for \$37,362 to fund amount over budget for the capital project.



**22. Award EOM Capital Project for Replacement of Permeate Pump #3 WWTP**

Award EOM Capital Project 022 for Replacement of Permeate Pump #3 at WWTP and Approve MAJBA JE 1390X for \$62,211 to fund the capital project.

Staff recommends approval of this award and budget amendment.

**23. Award RFP & Authorization to Begin Contract Negotiations for RFP 2023 - 03 Citywide Phone System Replacement**

The City issued an RFP for the purpose of identifying firms to coordinate and execute the replacement of the City's VOIP phone system with a cloud-based system. The City received twenty-two (22) RFP responses that were evaluated during Phase I. The five (5) highest scored firms were advanced to Phase II.

After reviewing the Phase II submittals, the evaluation committee is recommending award of RFP 2023 - 03 to the highest scored firm, Interdev.

The total combined scorecard for RFP 2023 - 03 is attached for ease of reference. The submittals for Interdev in Phase I and Phase II are also attached for ease of reference.

The final negotiated contract will be brought back to Council at a later date for award.

Requesting Council to award the RFP as presented and authorize contract negotiations to begin.

**24. Approve Limited Warranty Deed for the Ruisseau Lift Station****25. Authorize Purchase of Ventrac Multi-Purpose Machine from State Contract**

The department requests Council's authorization to purchase a Ventrac Multi-Purpose Machine via Georgia Statewide Contract #99999-001-SPD-0000177-0014. This is within the approved FY23 Capital Budget. This machine and the various attachments will help with maintaining parks and trails by providing the ability to cut overhead, large uneven areas and sweep off parking lots, courts, and trails

**ITEM 8. PETITIONS AND COMMUNICATIONS****1. Presentations and Discussion Items (ID # 8263) 2023 Comprehensive Plan 5-Year Kick-off Presentation (Public Hearing)**

Katie O'Connor, Deputy Director of Community Development, presented.

Pursuant to the Rules of the Georgia Department of Community Affairs, Chapter 110-21-1, Minimum Standards and Procedures for Local Comprehensive Planning, the general public is hereby informed that the City Council of the City of Woodstock will brief the community on the process to be used to develop the 2023 Five Year Update of the Comprehensive Town Plan, including opportunities for public participation in the development of the plan.

This was the first official public hearing on Monday, November 14, 2022, at 7:00 p.m. at the Chambers at City Center, 8534 Main Street, Woodstock, Georgia. Citizens with special needs should contact the Woodstock ADA Coordinator at 770-592- 6000 to obtain this notice in an alternate format or to request special accommodations for the meeting.



- Major 10-year and minor 5-year updates are required by the state Adjusting based on what has occurred in the last 5 years
- An opportunity to establish new short-term goals and check the long-term vision
- An opportunity for a joint land use planning venture with the County in the Growth Boundary Area

**Items To Be Updated:****1. Needs & Opportunities:**

- Created by carrying out a SWOT analysis and other public engagement With staff, stakeholders, and the community at large

**2. Land Use Element**

- We will update the Future Development Map and Character Areas
- New opportunity to plan within the recently established Growth Boundary Area

**3. Community Work Program**

- Specific tasks to be completed in the next 5 years
- Impact Fee report as required annually
- Report of Accomplishments covering the last 5 years

**People Involved:**

- Elected Officials
- The Public
- City Staff
- Stakeholder Committee
- Planning Commissioners Two Council Liaisons
- Consultant Team Regulatory Agencies

**Schedule**

- **Fall 2022** -Kickoff and Meet w/County
- **Winter 2022/2023**- Update Needs & Opportunities for Community Engagement
- **Spring 2023** -Community Engagement & Prepare and Update
- **Summer 2023**- Review and Approval

**Next Steps:**

- Stakeholder Committee Kickoff at Planning Commission on December 1
- First Community Engagement opportunity at Christmas Parade and Festival of Lights on December 3

**Project Managers** -Tracy Albers, Katie O'Connor

There was no public Comment.



**ITEM 9. NEW BUSINESS****1. Award City Center General Contractor Contract**

❖ Council Member Ake offered a motion to table until after exec session.

- Council Member Wolfe seconded the motion.
- Motion carried (5-0)

**2. 1st Reading: Approve Amendment to GMEBS Plan Ordinance (ERIP)**

First reading to approve the amendment to GMEBS plan ordinance (ERIP). Eldon Basham, City Attorney, has reviewed it and had no changes.

❖ Jeff Moon, City Manager, presented a one-time early retirement employee incentive to the GMEBS Plan. It allows employees who will be age 60 before December 31, 2022 to be able to retire with some enhanced benefits including participation in the City's Health Insurance Plan with the same terms and conditions of existing employees until the month ending their 65<sup>th</sup> birthday. City Manager Moon requested approval of the agreement as sent to Council from the Georgia Municipal Association's attorneys as well as the cover letter that went with it and included an outline of the information.

The 2<sup>nd</sup> Reading will be on Monday, November 28, 2022. The Ordinance will be in effect on November 29, 2022 as outlined in the agreement. City Attorney Basham stated Council should move to adopt the Ordinance which contains the Agreement and the Amendment.

❖ Council Member Ake offered a motion to adopt the Ordinance containing the Agreement as well as the Amendment provided.

- Council Member Collins seconded the motion.
- Motion carried (4-0-1) (Wolfe)

**3. Award Arcadis Work Authorization #23A2 Neese South Supplemental 2**

This Work Authorization is for survey and design changes on the Neese Road Southern Segment for \$17,069 necessary to facilitate completion of ROW phase.

Mayor Pro Temp Johnson recused himself from this item.

❖ Council Member Wolfe offered a motion to approve.

- Council Member Potts seconded the motion.
- Motion carried (4-0-1) (Johnson)

**ITEM 10. OLD BUSINESS****ITEM 11. MINUTES APPROVAL****1. Approval of October 24, 2022 City Council Minutes**

❖ Council Member Potts offered a motion to approve.

- Council Member Collins seconded the motion.
- Motion carried (5-0)



**ITEM 12. DEPARTMENTAL REPORTS**

1. Fire Department's October Monthly Report
2. City of Woodstock Investment Report - October
3. Community Development Hot Sheet 10.24.22
4. Community Development Hot Sheet 10.31.22
5. Community Development Hot Sheet 11.7.22

**ITEM 13. MAYOR AND COUNCIL COMMENTS**

Mayor Caldwell commented on Veteran's Day Ceremony.

There will be no Work Session Next week due to the Thanksgiving holiday.

**ITEM 14. CITY MANAGER AND STAFF COMMENTS**

Jeff Moon, City Manager, reminded everyone about the recycling event this weekend and gave an update on the Parks & Recreation Director position.

**ITEM 15. EXECUTIVE SESSION - Personnel, Litigation, Real Estate**

- ❖ Council Member Wolfe offered a motion to adjourn to Executive Session .
  - Council Member Ake seconded the motion.
  - Motion carried (5-0) Unanimous.
- ❖ Council Member Ake offered a motion to reconvene.
  - Council Member Collins seconded the motion.
  - Motion carried (4-1) (Johnson).

**ITEM 16. REMOVAL OF ITEM 9.1 FROM THE TABLE**

- ❖ Council Member Ake offered a motion to remove Item 9.1 from the Table.
  - Council Member Collins seconded the motion
  - Motion carried (5-0) Unanimous.
- ❖ Council Member Potts offered a motion to approve the version sent today including Eldon's last comment
  - Council Member Wolfe seconded the motion.
  - Motion carried (5-0) Unanimous.

**ITEM 16. FINAL ADJOURNMENT**

- ❖ Council Member Wolfe offered a motion to adjourn.
  - Mayor Pro Temp Johnson seconded the motion.
  - Motion carried (5-0) Unanimous.

Respectfully Submitted,

*Elle Taylor*

Elle Taylor, City Clerk  
City of Woodstock, GA



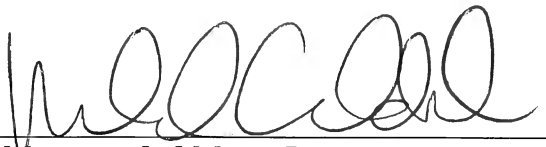
**AFFIDAVIT OF PRESIDING OFFICIAL(S)**  
**FOR A CLOSED PUBLIC MEETING**

While in Regular Session, the motion was made to enter into an Executive Session to discuss certain matters in a closed session.

- (✓) To discuss with council pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).
- (✓) A meeting to discuss the purchase, disposal of, or lease of property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).
- ( ) A meeting discussing the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).
- ( ) Discussion in Executive Session of Records that are otherwise protected from disclosure under the Open Records Act as pursuant to O.C.G.A. Section 50-14-3-(b)(4).

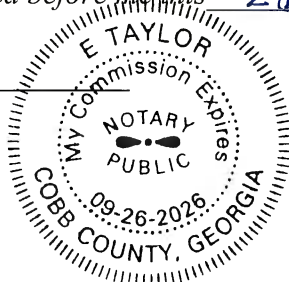
\_\_\_\_\_ The subject matter of the Executive Session of the Regular Session was devoted to matters within the exceptions provided by law.

\_\_\_\_\_ Because of events occurring during the closed session, I am unable to affirm the subject matter of the Executive Session of the Regular Session was devoted to only matters within the exceptions provided by law.

  
[✓] Mayor or [ ] Mayor Pro-tem  
City of Woodstock, Georgia

Sworn to and subscribed before me this 29 day of November, 2022

  
Notary Public



9/26/26  
Commission Expires





City Council  
 City of Woodstock, GA  
 The Chambers at City Center - 8534 Main Street  
 770 592-6000 (Main) 770 592-6002 (City Clerk) 770 926-1375 (Fax)  
<http://www.woodstockga.gov>

~MINUTES~

Monday August 14, 2023

City Council  
 7:00 PM

**ITEM 1) MEETING CALLED TO ORDER**

**7:00 PM Meeting** called to order on August 14, 2023, at the Chambers City Center, 8534 Main Street, Woodstock, GA

Attendee Name	Status
Colin Ake	Present
David Potts	Present
Tracy Collins	Present
Brian Wolfe	Present
Warren Johnson	Absent
Rob Usher	Absent

**ALSO PRESENT:**

Coty Thigpen, Rob Hogan, Eldon Basham, and Michael Caldwell

**ITEM 2) RECOGNITION OF GUESTS AND VISITORS**

**ITEM 3) APPOINTMENTS/OATH OF OFFICE**

**ITEM 4) ANNOUNCEMENTS**

**4.1) Announcements**

Mayor Pro-tem Colin Ake read the announcements.

**ITEM 5) PRESENTATIONS AND DISCUSSION ITEMS**

- Public Hearing & Vote- 2023 Comprehensive Plan Update, Short Term Work Program (2023-2028), and Capital Improvement Element (Joint Public Hearing - City Council and Planning Commission)

**Department:** Community Development



Colin Ake offered a motion to approve Staff recommends that the City Council adopt a Resolution allowing for the transmittal of the 2023 Comprehensive Plan, Short Term Work Program (2023-2028), and CIE to the Atlanta Regional Commission and Georgia Department of Community Affairs for regional review as per the requirements of the Georgia Planning Act. Staff has invited the Planning Commission to participate in the City Council public hearing on the proposed project. Commissioners have served as part of the stakeholder working group for the purpose of updating the plan.

Tracy Albers presented to council and commissioners the Comprehensive Plan Update.

- Then and now some things have changed but some have stayed the same.
- Some things such as demographics, development has occurred, infrastructure built, jobs, businesses, housing market.
- Policy adopted: LCI for Downtown/92, Sustainability Plan, Smart Woodstock Plan, Transportation Master Plan are a few.
- Community Goals such as.
  - Continue to create and sustain a unique community identify and structure.
  - Provide increased mobility.
  - Promote spirit of inclusiveness, opportunity, and choice
  - Land use patterns that promote connectivity
  - Developments should promote the City's vision.
  - Balance between the built and natural environment
  - Accommodate growth.
  - Create a wide range of economic development initiatives.
- Update Demographic information
- Major elements: Economic development, housing, land use, parks and recreation, public relations & communication, transportation
- Stakeholder committee, public hearings, online survey, public outreach events along with Planner Andy were done as part of our engagement.
- Next steps to take:
  - If approval for transmittal, staff and consultant team from Gresham Smith will spend the next 48-72 hours doing final QA/QC.
  - Transmittal to DCA/ARC for review.
  - Review average 30 days +/-
  - Will respond to comments as directed and/of required.
  - Brought back forward to City Council for final.

Public hearing was open. No one signed up. Public hearing was closed.

- Colin Ake made motioned to approve.
- Brian Wolfe seconded the motion.
- Motion Passed (4-0)

<b>RESULT:</b>	<b>Passed [UNANIMOUS]</b>
<b>MOVER:</b>	Colin Ake
<b>SECONDER:</b>	Brian Wolfe
<b>AYES:</b>	Tracy Collins, Brian Wolfe, Colin Ake, David Potts
<b>ABSENT:</b>	Warren Johnson, Rob Usher

**ITEM 5.2) Update to Health Insurance**

**Plan Department:** Administration

Assistant City Manager Coty Thigpen presented the Update to the health insurance plan to Council.

- Total Personnel cost has had annual increased by 13.18%
- Total health plan cost employee contribution FY 2023 was 12.50%
- Urgent Care copay is lowered to \$35.00. Emergency Room has a \$250 copay but if admitted it would be waived.
- Prescription coverage will go towards out-of-pocket max.
- Premium plan the coinsurance has changed to 90%/10%.
- City is still very competitive.
- HDHP the deductible has stayed the same.

**ITEM 6) PUBLIC COMMENT**

No one signed up.

**ITEM 7) CONSENT AGENDA**



- 7.1) Approve Ratification of Neese Rd. Parcel 31. Southern Segment

**Department:** Administration

- 7.2) Approve 2nd Reading ORD#362-2023 Franchise Fee - State Cable Video Franchise Applicants

**Department:** Administration

- 7.3) Ratify Parcel 33 Neese Road Southern Segment

- 7.4) Ratify Neese Towing Property.

- 7.5) Acceptance of the Sewer Easement from Karen L. Hames

- 7.6) Approve Andrews Technology/UKG Time & Attendance Migration Order Form and Related MAJBA JE 15322

**Department:** Human Resources

- 7.7) Approve Purchase of Microsoft Server 2022 Data Licenses

**Department:** Information Technology

- 7.8) Approve RFB 2024 - 01 Rubes Creek WRF Membrane Replacement RFB Award and Contract

- 7.9) Approve Marketing Manager Job Title Change

To adjust the Marketing and Communications job position 761006 as Marketing Manager with the attached job description. This change is requested to adjust the title and duties to remove municipal communications from the position. No budget amendment needed.

- 7.10) Approve Surplus & Disposal - Parks and Rec Dept Vehicles (Qty 3) and Toolboxes (Qty 4)

- 7.11) Approve Surplus & Disposal - Building Dept Vehicle (Qty 1)

- 7.12) Purchase of New Playground Equipment for Springfield Park.

- 7.13) Approve Contract with DebtBook for GASB 87 & GASB 96 Lease Reporting

- 7.14) Quit Claim Deed to Downtown Development Authority for +/- 660 SF - Kyle Street

SSP Towne Lake is under contract and scheduled to close this month on a remnant parcel from the roundabout project at Towne Lake Parkway and Mill Street that was recently approved for variances. In order to square off the parcel, SSP requests the abandonment of +/- 660 square feet of Kyle Street right of way. This section does not include any public infrastructure as the pavement for the street stops northeast of this area.

- 7.15) Approve Interim City Clerk Resolution

- 7.16) Ratify Release Agreement

- 7.17) Approve MAJBA JE 15388 - Additional Funding for RFB 2024 - 01 Rubes Creek WRF Membrane Replacement Project

- 7.18) Neese Road Improvements- Parcel 57 Executed Agreement- Northern Segment

- Colin Ake offered a motion to approve.
- David Potts seconded the motion.
- Motion Passed (4-0)

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Colin Ake
<b>SECONDER:</b>	David Potts
<b>AYES:</b>	Tracy Collins, Brian Wolfe, Colin Ake, David Potts
<b>ABSENT:</b>	Warren Johnson, Rob Usher



**ITEM 8 PETITIONS AND COMMUNICATIONS****ITEM 9) NEW BUSINESS****9.1) Noonday Creek Trail- Project Framework Agreement with GDOT****Department:** Public Works

Attached is a copy of the draft agreement between the City of Woodstock and GDOT for the Noonday Creek Trail Extension project. Once this agreement is approved by Mayor and Council, GDOT will send an electronic version of this Construction Agreement to be executed by all parties.

Jamie Palmer presented the Noonday Creek Trail framework to Council.

- David Potts offered a motion to approve.
- Colin Ake seconded the motion.
- Motion Passed (4-0)

<b>RESULT:</b>	<b>Passed [UNANIMOUS]</b>
<b>MOVER:</b>	David Potts
<b>SECONDER:</b>	Colin Ake
<b>AYES:</b>	Tracy Collins, Brian Wolfe, Colin Ake, David Potts
<b>ABSENT:</b>	Warren Johnson, Rob Usher

**ITEM 10) OLD BUSINESS****ITEM 11) MINUTES APPROVAL****ITEM 12) DEPARTMENTAL REPORTS****12.1) Community Development Hot Sheet 7.31.23****Department:** Community Development**12.2) Woodstock Parks & Recreation Department July Monthly Report****Department:** Parks & Recreation**ITEM 13) MAYOR AND COUNCIL COMMENTS**

Thanked the staff for all the hard work for the concert this past weekend.

