



City Council - Regular Session of the 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> *Hearing Assistance Available Upon Request

AGENDA

Monday, October 23, 2023

City Council - Regular Session of the City Council
7:00 PM

ITEM 1. MEETING CALLED TO ORDER

7:00 PM Meeting called to order on October, 23, 2023 at The Chambers at City Center, 8534 Main Street, Woodstock, GA.

ITEM 2. RECOGNITION OF GUESTS AND VISITORS

1. **Innovation in Planning Award from Georgia Planning Association** (Jeff Moon)
City of Woodstock was awarded Innovation in Planning award from the Georgia Planning Association for the growth boundaries agreement and program. We were awarded this along with Ball Ground, Canton, Holly Springs and Cherokee County. With the month of October being Community Planning Month, Brantley Day and Geoff Morton would like to present this award to us.

ITEM 3. APPOINTMENTS/OATH OF OFFICE

ITEM 4. ANNOUNCEMENTS

1. **Announcements** (Colin Ake)

Tis the Season to Be Green Recycling & Paper Shredding Event is on Saturday, November 18th from 9 am to 1 pm at Woodstock Elementary School. More information is available on woodstockparksandrec.com.

The Christmas Jubilee and Parade of Lights is Saturday, December 2nd at 5:30 pm in downtown Woodstock. Register to have a float on the parks and rec website.

Santa's Mailbox runs from November 28th to December 13th. Drop a letter to Santa in the mailbox in the gazebo in the Park at City Center and receive a letter back!

ITEM 5. PRESENTATIONS AND DISCUSSION ITEMS

1. **Fire Presentation: Restructure, Reclassification of Positions and Pay Plan** (Shane Dobson)
We would like the City Council to approve our plan of restructuring of the fire department, reclassification of positions, and the pay plan that supports this.

ITEM 6. PUBLIC COMMENT

ITEM 7. CONSENT AGENDA

1. Approve Request for Alcohol License - City Barbeque, LLC (Tracy Albers)

Darryle Stanley Jones has applied to the City of Woodstock on behalf of City Barbeque, LLC for on-premise consumption and Sunday sales of malt beverages at a restaurant located at 8040 Highway 92, within the city limits of Woodstock. City Barbeque, LLC is solely owned by City Barbeque Holdings, LLC. The registered agent will be Darryle Stanley Jones.

2. Adoption of 2023 Woodstock Comprehensive Plan Update & Short-Term Work Program (Tracy Albers)

Staff recommends that the City Council adopt a Resolution adopting the City of Woodstock 2023 Comprehensive Plan Update and Short-Term Work Program. On October 5, 2023, the City of Woodstock was notified that the Georgia Department of Community Affairs (DCA) had approved the City's Comprehensive Plan Update and the external comments period had ended. Once the City has finalized and adopted the plan, the adopting resolution and final document will be submitted to the Atlanta Regional Commission (ARC). ARC and DCA will then coordinate on the City's Qualified Local Government (QLG) extension.

Please be advised that the City will likely begin work on the 2028 Comprehensive Plan beginning in Fall 2026.

3. Approve New Parks and Recreation Maintenance Building Engineering Contract with Prime Contractors LLC (Brian Borden)

Consideration of approval of the engineering services agreement with Prime Contractors LLC for construction document services for the building of the new Parks and Recreation Maintenance Building off Neese Road.

The cost of the engineering services is \$106,103.35. The items covered in this document services agreement are Architect, Civil Engineering and Electrical Engineering.

This contract was sourced through Gordian and utilizes the state contract EZIQC Contract No: GA-ST02-040820-PCI.

Requesting council to award and contract as recommended and authorize the Mayor to execute the Contract.

4. Ratify Rope Mill Stormwater Project - Parcel 3 - Dan Barrett (Jeff Moon)

Council ratification of Parcel 3 Rope Mill Stormwater project. Attached is the sales closing in the amount of \$1,385.75. Owner Dan Barrett.

5. Approve MAJBA JE 15764 - Fund Police Motorola Radio Maintenance & Recognize Portion of Excess Insurance Premium Tax (Robert Jones)

Consideration for requesting to fund FY 2024 Motorola Radio Maintenance by using additional Insurance Premium Tax revenue received that is above budget. This budget amendment is to recognize a portion of excess Insurance Premium to cover the additional expense. Request Council approve MAJBA JE 15764 as presented.

\$27,593.54 07/01/23 - 03/31/24

\$13,098.51 04/01/24 - 06/30/24

\$40,692.05 FY 2024 Total

6. **Approve Budget Amendment FY 2024 - MAJBA JE 15771 - PTO Payouts** (Ron Shelby)
This budget amendment is to allocate expenses from Transfers and Other Uses (Dept 9999) to respective departments for the PTO payout in accordance with City personnel policy Sec 70-177 (1). Funds for this item were budgeted for in Transfers & Other Uses (Dept 9999) within each respective fund. The budget amendment will disperse the funds to the individual departmental budgets upon approval.

Request Council approve the PTO payout and budget amendment (MAJBA JE 15771) as presented.
7. **Proposal For Long-Term Monitoring Of Watershed Assessment Area** (Jeremy Parker)
Consideration of the attached proposal for RINDT to perform mandatory monitoring and reporting activities to meet annual requirements to maintain permit compliance.
8. **Approve MAJBA JE 15776 - Additional