**ITEM 14) CITY MANAGER AND STAFF COMMENTS****ITEM 15) EXECUTIVE SESSION - Personnel, Litigation, Real Estate**

Continued on next page.



**ITEM 15)      EXECUTIVE SESSION - Personnel, Litigation, Real Estate**

- Brian Wolfe offered a motion to adjourn to executive session.
- Colin Ake seconded the motion.
- Motion Passed (4-0)

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Brian Wolfe
<b>SECONDER:</b>	Colin Ake
<b>AYES:</b>	Tracy Collins, Brian Wolfe, Colin Ake, David Potts
<b>ABSENT:</b>	Warren Johnson, Rob Usher

- Colin Ake offered a motion to reconvene from executive session.
- Brian Wolfe seconded the motion.
- Motion Passed (4-0)

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Colin Ake
<b>SECONDER:</b>	Brian Wolfe
<b>AYES:</b>	Tracy Collins, Brian Wolfe, Colin Ake, David Potts
<b>ABSENT:</b>	Warren Johnson, Rob Usher

**ITEM 16)      FINAL ADJOURNMENT**

- Brian Wolfe offered a motion to adjourn.
- David Potts seconded the motion.
- Motion Passed (4-0)

<b>RESULT:</b>	<b>FAIL [UNANIMOUS]</b>
<b>MOVER:</b>	Brian Wolfe
<b>SECONDER:</b>	David Potts
<b>AYES:</b>	Tracy Collins, Brian Wolfe, Colin Ake, David Potts
<b>ABSENT:</b>	Warren Johnson, Rob Usher

As approved this day, August 28, 2023.

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Cassandra Henry, Deputy City Clerk





# ATTACHMENT A

## Special Called Meeting of Planning Commission

City of Woodstock, GA

The Chambers at City Center - 8534 Main Street

770 592-6000 (Main) 770 592-6002 (City Clerk) 770 926-1375 (Fax)

<http://www.woodstockga.gov>

~ MINUTES ~

Thursday, February 16, 2023

## Special Called Meeting of Planning Commission 7:00 PM

### ITEM I. Call to Order

7:00 PM Meeting called to order on February 16, 2023, at The Chambers at City Center, 8534 Main Street, Woodstock, GA.

#### 1. Presentations and Discussion Items (ID # 8466) Virtual Meeting Link - Zoom <https://us02web.zoom.us/j/85009109420>

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85009109420>

Webinar ID: 850 0910 9420

Attendee Name	Title	Status	Arrived
David Lundquist	Planning Commission Member	Present	
Ali Najafgholi	Planning Commission Member	Present	
Jennifer Lawrence	Planning Commission Member	Present	
James Drinkard	Planning Commission Chair	Absent	
Chase Roth	Planning Commission Member	Present	
David Westrick	Planning Commission Member	Present	
Brandon Williams	Planning Commission Member	Present	
Tracy Albers	Community Development Director	Present	
Sandy Henry	Deputy City Clerk	Present	
Niwana Ray	City Planner	Absent	
Carrington Meadows	Process Planner	Present	
Janis Steinbrenner	Engineering Manager	Absent	
Duane Helton	Chief Building Official	Absent	
Jamie Palmer	Special Projects Manager	Absent	
Tracy Collins	Council Member - Ward 4	Present	
Colin Ake	Council Member - Ward 3	Present	

### ITEM II. Work Session for 5-Year Comprehensive Plan Update

Commissioner Williams asked for Public Comment – No one signed up. No one was online to speak.

Mrs. Albers presented to the commissioners and councilmembers Comprehensive Plan Update.

#### Overview

- Information relative to Land Use would be updated.
  - Housing almost by default



# ATTACHMENT A

- Will update additional outdated information if budget allows.
- Content may be embedded in document, provided as an addendum to the document, or both.
- Tonight, is Part 1 of 2 focusing on land use and housing chapter then part 2 will be March Study Session for Remaining Chapters
- April: Community Engagement Event

During the Community Engagement questionnaire was done with the citizens. What we do well at is:

- Downtown – shops, restaurants
- Greenspaces, playgrounds, parks, community events
- Road Maintenance
- Golf cart parking
- Safe and animal friendly
- Feels like a small town.

What we could do better?

- More public parking
- More sidewalks
- Traffic, in and near downtown
- Better playground upkeep
- More ‘self-contained parks’, splash pad
- No smoking in public spaces
- Keeping the community informed

Guiding Principles/Goals

- Create and sustain a unique community identity and structure.
- Provide increased mobility.
- Promote spirit of inclusiveness, opportunity, and choice
- Land use patterns that promote connectivity
- Developments should promote the City’s vision.
- There needs to be a balance between the built and natural environment.

Commissioner Roth stated that he would like to see some of the history preserved. Would like to emphasize safety.

Councilman Ake would like to see more bikes for the mobility. Make decisions to make a sustainable environment for the community. Concept of sustainability and resilience overlap.

Commissioner Najafgholi asked for more charging stations in downtown area for electric cars.

Land Use Element

Needs:

- Class A office space – seeing people return to office after pandemic.
- Daily necessities for residents.
- Balance; residential, commercial, industrial, and office.
- Grocery in downtown.

Feedback:

- To expensive to bring offices here.
- Land use and how you use the property.
- Need to realize that we have other areas to show attention too. Bell Industrial, Hwy 92.
- Look into residential walk ability in subdivisions.
- Technology focus.
- Encourage strategic commercial.



# ATTACHMENT A

- How to encourage affordability.

Councilman Ake commented that he would shift from Class A office space and create office space that is appropriate for people who own office space elsewhere but live here. With workforce changing it is likely to continue. We have observed that if you work here you can't afford to live here, and there is not enough office space here or the price is too high for the space.

Commissioner Westrick stated that the office space is very expensive and has a business that he would love to bring downtown. These people want an office to be on a main street, and we need to think about this going forward.

Councilwoman Collins would like to see other areas of the city other than downtown get some attention. Not to be focused strictly on downtown.

There are neighborhoods that are not connected and would like to see more of this in subdivisions for a more walkability area.

## Recommendations:

- Let's not limit ourselves to Highway 92, what about 575/Sixes.
- 2028 Update may wish to consider a nodes/corridors approach to character areas.
- Do we need a study feasibility, or could it happen organically?
- Seek grant funding.
- Will likely require an update after 2028 Comprehensive Plan Update.

## Land Use Element – Short Term Work Program

- Public Art program/masterplan in process.
- Ridgewalk Overlay complete.
- Evaluation of Overlay Areas.
- Historic Preservation Planning.
- Affordable Housing.
- Connect the creeks.

Councilman Ake said that he would like to see placemaking projects outside of downtown. Create pocket parks, small projects that add uniqueness and character within the City.

Commissioner Roth spoke of his trip to Jekyll Island and would like to mention some ordinances that were spoke about at the convention: cell tower ordinances, adult entertainment ordinances, community housing (nontraditional personal care home), treatment centers, solar power needs or ordinances, manufactured homes, tiny houses, commercial vehicles parking yard ordinances. Woodstock seemed very advanced to other cities in the state.

How do we get to something attainable for a \$30,000 household in affordable housing.

## Housing

- Increase diversity in Downtown and citywide.
- Incentivize affordable.
- Transitions: Commercial to residential, single family to multi family, high intensity commercial to low intensity commercial.
- Accessory dwelling units.
- Strong housing market.
- High home values.
- Access to a mix of existing housing types and create affordable housing opportunities.



# ATTACHMENT A

The citywide housing study was completed in 2022. Commissioner Westrick stated there is some funding for studies to be conducted.

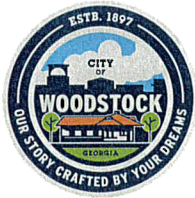
Build to rent subdivisions are in the code. These need to be purposeful with this type of development. All aspects need to be considered. We need to know it is build to rent as it goes through the process.

## **ITEM III. Adjournment**

1. Next meeting will be in March.

9:04 pm meeting adjourn.





## Planning Commission

City of Woodstock, GA  
 The Chambers at City Center - 8534 Main Street  
 770 592-6000 (Main) 770 592-6002 (City Clerk) 770 926-1375 (Fax)  
<http://www.woodstockga.gov>

~MINUTES~

**Thursday, May 4, 2023**

Planning Commission  
 7:00 PM

### ITEM 1) Call to Order

Attendee Name	Title	Status	Arrived
David Lundquist	Planning Commission Member	Present	
Ali Najafgholi	Planning Commission Member	Present	
Jennifer Lawrence	Planning Commission Member	Absent	
James Drinkard	Planning Commission Chair	Present	
Chase Roth	Planning Commission Member	Present	
David Westrick	Planning Commission Member	Present	
Brandon Williams	Planning Commission Member	Present	
Tracy Albers	Community Development Director	Present	
Sandy Henry	Deputy City Clerk	Present	
Niwana Ray	City Planner	Present	
Janis Steinbrenner	Engineering Manager	Present	
Brian Stockton	DDA	Present	
Colin Ake	Council Member Ward 3	Present	

### ITEM 2) Approval of Minutes

#### 2.1) Approval of Minutes - April 6, 2023

**Motion to approve by Commissioner Roth. Seconded by Commissioner Lundquist. All in favor. Motion passed 6-0.**

### ITEM 3) Public Hearings

#### 3.1) Public Hearing: CUP#074-23, 311 Gold Creek Trail

The City of Woodstock received an application for a Conditional Use Permit, submitted by Parks Huff on behalf of 011122 Dogwood, LLC at 311 Gold Creek Trail. The property is currently zoned GC (General Commercial) with Parkway Overlay. The CUP, if granted would allow for Automotive/Truck Sales, Service, Parts Rental use on the subject property for the operation of a short-term auto rental business.

The Development Process Committee recommends approval of the CUP with conditions of approval.

Ms. Ray presented CUP #074-23, 311 Gold Creek Trail to the commissioners.



- This is for a short-term auto rental – Automotive/Truck – Sales, Service, Parts, Rental
- 1,400 SF Single-story office building with 68 fleet/inventory parking spaces which 5 of those will be for employees.
- Car wash canopy on premises.
- Proposed condition to connect sidewalks.
- No streetscape required for Gold Creek Trail and Claremore Professional Parkway frontages.

Parks Huff presented for the applicant.

Open public hearing. No one signed up or was online to speak. The public hearing was closed.

**Motion to approve by Commissioner Roth. Seconded by Commissioner Williams. All in favor. Motion passed 6-0.**

#### **ITEM 4) Sign Waivers**

##### **4.1) SW#005-22, Lidl Grocery (Niwana Ray)**

Felicia Johnson, on behalf of Lidl Food Market, has applied for a Sign Waiver seeking relief from the code sections limiting total building sign size at Lidl Food Market, located at 11956 Highway 92 in the GC zoning district with Parkway Overlay.

DPC recommends approval of the sign waiver.

Ms. Ray presented SW#005-22 Lidl Grocery to the commissioners.

- Seeking relief from code section 6.4.12 applicable to 2 building signs.
- Each is 126 sf; logo is about 50%
- The sign they are asking to put on the building is the sign they use on all stores.

Felicia Johnson represents on behalf of Lidl Food Market.

**Commissioner Williams made a motion to deny. Commissioner Drinkard seconded. Motion failed. 5-1.**

**Motion to approve by Commissioner Roth. Seconded by Commissioner Westrick. All in favor. Motion passed 5-1.**

#### **ITEM 5) Presentations**

##### **5.1) Comprehensive Plan Update Work Session II (Tracy Albers)**

In this second study session, staff requests that the Steering Committee please come prepared to discuss sections of the Comprehensive Plan related to Economic Development (page 9; beginning on page 34) and Character Areas (beginning on page 74).

Mrs. Albers presented to the Commissioners the overview of the Comprehensive Plan.

- Will largely remain as-is.

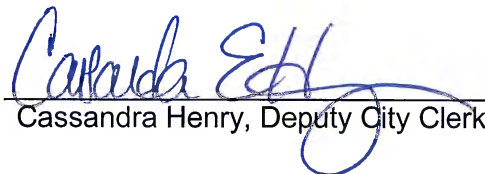


- Will update additional outdated information as budget allows.
- At year 5 the land use gets a bigger update; growth boundary map/ housekeeping.
- At year 5 focus will be to update the short-term work program.
- Goals/Policies: create and sustain a unique community identity and structure, provide increased mobility, promote spirit of inclusiveness, opportunity, and choice, land use patterns that promote connectivity, developments to promote the City's vision, needs to be a balance between The built and natural environment.
- Economic Development needs and opportunities.  
Needs – Increase proportion of commercial -to-residential land in City to make more robust, reliable tax revenue.  
Create opportunities for offices in the city to diversify commercial offerings and provide employment opportunities.  
Attract larger-scale employers that provide higher paying salaries.  
Encourage neighborhood commercial developments that provide daily necessities for residents.
- Recommendations: Make Woodstock synonymous with the arts. Capitalize on the growing culinary environment. Partner with Cherokee County Office of Economic Development (COED) in targeted business attraction and retention efforts. Partner with COED to address product development. Enhance marketing and Communication efforts. Continue to pursue desirable amenities. Develop 'economic gardening' programs that invest resources to encourage entrepreneurship and grow creative and knowledge-based businesses. Assemble and market opportunities for redevelopment along the SR 92 corridor. Follow Woodstock Now Economic Development Strategic Program of Work.
- Wild Cat – major employment areas, professional and corporate offices, regional offices, and medical complexes. Mixed-use and multifamily are secondary uses that are integrated into or complementary to employment centers.

**ITEM 7) Adjournment**

Adjourn at 9:08 pm

As Approved on June 1, 2023.

  
Cassandra Henry, Deputy City Clerk



# Public Outreach Event

Goals & Policies	Still Relevant As Written	No Longer Relevant	Needs Modification
Continue to Create and Sustain A Unique Community Identity and Structure			
Policies			
All new development should contribute to an overall sense of community.	0	0	0
Encourage the continued redevelopment of the urban core as the symbolic heart of the city.	0	0	0
Expand and strengthen the downtown by building on its current successes and small town atmosphere	0	0	0
Increase the viability of live, work and entertainment choices within the downtown area.	0	0	0
Attract a mix of businesses that will continue to make downtown a destination	0	0	0
Ensure that retail and commercial development will support tax base	0	0	0
Encourage rooftop gardens and restaurants, entertainment venues, education center, and mixed use development	0	0	0



# Public Outreach Event

Goals & Policies	Still Relevant As Written	No Longer Relevant	Needs Modification
Create A Wide Range of Economic Development Initiatives			
Policies			
Expand and diversify the city's economic base to provide employment opportunities for the residents and enhance the city's tax base.	0	0	0
Encourage neighborhood-serving retail and services in communities identified as appropriate through the Future Development Map	0	0	0
Encourage new non-residential, mixed-use development in areas where designated appropriate through the Future Development Map	0	0	0
Encourage office, commercial and light industrial employment opportunities in appropriate locations	0	0	0
Encourage and promote clean, high tech industrial development that strengthens the economic base of the community and minimizes air and water pollution.	0	0	0
Coordinate with State and County agencies and organizations to attract major economic development opportunities.	0	0	0
Accommodate and promote the development of quality and appropriate housing to develop a strong workforce to help support and attract economic development opportunities	1	0	0



# Public Outreach Event

Goals & Policies	Still Relevant	No Longer Relevant	Needs Modification
There Needs to be a Balance Between the Built and Natural Environment			
Policies			
Ensure that development proposals are environmentally responsible.	1	0	0
Support green architecture and green infrastructure.	1	0	0
Encourage and incentivize environmentally friendly construction and developments through incentives for Earthcrafts and LEED certifications.	2	0	0
Encourage the provision of rainwater harvesting areas and xeriscaping to promote water conservation.	1	0	0
Implement a land use plan that promotes an urban area in order to conserve sensitive and/or undeveloped land	2	0	0



# Public Outreach Event

Goals & Policies	Still Relevant As Written	No Longer Relevant	Needs Modification
Land Use Patterns that Promote Connectivity			
Policies			
Improve traffic flow in and around the downtown area and overall citywide connectivity.	0	0	0
Encourage mixed-use and traditional development so that they reflect the character areas in the Future Development Map	2	0	0
Create “walkable neighborhoods.”	3	0	0
Neighborhoods should be within easy walking distance of such destination points as local-serving stores and offices, schools, parks or other civic uses.	0	0	0
Promote development that is pedestrian-oriented, community-centered and minimizes vehicular trips.	1	0	0
All projects should connect to existing and proposed adjacent uses through the use of easements, pedestrian connectivity or roadway connectivity as appropriate.	1	0	0
Encourage mixed-use and a balance of residential and nonresidential uses to promote internal connectivity.	0	0	0



# Public Outreach Event

Goals & Policies	Still Relevant As Written	No Longer Relevant	Needs Modification
Promote a Spirit of Inclusiveness, Opportunity, and Choice			
Policies			
Encourage a range of housing opportunities and choices.	2	0	0
Integrate housing into mixed-use and traditional development as appropriate through the Future Development Map	1	0	0
Ensure that land development is predictable, fair and cost effective	1	0	0
As employment opportunities diversify in and around Woodstock, ensure adequate amounts, types and densities of housing needed to support desired commercial and industrial growth.	4	0	0
Promote unique aspects of Woodstock in order to promote inclusivity	2	0	0



# Public Outreach Event

Goals & Policies	Still Relevant As Written	No Longer Relevant	Needs Modification
Developments Should Promote the City's Vision			
Policies			
Community aesthetics, site and building design all add to the quality of life in Woodstock	1	0	0
Focus development within the urban core and surrounding Urban Living Character Areas.	0	0	0
Promote the unique aspects of Woodstock in order to overcome past negative perceptions, or a feeling that Woodstock is just another suburb.	1	0	0
Promote a balance of residential and nonresidential development in mixed-use communities at various scales.	1	0	0
The creation of civic buildings or public spaces should be part of each Character Area and incorporated into new development.	0	0	0
Encourage new development to focus on the pedestrian.	1	0	0
Ensure that new development proposals complement Woodstock's existing architectural style and scale of development.	0	0	0
Encourage growth in areas where it will be the most beneficial to the city, and discourage growth where the overall impact on the public will be negative.	1	0	0



# Public Outreach Event

Goals & Policies	Still Relevant As Written	No Longer Relevant	Needs Modification
Provide Increased Mobility			
Policies			
Transportation facilities should be designed to be context-sensitive, specifically through developing cross sections that are appropriate with both the character area and land uses they serve	1	0	0
A variety of thoroughfares should be designed to be equitable to the pedestrian, bicycle and automobile.	2	0	0
Streets in residential, mixed-use, and other urban areas should be designed for lower speeds to encourage urban life and community interaction.	2	0	0
Public facilities and infrastructure should be able to support new development and redevelopment efforts, particularly with respect to circulation, access and linkages.	1	0	0
Establish a transportation network that will enable the safest and most efficient movement of people and goods.	1	0	0



# Public Outreach Event

Goals & Policies	Still Relevant As Written	No Longer Relevant	Needs Modification
Accommodate Growth While Creating a Sustainable Community and Implimenting the Vision			
Policies			
Ensure that future land use and development decisions are consistent with long range planning goals and that such decisions promote the Vision of the community	1	0	0
Look at new development proposals comprehensively: Benefit to the City overall, the character area; the neighborhood in which it will be located; existing and proposed adjacent land uses; the availability of infrastructure; and funding to provide services and a high quality of life.	2	0	0
All new development and redevelopment should adhere to standards of design that add to the aesthetic, environmental, and economic benefit of the City and incorporate design and site elements that address the City's vision	0	0	0
Protect the capacity of major thoroughfares though village development and connectivity techniques	0	0	1
Public facilities and infrastructure should be able to support new development and redevelopment efforts, particularly in the areas of circulation, access, connectivity and linkages.	0	0	1
Ensure that adequate public services and community facilities are provided in an efficient and cost effective manner	1	0	1
Achieve efficiency in maximizing beneficial growth while minimizing the burden on existing residents	1	0	0
Encourage growth in areas where it will be the most beneficial to the city, and discourage growth where the overall impact on the public will be negative.	2	1	0



# Public Outreach Event Results

Need/Opportunities	Agree
<b>Land Use</b>	
<b>Need</b>	
Create opportunities for attracting businesses and flex office space in the City to diversify commercial offerings and provide employment opportunities.	1
Encourage commerce developments that provide daily necessities.	2
Create a balance of residential, commercial, industrial, and office land use	1
Increase access to grocers and markets downtown.	1
<b>Opportunities</b>	
Use zoning ordinances to ensure that new development compliments existing and historic character.	2
Opportunity to collaborate with Holly Springs and Cherokee County to develop a strong employment center at Sixes/575	0
Preserve historic structures	1
Create more public realm, and enhance existing public space, including family-focused amenities throughout the Woodstock community	2
Use Downtown Woodstock as a successful precedent/catalyst for more walkable areas in other parts of Woodstock	3



# Public Outreach Event Results

Need/Opportunities	Agree
<b>Transportation</b>	
<b>Needs</b>	
Address regional roadways to provide for efficient traffic flow in and out of Woodstock.	0
Continue to add interconnected roadways to create a robust transportation system throughout the City, especially in and around Downtown	1
Coordinate with state and regional partners to establish and advance transit service connecting the city of Woodstock with the broader region	0
Investigate effective ways to incorporate Personal Transportation Vehicles (PTVs) such as golf carts into the city's existing transportation network	0
Continue to assess traffic patterns and address demands accordingly	1
<b>Opportunities</b>	
Leverage the City's Complete Streets policy, design guidelines, existing walkability, and infrastructure investments to expand the range of walkable places and promote alternative transportation	0
Increase awareness of Downtown parking options for day-to-day use and for events through increased marketing strategies	1
Seek out options to increase parking availability in the Downtown area	1
Embed recommendations from SMART Woodstock into transportation planning, parking management, and implementation efforts	0
Promote land use and transportation coordination to improve future mobility, particularly through alternative modes and mixed uses	1
Develop Public-Private Partnerships to advance transportation goals	0
Collaborate with partner agencies such as ARC, GDOT, Cherokee County, and utility organizations, to deliver transportation projects	0



# Public Outreach Event Results

Need/Opportunities	Agree
<b>PR &amp; Communications</b>	
<b>Needs</b>	
Improve engagement between City government and residents to increase participation	0
Improved dissemination of information	0
More consistent social media presence across City departments	0
Focus on excellent and open communication to encourage civic engagement	0
<b>Opportunities</b>	
Improve engagement between City government and residents to increase participation	0
Enhance communication between City departments	0
Streamline dissemination of information to the public	0
Investigate mechanisms to utilize SMART technology to collect ideas and data, and provide communication to Woodstock residents	0



# Public Outreach Event Results

Need/Opportunities	Agree
<b>Parks &amp; Recreation</b>	
<b>Needs</b>	
Increase access to outdoor recreation as natural spaces become developed	2
Add family-centered recreation opportunities downtown	2
Expand trail system to increase connectivity within Woodstock, enhance parks and recreation opportunities, and integrate with Connect the Creeks	3
Improve existing park spaces to increase value	2
<b>Opportunities</b>	
Enhance and preserve existing tree canopy	1
Engage arts community and help establish arts communities throughout the city	1
Investigate strategies for increasing parks and recreation opportunities by expanding Dupree Park	2
Determine opportunities to enhance parks and recreation services through the Woodstock community	1



# Public Outreach Event Results

Need/Opportunities	Agree
<b>Economic Development</b>	
<b>Needs</b>	
Increase proportion of commercial-to-residential land in City to make more robust, reliable tax revenue	2
Create opportunities for office in the city to diversify commercial offerings and provide employment opportunities	1
Attract larger-scale employers that provide higher paying salaries	1
Encourage neighborhood commercial developments that provide daily necessities for residents	1
<b>Opportunities</b>	
Utilize access to existing regional transportation corridors to attract business and residents	1
Utilize existing rental housing to attract major employers	1
Increase time economic development staff spends actively building prospective relationships	0
Opportunity to collaborate with Holly Springs and Cherokee County to develop a strong employment center at Sixes/575	1
Leverage the City's arts community as a mechanism to enhance economic development	1
Seek opportunities to integrate the City's Economic Development Plan with other planning activities	0



# Public Outreach Event Results

Need/Opportunities	Agree
<b>Housing</b>	
<b>Needs</b>	
Increase variation in housing stock, including new residential options in the greater downtown area	0
Incentivize the creation of affordable housing in the city	0
Encourage transition between intensity and density of different types of residential development	0
A diversity of housing types, neighborhood types, densities, and price ranges	0
Use jobs-housing balance as metric for determining housing needs	0
<b>Opportunities</b>	
Consider permitting accessory buildings/accessory dwelling units to incentivize density to existing neighborhoods	0
Strong housing market will allow creation of additional residences with high-quality neighborhood design	0
High home values relative to some nearby peer cities, indicating strong desirability and market	0
Access to a mix of existing housing types and a strong residential development market provide opportunities to find and create affordable housing options throughout the city	0
Tie into potential development of nodes and corridors for high density residential development	1



# Public Outreach Event Results

Need/Opportunities	Agree
<b>Sustainability</b>	
<b>Needs</b>	
Take steps to preserve existing natural spaces within the city	1
Incentivize preservation of existing, worthy buildings within the city	0
Continued promotion of sustainability awareness among citizens and employees	0
Reduce dependence on automobile and fossil fuels	1
Provide and incentivize recycling for both residents and businesses	1
Reduce the carbon footprint of City operations	1
<b>Opportunities</b>	
Encourage alternative stormwater management techniques	0
Encourage solar/clean energy in development	1
Save public and private financial resources by investing in and encouraging sustainable cost saving measures	0
Further the construction of green architecture and green infrastructure	1



# Comprehensive Plan Update Questionnaire

coverPage

- The City of Woodstock is updating the 2018 Comprehensive Plan, its blueprint for growth and...

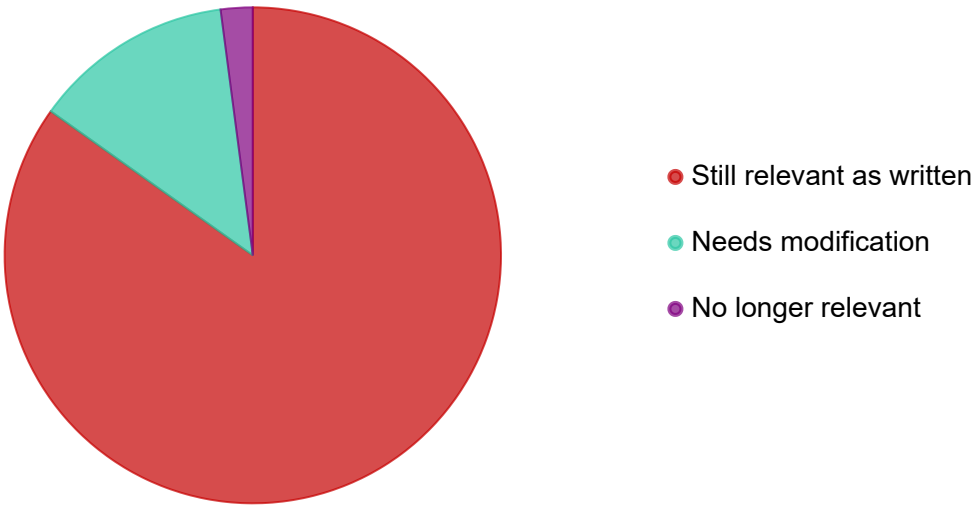
There are no answers to this question yet.

Continue to create and sustain a unique community identity and structure

- Are these policies and goals still relevant?*

There are no answers to this question yet.

- 1. All new development should contribute to an overall sense of community.



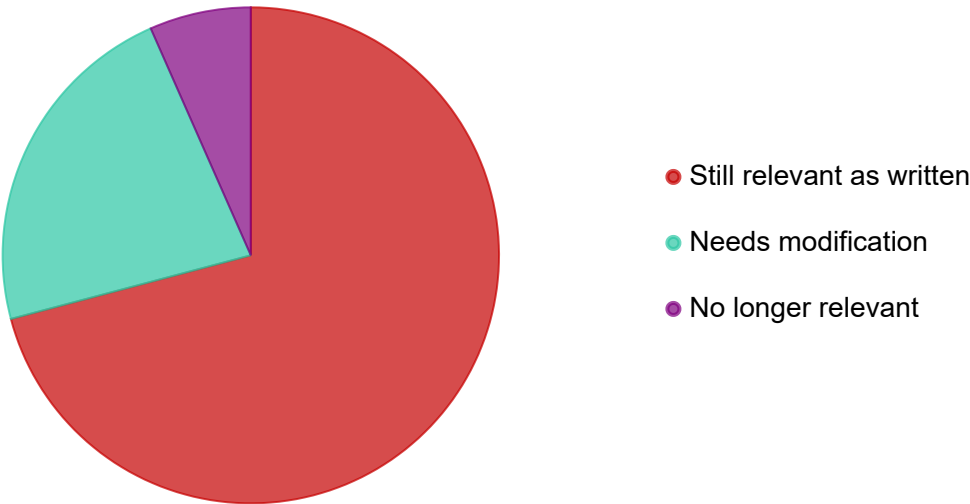
Answers	Count	Percentage
Still relevant as written	286	84.87%
Needs modification	44	13.06%



No longer relevant	7	2.08%
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Answered: 337 Skipped: 0

o 2. Encourage the continued redevelopment of the urban core as the...

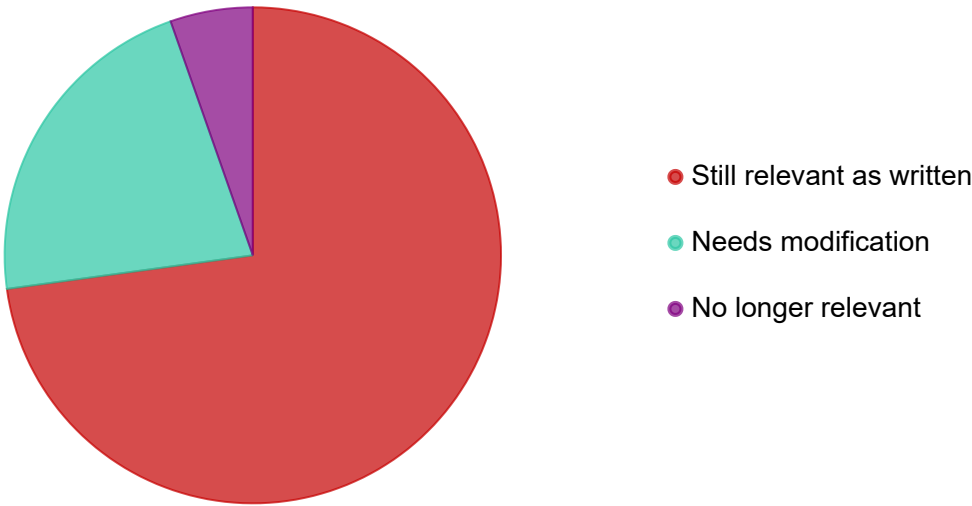


Answers	Count	Percentage
Still relevant as written	236	70.03%
Needs modification	75	22.26%
No longer relevant	22	6.53%

Answered: 333 Skipped: 4

o 3. Expand and strengthen the downtown by building on its current...



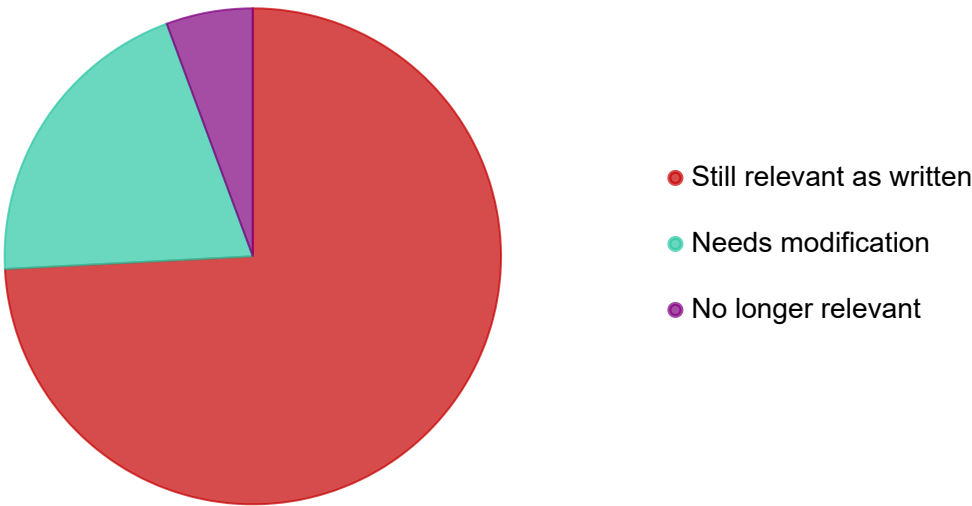


Answers	Count	Percentage
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Still relevant as written	244	72.4%
Needs modification	73	21.66%
No longer relevant	18	5.34%

Answered: 335 Skipped: 2

4. Increase the viability of live, work and entertainment choices within the...

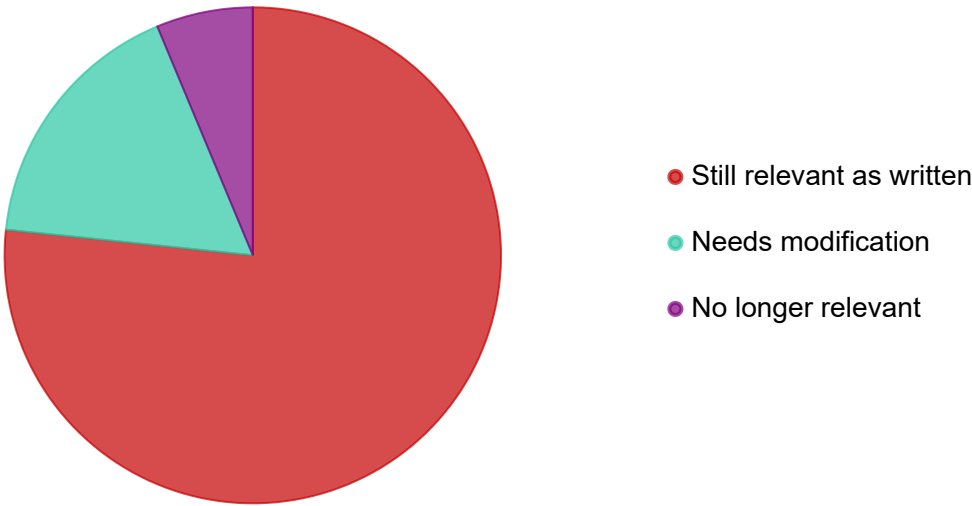




Answers	Count	Percentage
Still relevant as written	250	74.18%
Needs modification	68	20.18%
No longer relevant	19	5.64%

Answered: 337 Skipped: 0

o 5. Attract a mix of businesses that will continue to make downtown a...

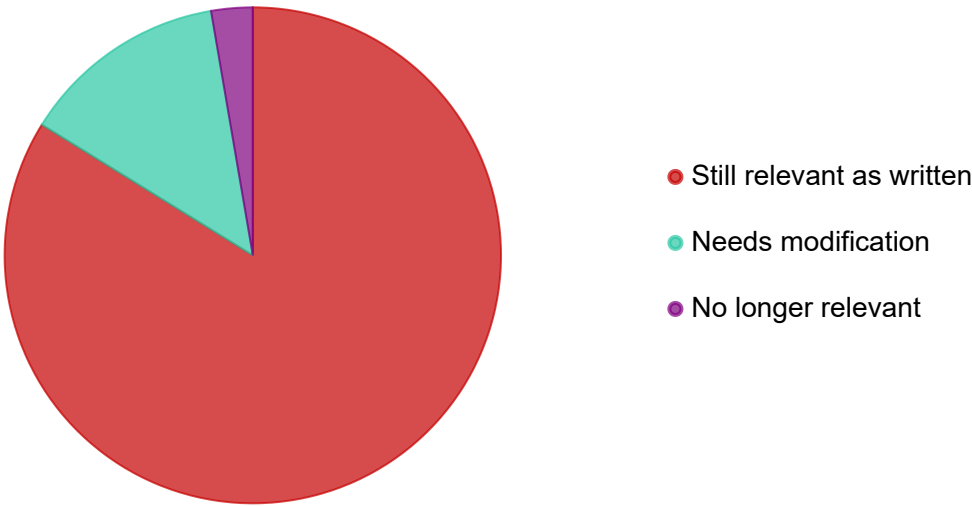


Answers	Count	Percentage
Still relevant as written	256	75.96%
Needs modification	57	16.91%
No longer relevant	21	6.23%

Answered: 334 Skipped: 3

o 6. Ensure that retail and commercial development will support tax base.

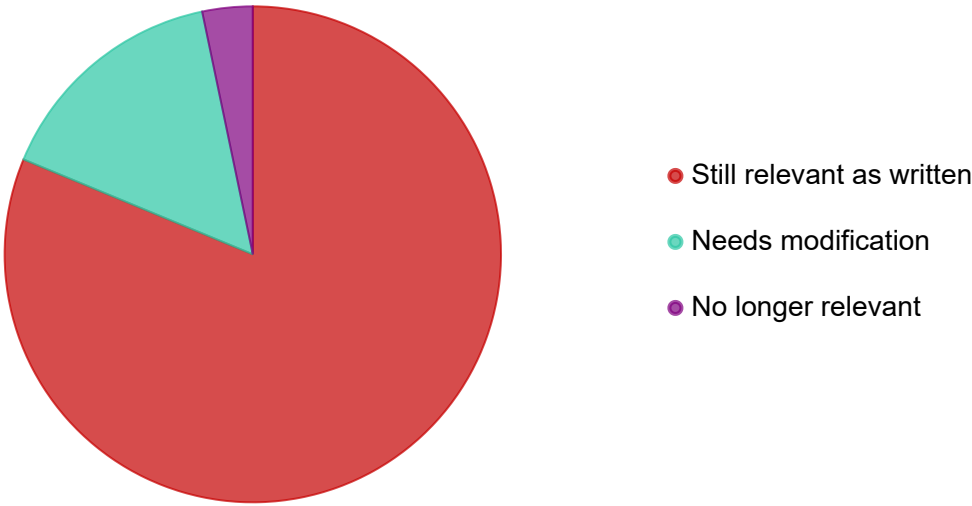




Answers	Count	Percentage
Still relevant as written	280	83.09%
Needs modification	45	13.35%
No longer relevant	9	2.67%

Answered: 334 Skipped: 3

7. Encourage rooftop gardens and restaurants, entertainment venues,...





Answers	Count	Percentage
Still relevant as written	273	81.01%
Needs modification	52	15.43%
No longer relevant	11	3.26%

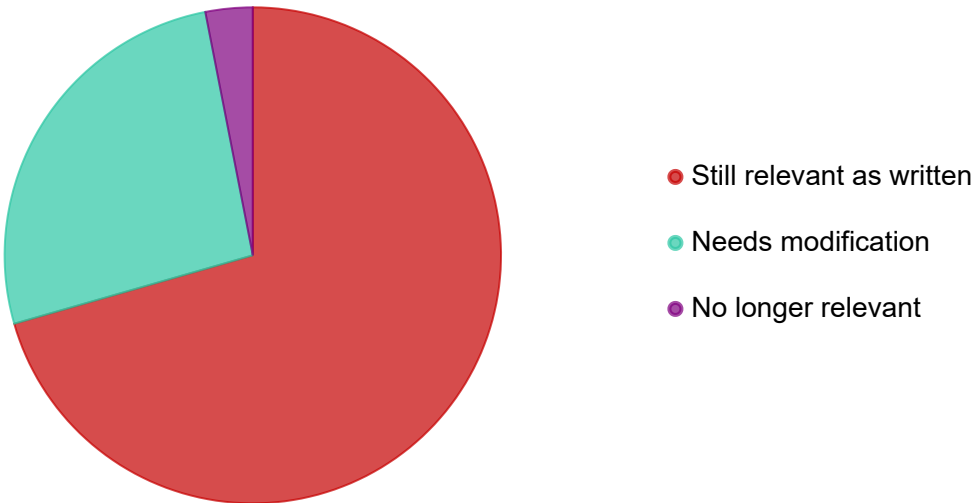
Answered: 336 Skipped: 1

Provide increased mobility

○ Are these policies and goals still relevant?

There are no answers to this question yet.

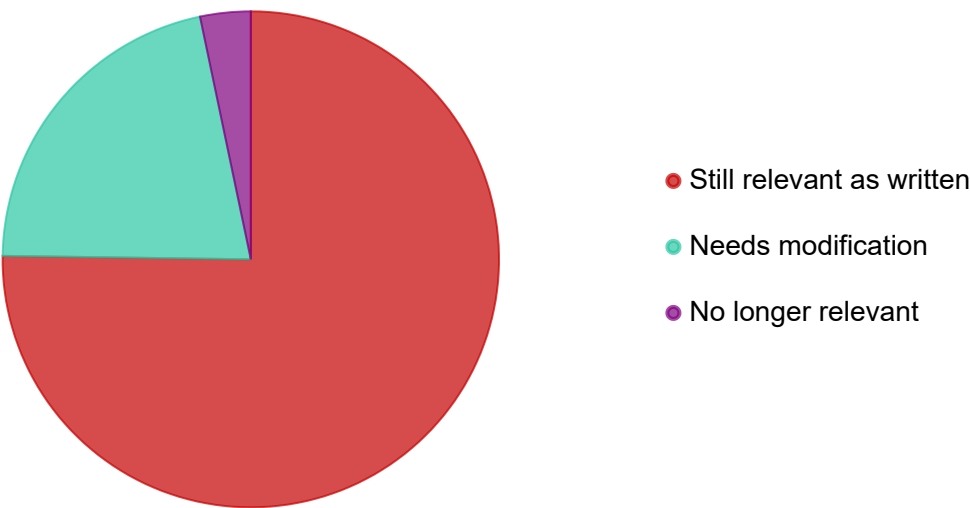
○ 1. Transportation facilities should be designed to be context-sensitive,...



Answers	Count	Percentage
Still relevant as written	230	68.25%
Needs modification	86	25.52%
No longer relevant	10	2.97%



2. A variety of thoroughfares should be designed to be equitable to the...

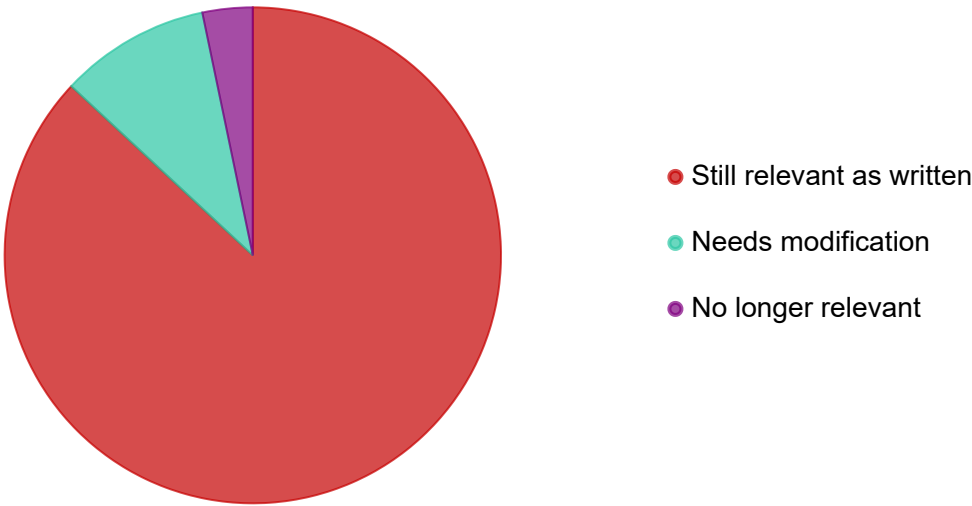


Answers	Count	Percentage
Still relevant as written	252	74.78%
Needs modification	72	21.36%
No longer relevant	11	3.26%

Answered: 335 Skipped: 2

3. Streets in residential, mixed-use, and other urban areas should be...

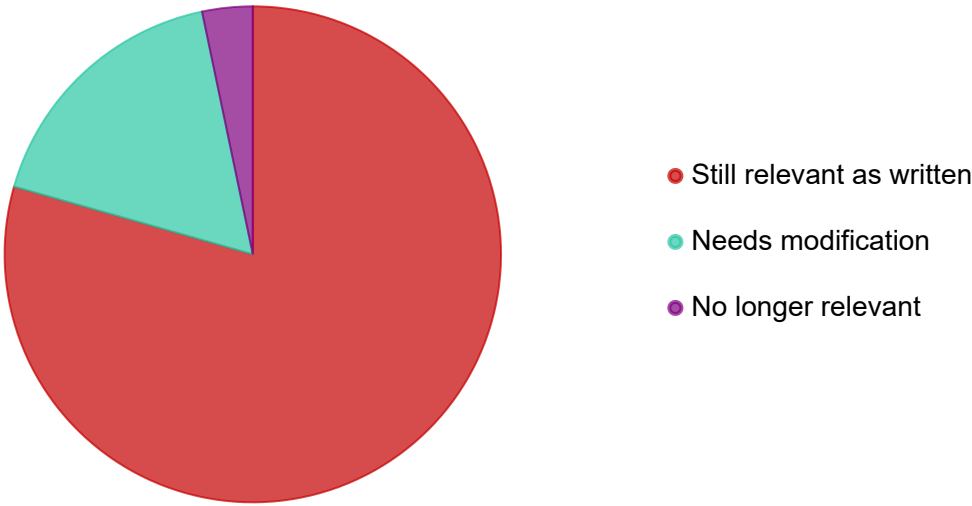




Answers	Count	Percentage
Still relevant as written	293	86.94%
Needs modification	33	9.79%
No longer relevant	11	3.26%

Answered: 337 Skipped: 0

4. Public facilities and infrastructure should be able to support new...

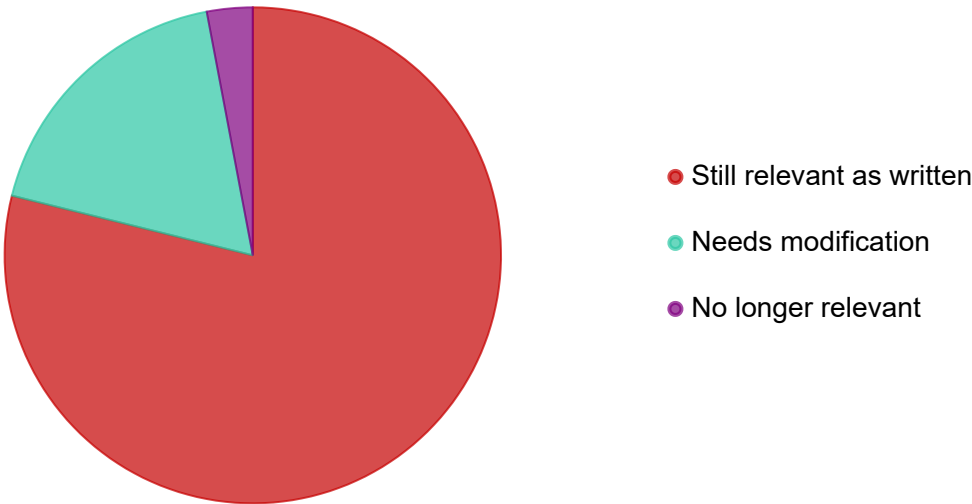




Answers	Count	Percentage
Still relevant as written	266	78.93%
Needs modification	58	17.21%
No longer relevant	11	3.26%

Answered: 335 Skipped: 2

o 5. Establish a transportation network that will enable the safest and most...



Answers	Count	Percentage
Still relevant as written	265	78.64%
Needs modification	61	18.1%
No longer relevant	10	2.97%

Answered: 336 Skipped: 1

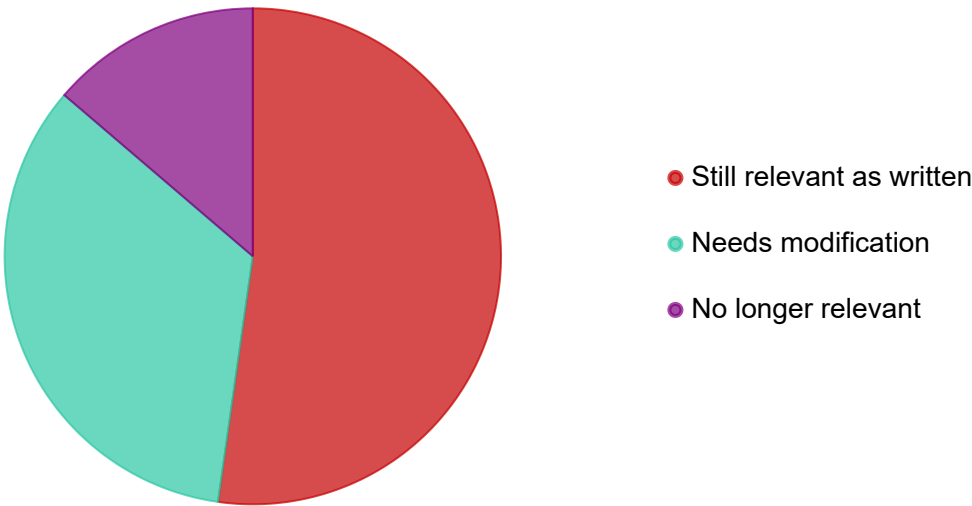
Promote a spirit of inclusiveness, opportunity, and choice

o Are these policies and goals still relevant?

There are no answers to this question yet.



o 1. Encourage a range of housing opportunities and choices.

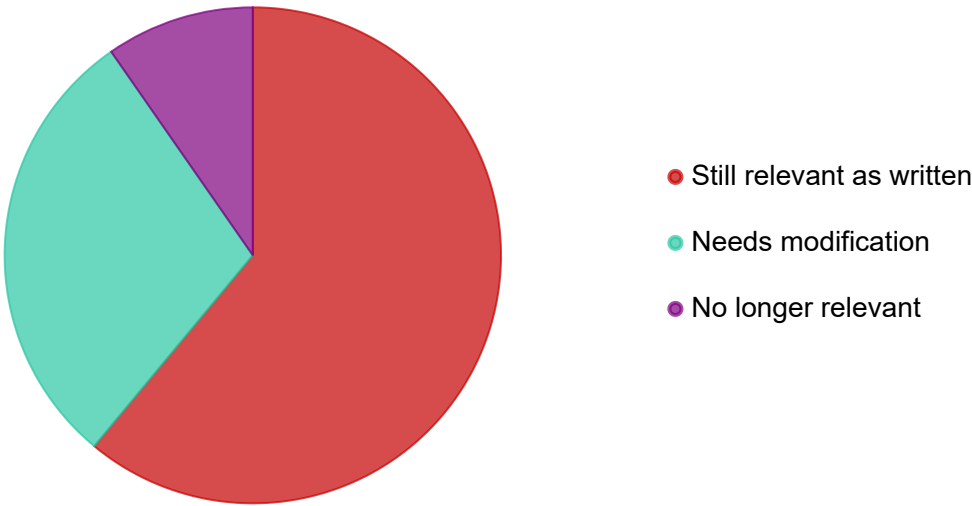


Answers	Count	Percentage
Still relevant as written	175	51.93%
Needs modification	114	33.83%
No longer relevant	46	13.65%

Answered: 335 Skipped: 2

o 2. Integrate housing into mixed-use and traditional development as...

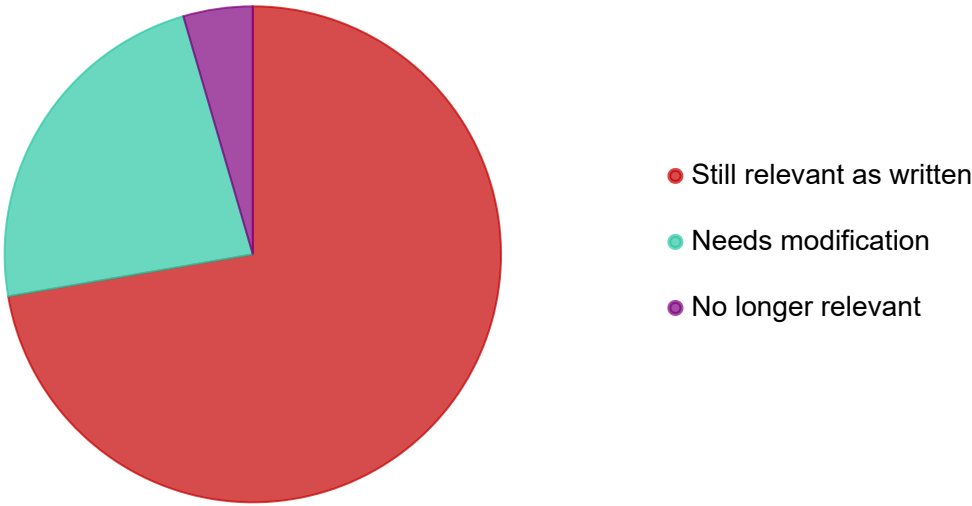




Answers	Count	Percentage
Still relevant as written	202	59.94%
Needs modification	97	28.78%
No longer relevant	32	9.5%

Answered: 331 Skipped: 6

3. Ensure that land development is predictable, fair and cost effective.

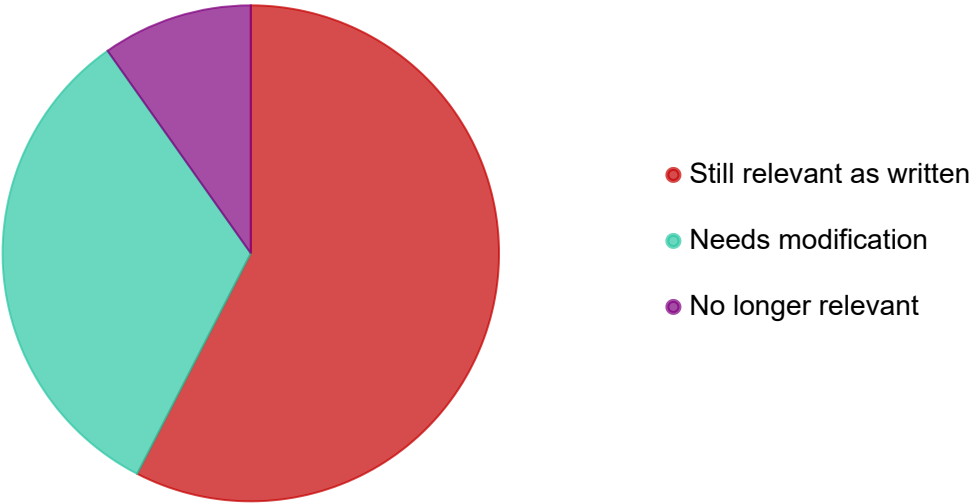




Answers	Count	Percentage
Still relevant as written	240	71.22%
Needs modification	77	22.85%
No longer relevant	15	4.45%

Answered: 332 Skipped: 5

4. As employment opportunities diversify in and around Woodstock, ensu...

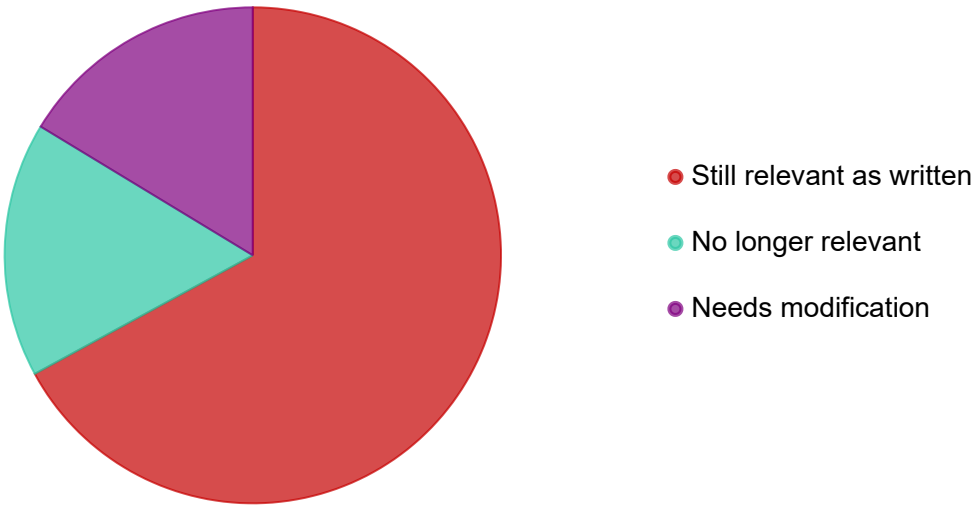


Answers	Count	Percentage
Still relevant as written	194	57.57%
Needs modification	110	32.64%
No longer relevant	33	9.79%

Answered: 337 Skipped: 0

5. Promote unique aspects of Woodstock in order to promote inclusivity.





Answers	Count	Percentage
Still relevant as written	222	65.88%
No longer relevant	55	16.32%
Needs modification	54	16.02%

Answered: 331 Skipped: 6

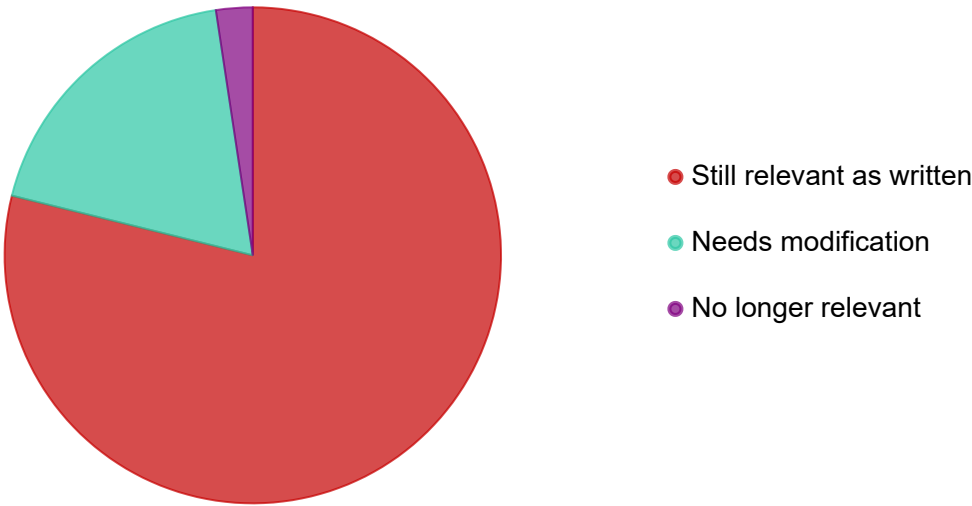
Land use patterns that promote connectivity

○ Are these policies and goals still relevant?

There are no answers to this question yet.

○ 1. Improve traffic flow in and around the downtown area and overall...

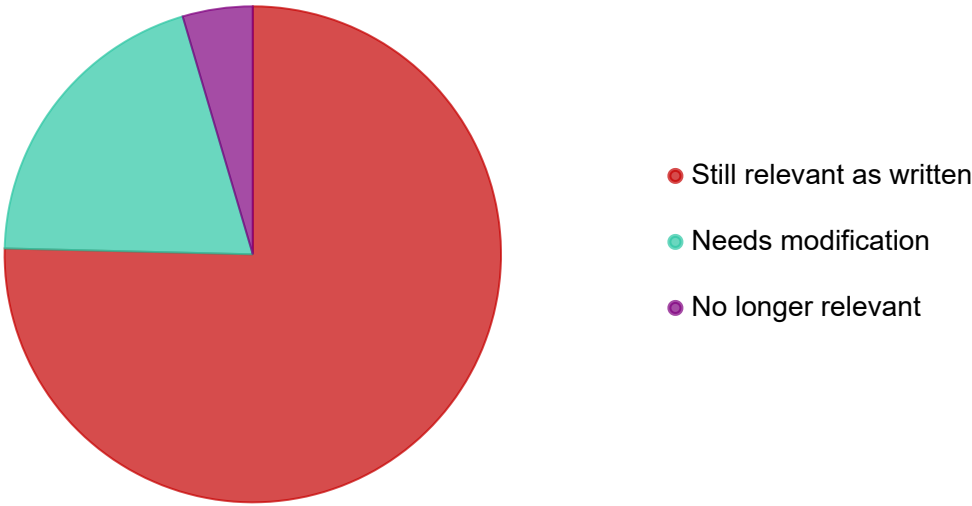




Answers	Count	Percentage
Still relevant as written	265	78.64%
Needs modification	63	18.69%
No longer relevant	8	2.37%

Answered: 336 Skipped: 1

2. Encourage mixed use and traditional development so that they reflect t...

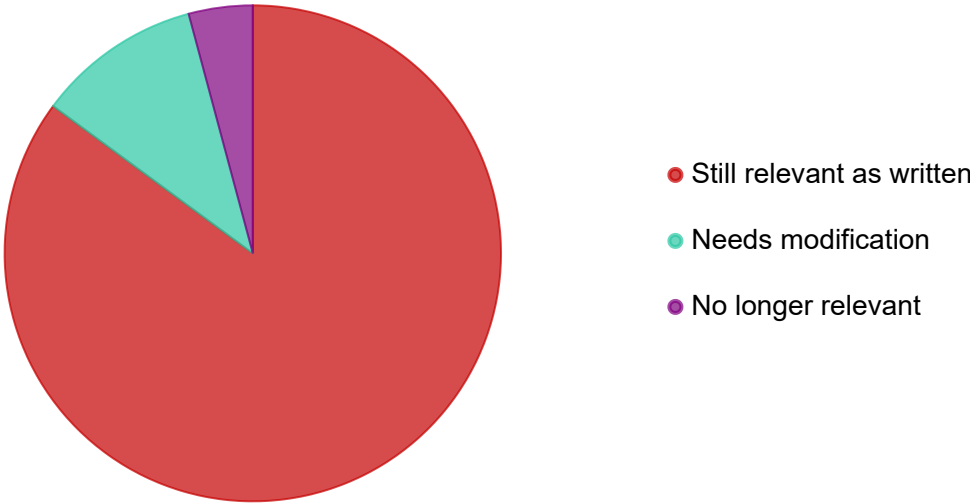




Answers	Count	Percentage
Still relevant as written	248	73.59%
Needs modification	66	19.58%
No longer relevant	15	4.45%

Answered: 329 Skipped: 8

o 3. Create "walkable neighborhoods."

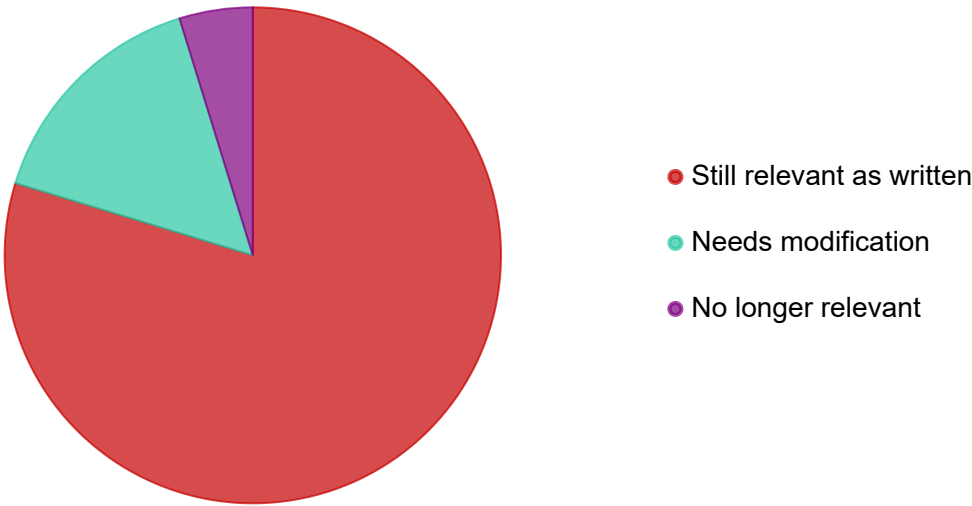


Answers	Count	Percentage
Still relevant as written	286	84.87%
Needs modification	36	10.68%
No longer relevant	14	4.15%

Answered: 336 Skipped: 1

o 4. Neighborhoods should be within easy walking distance of such...

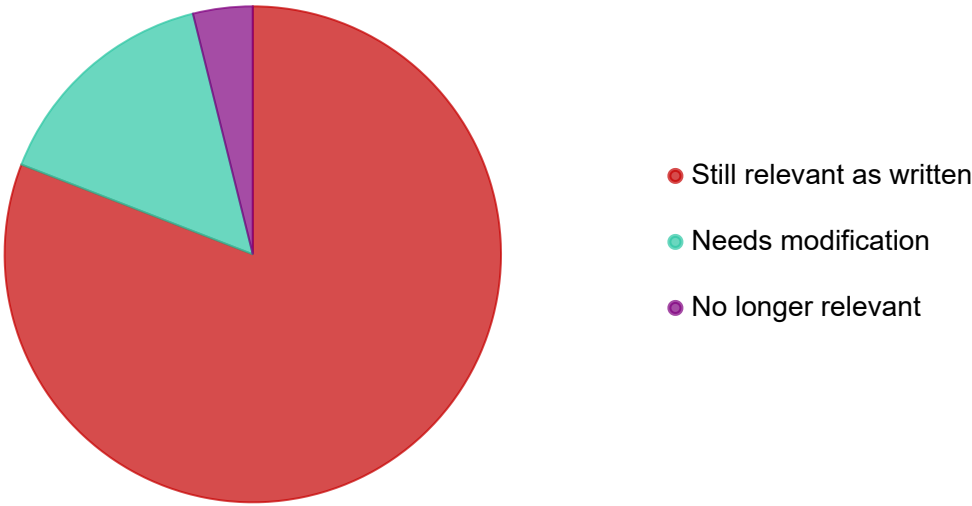




Answers	Count	Percentage
Still relevant as written	267	79.23%
Needs modification	52	15.43%
No longer relevant	16	4.75%

Answered: 335 Skipped: 2

o 5. Promote development that is pedestrian-oriented, community-centered...

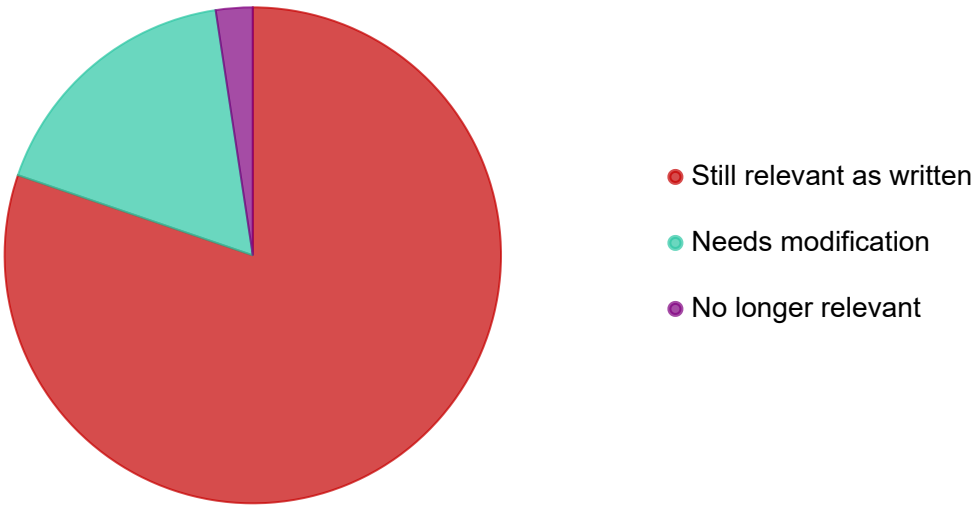




Answers	Count	Percentage
Still relevant as written	271	80.42%
Needs modification	51	15.13%
No longer relevant	13	3.86%

Answered: 335 Skipped: 2

o 6. All projects should connect to existing and proposed adjacent uses...

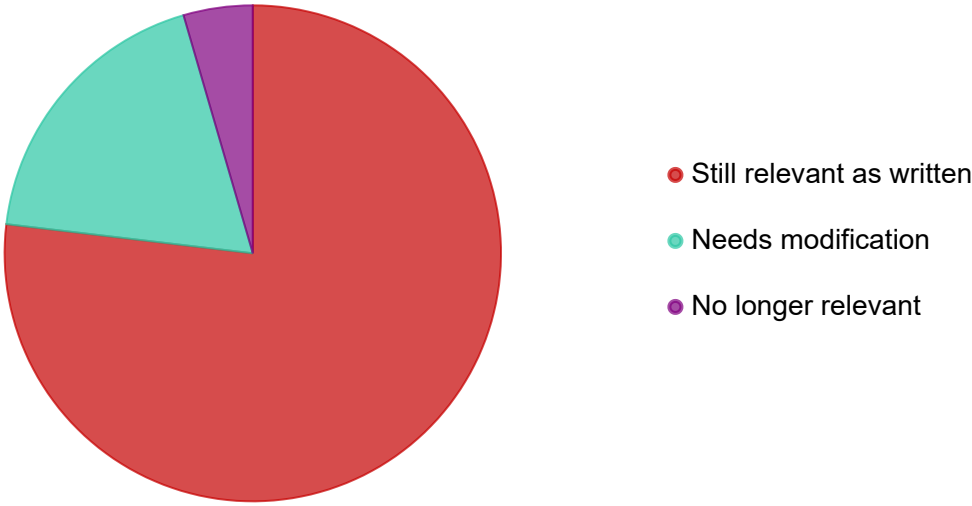


Answers	Count	Percentage
Still relevant as written	268	79.53%
Needs modification	58	17.21%
No longer relevant	8	2.37%

Answered: 334 Skipped: 3

o 7. Encourage mixed-use and a balance of residential and nonresidential...





Answers	Count	Percentage
Still relevant as written	256	75.96%
Needs modification	62	18.4%
No longer relevant	15	4.45%

Answered: 333 Skipped: 4

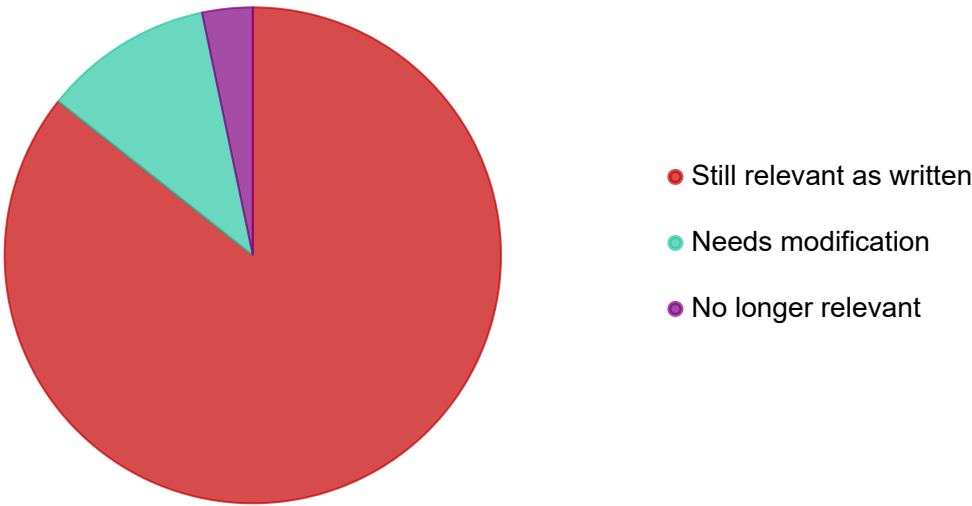
Developments should promote the City's vision

○ Are these policies and goals still relevant?

There are no answers to this question yet.

○ 1. Community aesthetics, site and building design all add to the quality of...

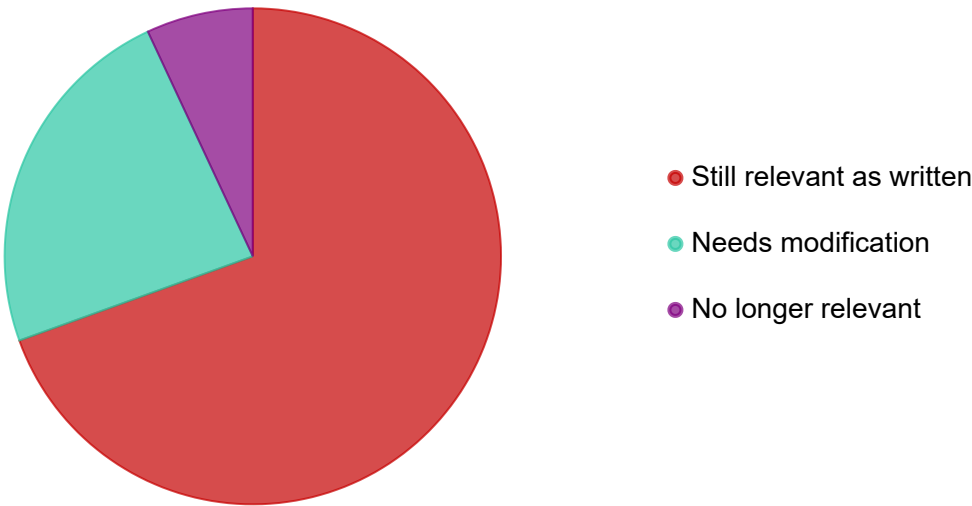




Answers	Count	Percentage
Still relevant as written	287	85.16%
Needs modification	37	10.98%
No longer relevant	11	3.26%

Answered: 335 Skipped: 2

2. Focus development within the urban core and surrounding Urban Livin...

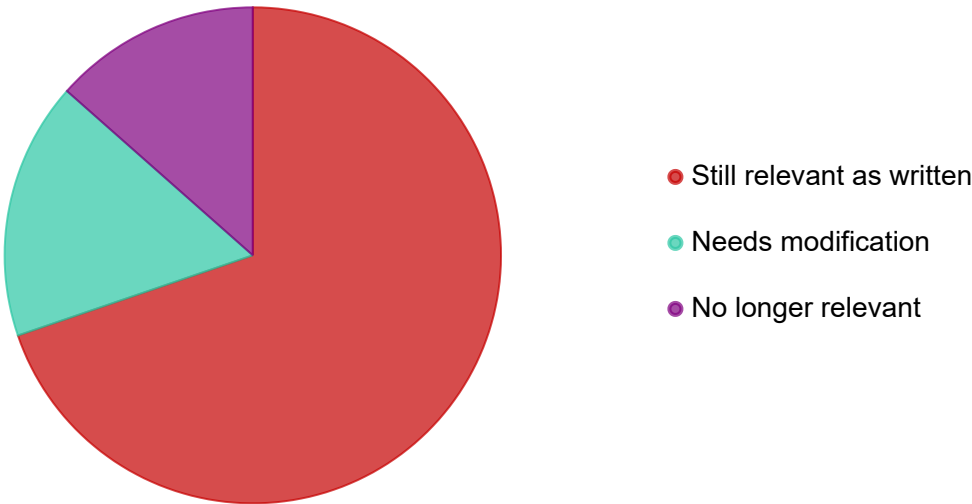




Answers	Count	Percentage
Still relevant as written	230	68.25%
Needs modification	78	23.15%
No longer relevant	23	6.82%

Answered: 331 Skipped: 6

o 3. Promote the unique aspects of Woodstock in order to overcome past...

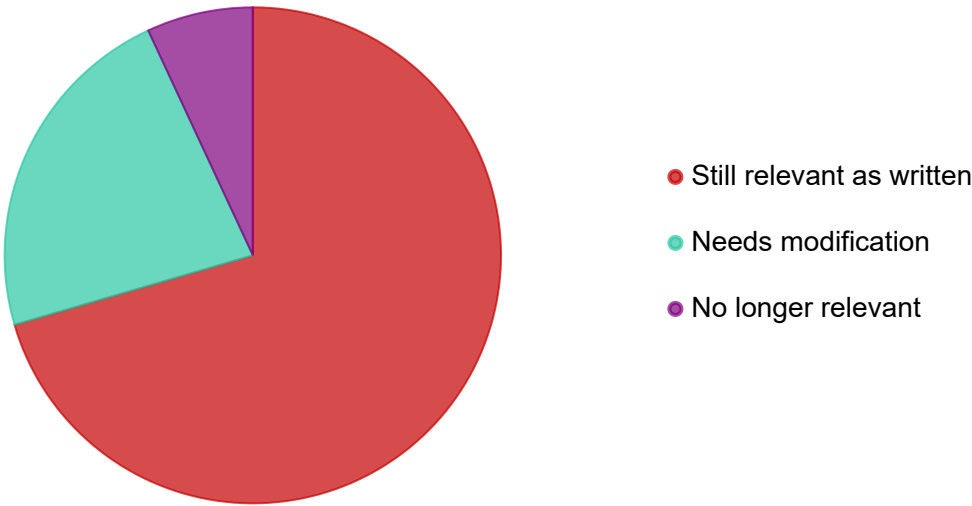


Answers	Count	Percentage
Still relevant as written	233	69.14%
Needs modification	56	16.62%
No longer relevant	45	13.35%

Answered: 334 Skipped: 3

o 4. Promote a balance of residential and nonresidential development in...

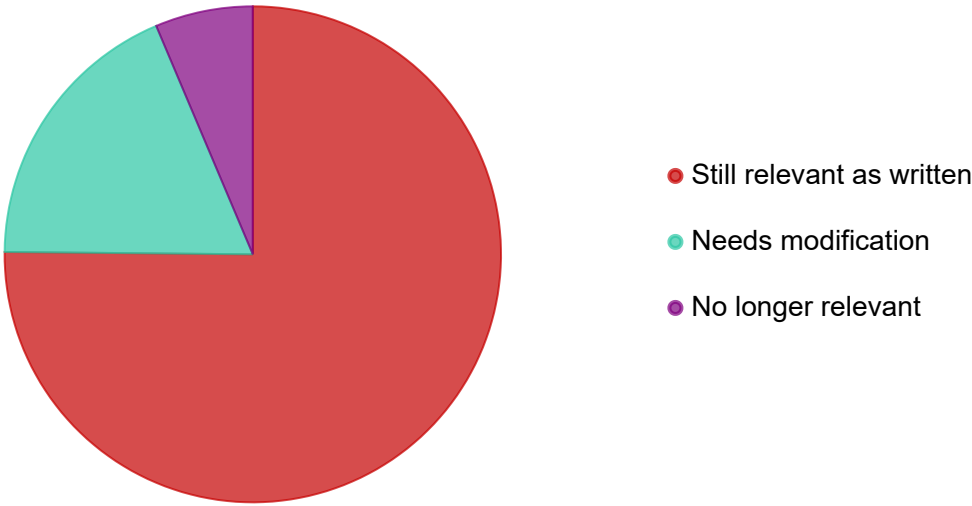




Answers	Count	Percentage
Still relevant as written	234	69.44%
Needs modification	75	22.26%
No longer relevant	23	6.82%

Answered: 332 Skipped: 5

5. The creation of civic buildings or public spaces should be part of each...

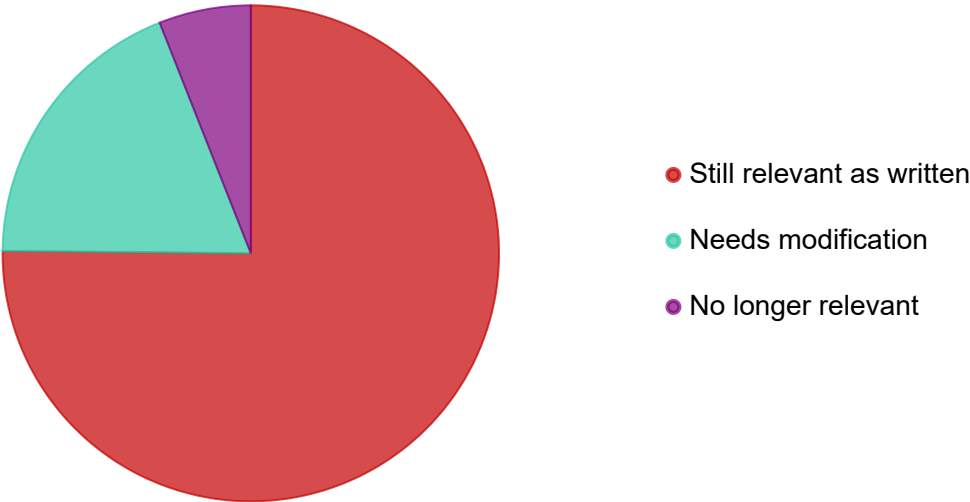




Answers	Count	Percentage
Still relevant as written	248	73.59%
Needs modification	61	18.1%
No longer relevant	21	6.23%

Answered: 330 Skipped: 7

o 6. Encourage new development to focus on the pedestrian.

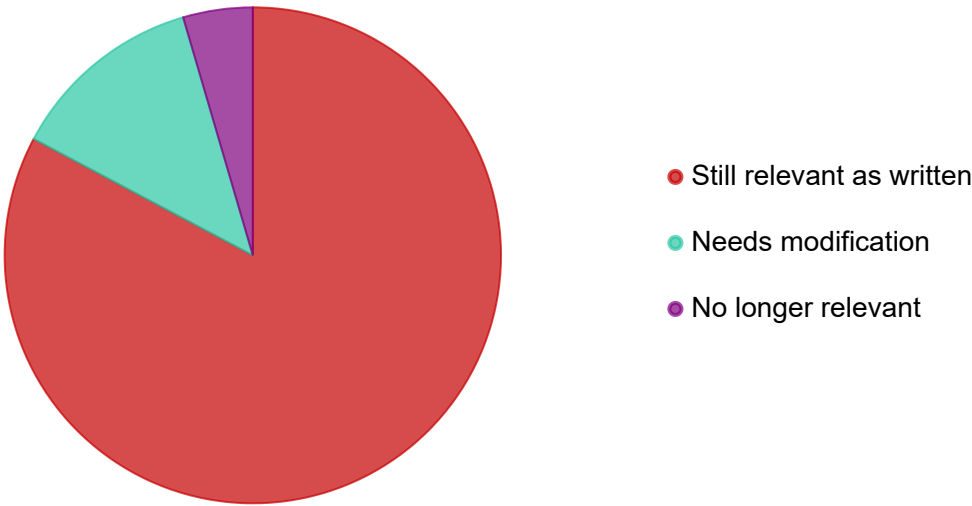


Answers	Count	Percentage
Still relevant as written	251	74.48%
Needs modification	63	18.69%
No longer relevant	20	5.93%

Answered: 334 Skipped: 3

o 7. Ensure that new development proposals complement Woodstock's...

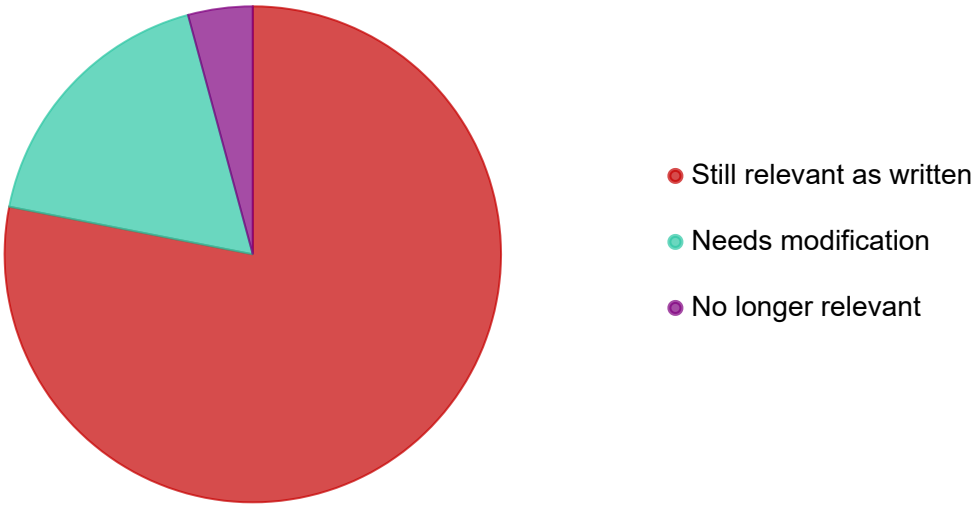




Answers	Count	Percentage
Still relevant as written	274	81.31%
Needs modification	42	12.46%
No longer relevant	15	4.45%

Answered: 331 Skipped: 6

8. Encourage growth in areas where it will be the most beneficial to the cit...





Answers	Count	Percentage
Still relevant as written	260	77.15%
Needs modification	59	17.51%
No longer relevant	14	4.15%

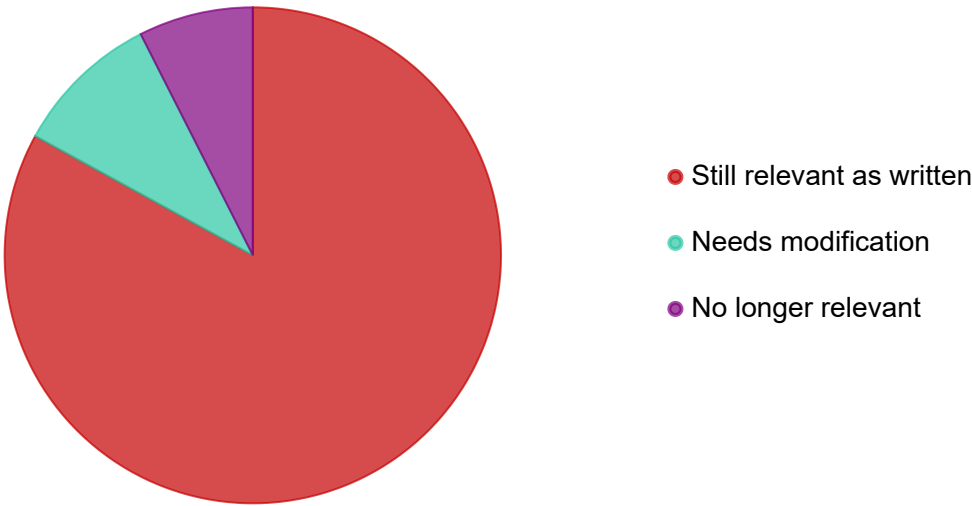
Answered: 333 Skipped: 4

There needs to be a balance between the built and natural environment

○ Are these policies and goals still relevant?

There are no answers to this question yet.

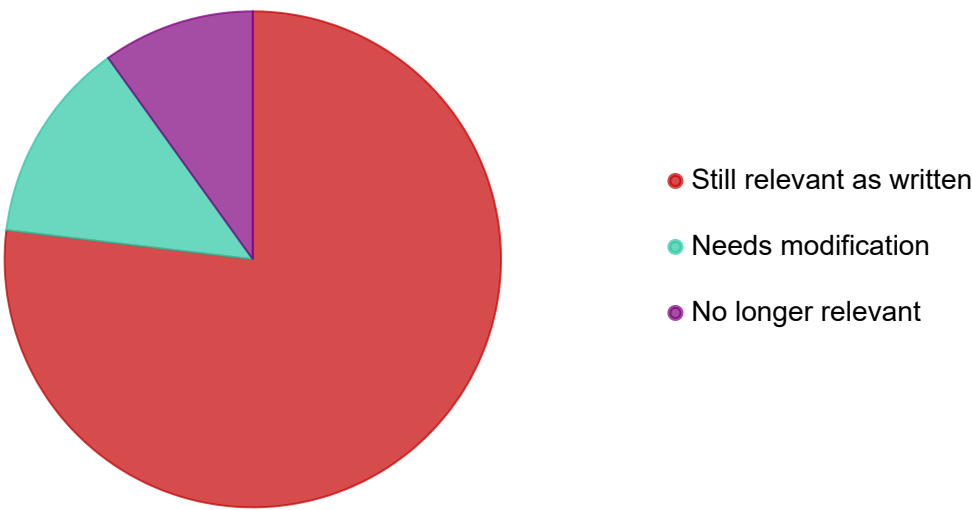
○ 1. Ensure that development proposals are environmentally responsible.



Answers	Count	Percentage
Still relevant as written	278	82.49%
Needs modification	32	9.5%
No longer relevant	25	7.42%



2. Support green architecture and green infrastructure.

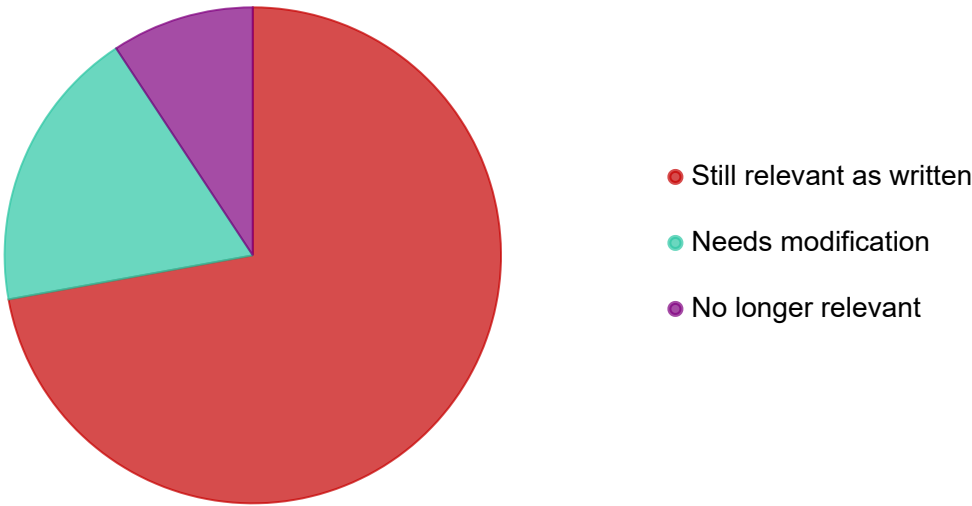


Answers	Count	Percentage
Still relevant as written	256	75.96%
Needs modification	44	13.06%
No longer relevant	33	9.79%

Answered: 333 Skipped: 4

3. Encourage and incentivize environmentally friendly construction and...

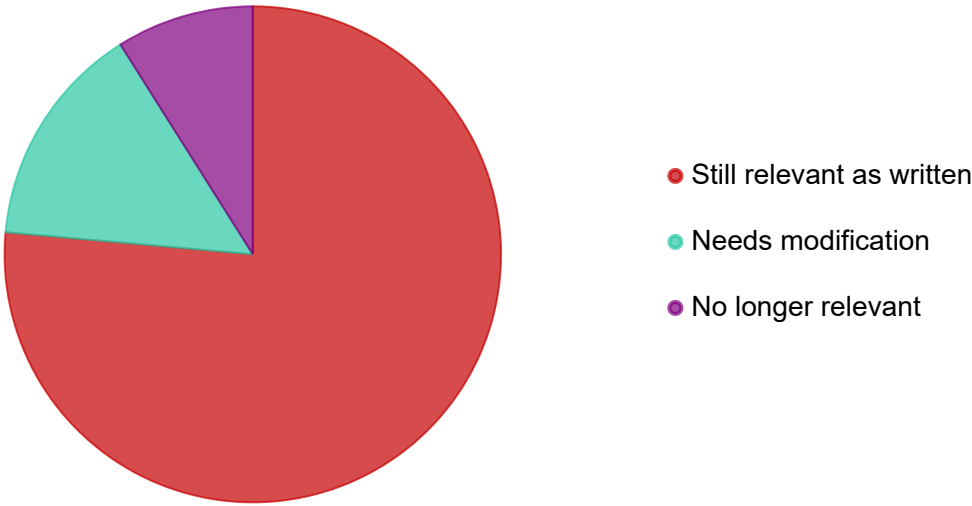




Answers	Count	Percentage
Still relevant as written	241	71.51%
Needs modification	62	18.4%
No longer relevant	31	9.2%

Answered: 334 Skipped: 3

o 4. Encourage the provision of rainwater harvesting areas and xeriscaping ...

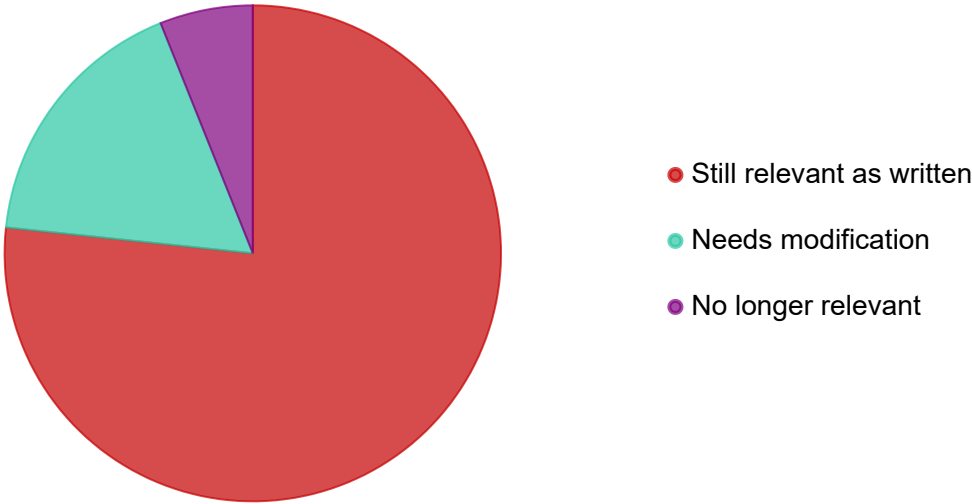




Answers	Count	Percentage
Still relevant as written	256	75.96%
Needs modification	49	14.54%
No longer relevant	30	8.9%

Answered: 335 Skipped: 2

o 5. Implement a land use plan that promotes an urban area in order to...



Answers	Count	Percentage
Still relevant as written	253	75.07%
Needs modification	57	16.91%
No longer relevant	20	5.93%

Answered: 330 Skipped: 7

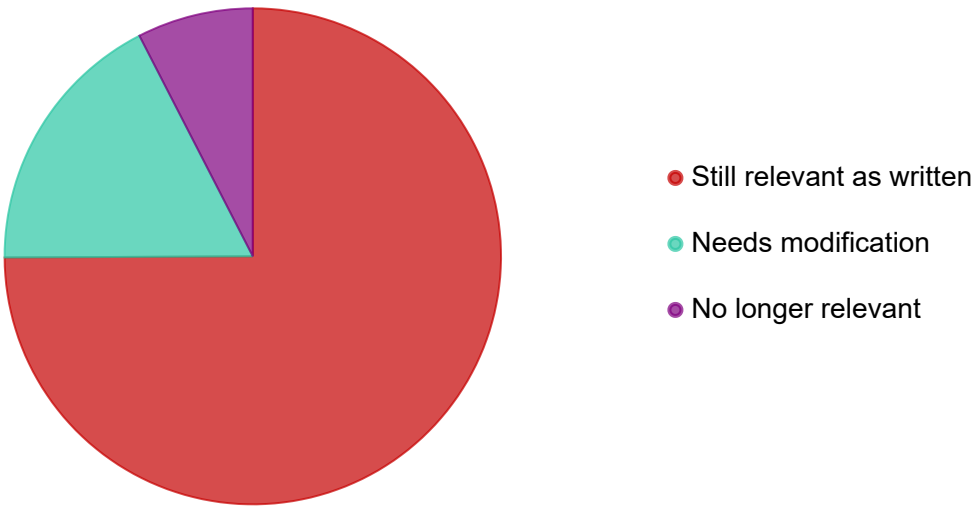
Accommodate growth while creating a sustainable community and implementing the vision

o Are these policies and goals still relevant?

There are no answers to this question yet.



o 1. Expand and diversify the city's economic base to provide employment...

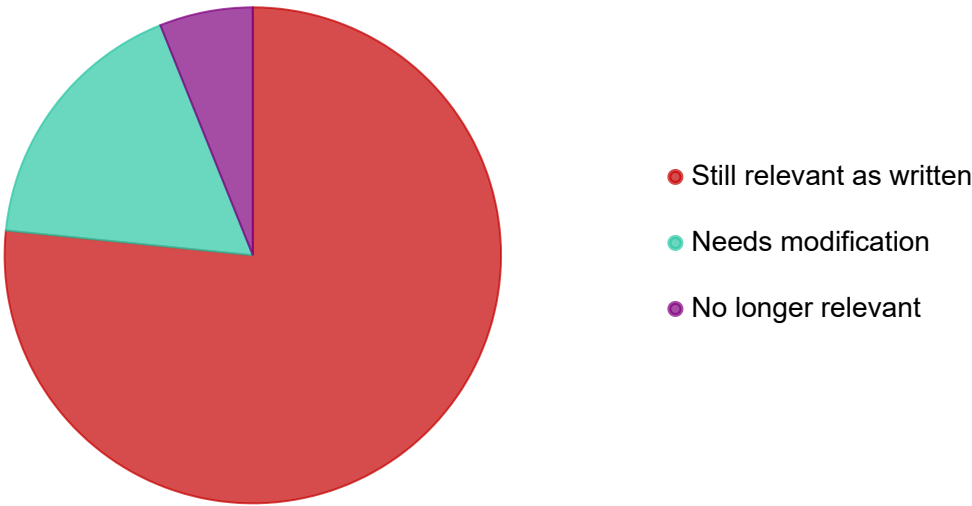


Answers	Count	Percentage
Still relevant as written	248	73.59%
Needs modification	58	17.21%
No longer relevant	25	7.42%

Answered: 331 Skipped: 6

o 2. Encourage neighborhood-serving retail and services in communities...

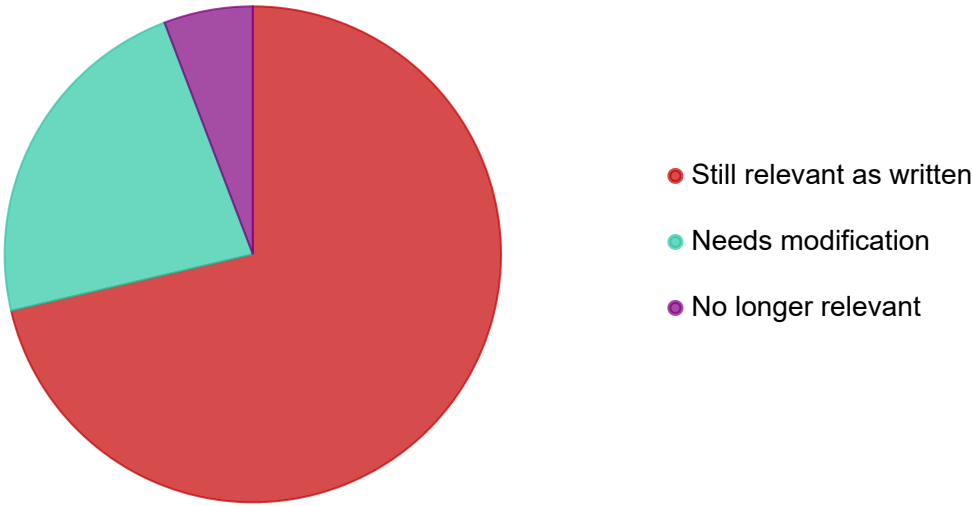




Answers	Count	Percentage
Still relevant as written	252	74.78%
Needs modification	57	16.91%
No longer relevant	20	5.93%

Answered: 329 Skipped: 8

3. Encourage new non-residential, mixed-use development in areas where...

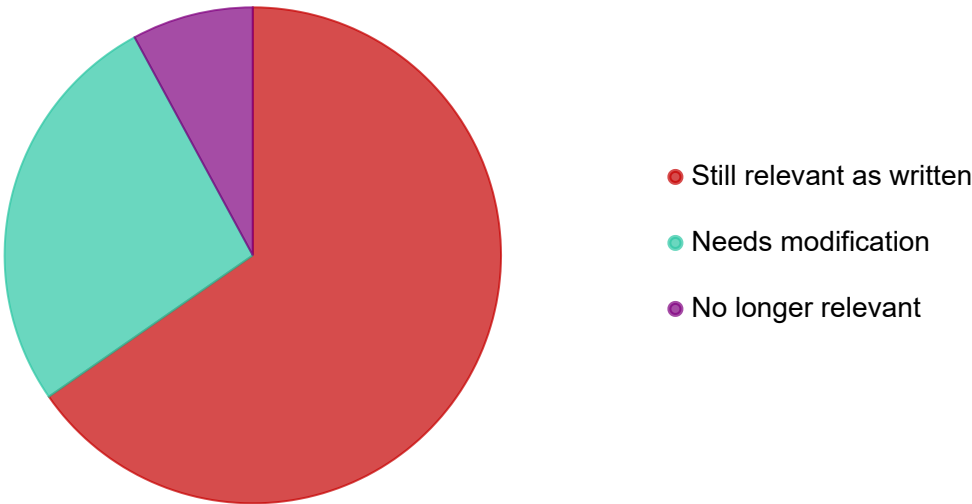




Answers	Count	Percentage
Still relevant as written	234	69.44%
Needs modification	75	22.26%
No longer relevant	19	5.64%

Answered: 328 Skipped: 9

o 4. Encourage office, commercial and light industrial employment...

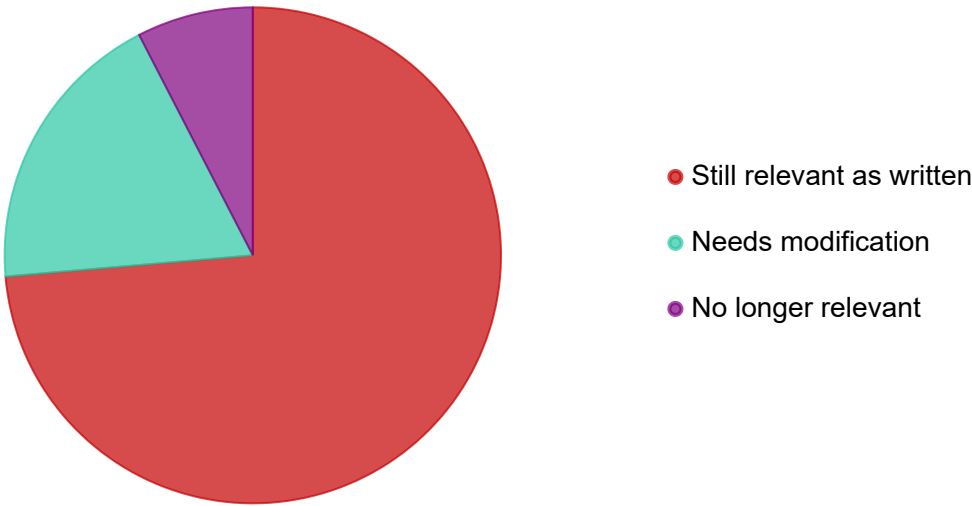


Answers	Count	Percentage
Still relevant as written	215	63.8%
Needs modification	88	26.11%
No longer relevant	26	7.72%

Answered: 329 Skipped: 8

o 5. Encourage and promote clean, high tech industrial development that...

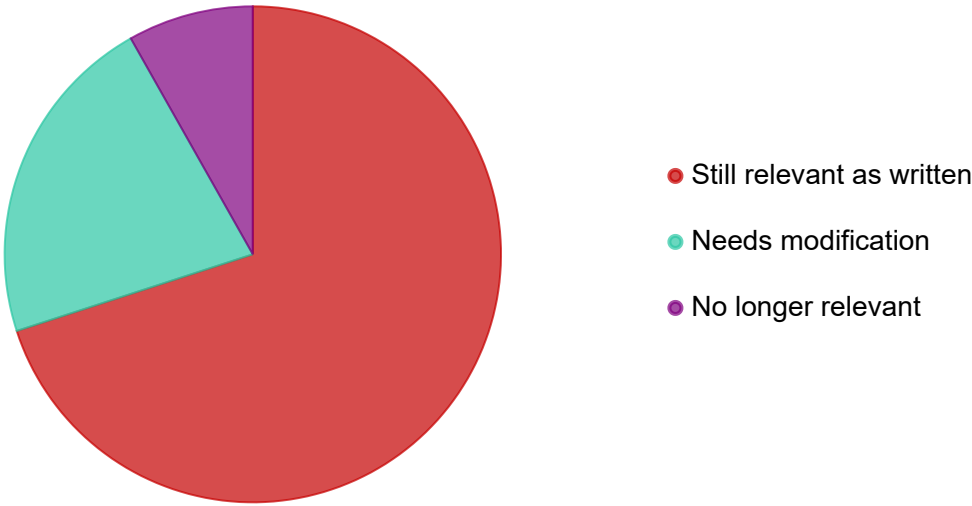




Answers	Count	Percentage
Still relevant as written	243	72.11%
Needs modification	62	18.4%
No longer relevant	25	7.42%

Answered: 330 Skipped: 7

6. Coordinate with State and County agencies and organizations to attract...

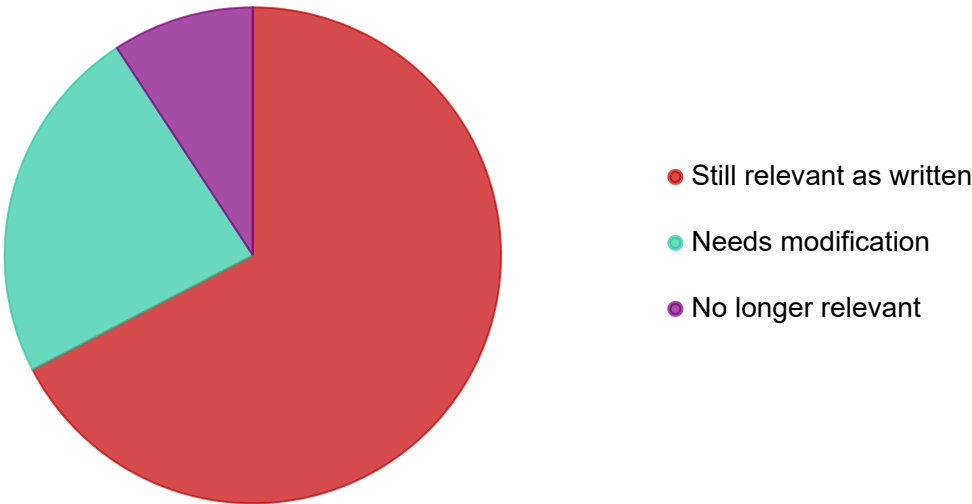




Answers	Count	Percentage
Still relevant as written	231	68.55%
Needs modification	72	21.36%
No longer relevant	27	8.01%

Answered: 330 Skipped: 7

7. Accommodate and promote the development of quality and appropriate...



Answers	Count	Percentage
Still relevant as written	219	64.99%
Needs modification	76	22.55%
No longer relevant	30	8.9%

Answered: 325 Skipped: 12

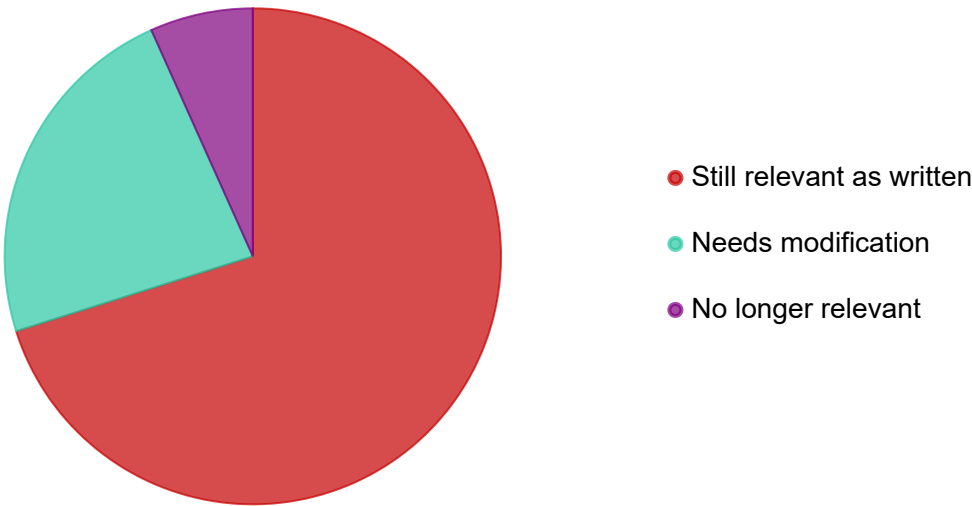
Create a wide range of economic development initiatives

Are these policies and goals still relevant?

There are no answers to this question yet.



o 1. Expand and diversify the city's economic base to provide employment...

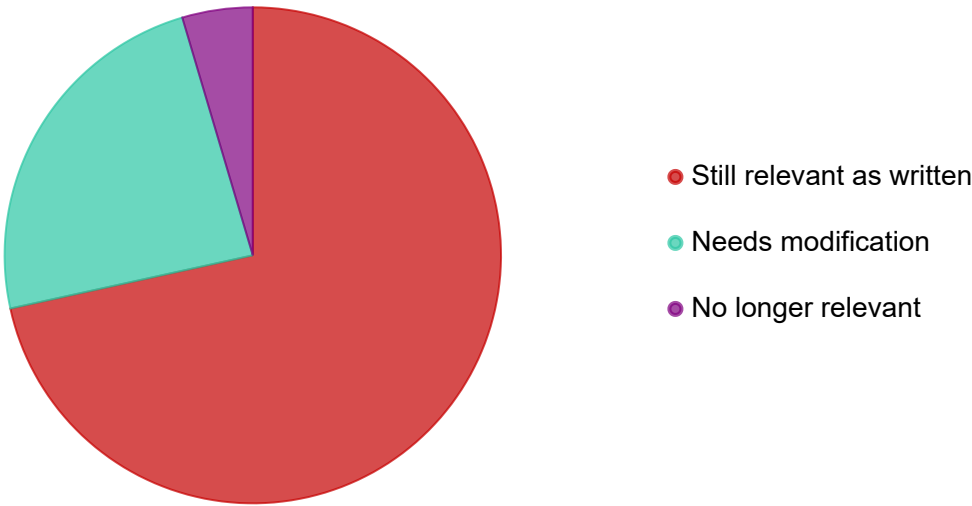


Answers	Count	Percentage
Still relevant as written	230	68.25%
Needs modification	76	22.55%
No longer relevant	22	6.53%

Answered: 328 Skipped: 9

o 2. Encourage neighborhood serving retail and services in communities...



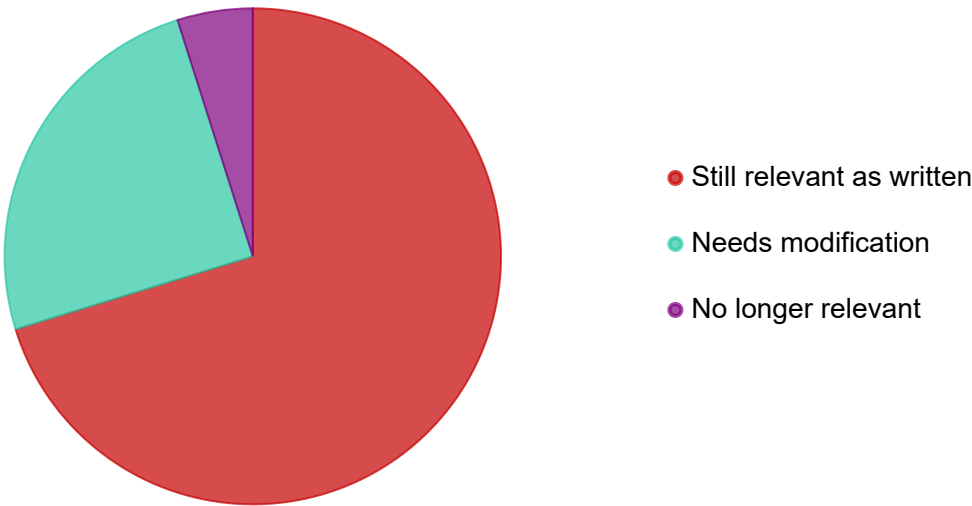


Answers	Count	Percentage
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Still relevant as written	234	69.44%
Needs modification	78	23.15%
No longer relevant	15	4.45%

Answered: 327 Skipped: 10

3. Encourage new non-residential development to be mixed use in nature ...

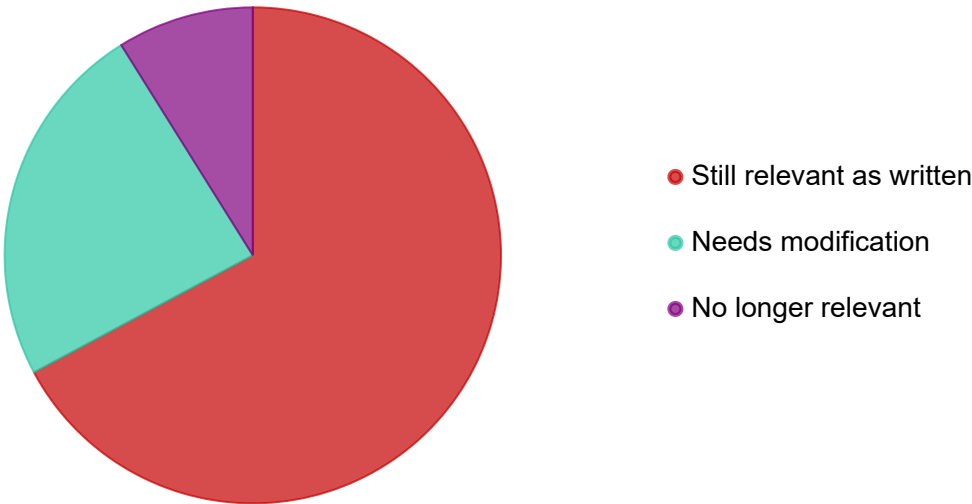




Answers	Count	Percentage
Still relevant as written	229	67.95%
Needs modification	81	24.04%
No longer relevant	16	4.75%

Answered: 326 Skipped: 11

o 4. Encourage office, commercial and light industrial employment...

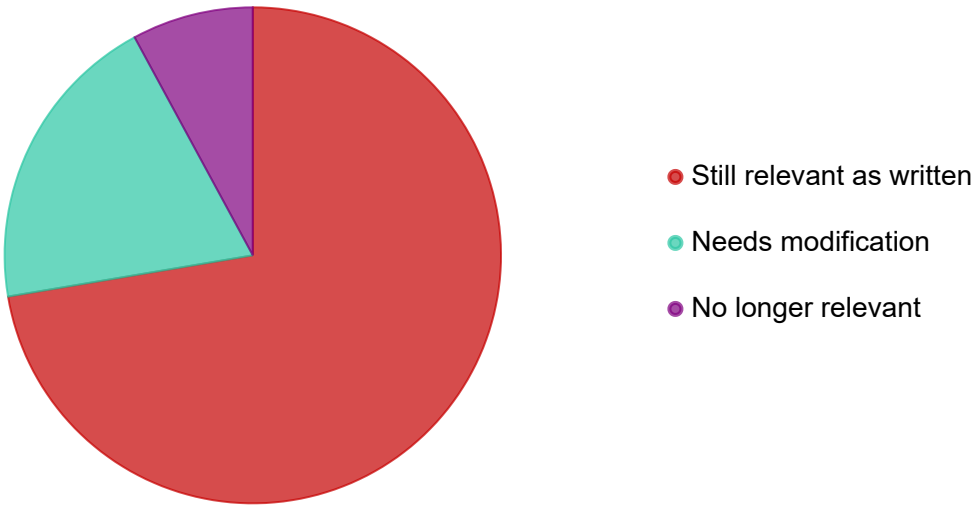


Answers	Count	Percentage
Still relevant as written	219	64.99%
Needs modification	78	23.15%
No longer relevant	29	8.61%

Answered: 326 Skipped: 11

o 5. Encourage and promote clean, high tech industrial development that...

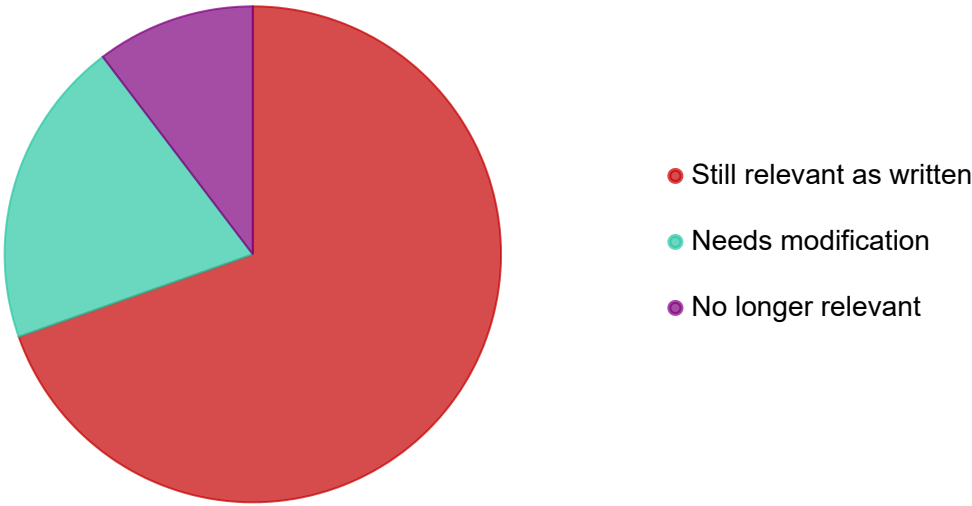




Answers	Count	Percentage
Still relevant as written	238	70.62%
Needs modification	65	19.29%
No longer relevant	26	7.72%

Answered: 329 Skipped: 8

6. Coordinate with State and County agencies and organizations to attract...

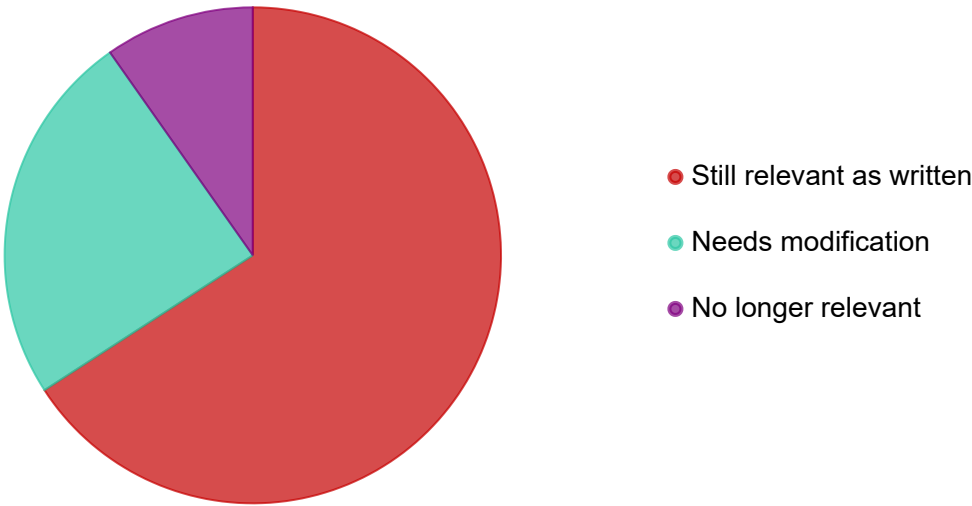




Answers	Count	Percentage
Still relevant as written	229	67.95%
Needs modification	66	19.58%
No longer relevant	34	10.09%

Answered: 329 Skipped: 8

o 7. Accommodate and promote the development of quality and appropriate...



Answers	Count	Percentage
Still relevant as written	216	64.09%
Needs modification	80	23.74%
No longer relevant	32	9.5%

Answered: 328 Skipped: 9



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# CITY OF WOODSTOCK **COMPREHENSIVE PLAN** 2023 UPDATE

## Appendix C - Capital Improvement Elements



## **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

<b>Public Facility:</b>	<b>Parks and Recreation</b>							
<b>Service Area:</b>	<b>City-wide</b>							
<b>Project Description</b>	<b>Project Start Date</b>	<b>Project End Date</b>	<b>Project Estimated Cost</b>	<b>% of Funding from Impact Fees</b>	<b>Other Funding Sources</b>	<b>Impact Fee Expenditures for FY 2022</b>	<b>Impact Fees Encumbered</b>	<b>Status/ Notes</b>
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
<b>Total of Costs, Expenditures and Impact Fees Encumbered</b>			\$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.



[illegible]



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		<del>\$500,000</del> \$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		



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# CITY OF WOODSTOCK **COMPREHENSIVE PLAN** 2 0 2 3 U P D A T E

## Appendix D - Consideration of the Regional Water Plan





# Consideration of the Regional Water Plan

Department of Community Affairs (DCA) requirements for comprehensive planning mandate that any plan review the Regional Water Plan and the Rules for Environmental Planning Criteria, which is established and administered by the Department of Natural Resources pursuant to O.C.G.A. 12-2-8. The purpose of this review is to determine whether or not there is a need to adapt local implementation practices or development regulations to protect these important natural resources.

The Metropolitan North Georgia Water Planning District (MNGWPD) has adopted a comprehensive plan titled "Water Resource Management Plan." The City of Woodstock Public Works Department complies with these planning documents through water conservation efforts aimed at both residents and businesses, wastewater master planning efforts, and revisions to developmental zoning regulations related to watershed management and preservation.

The City of Woodstock participates in the MNGWPD, including the District Plan Updates, most recently in December 2022. The City monitors pending plan changes and plans to adapt as necessary over time to comply with new plan requirements and environmental planning criteria.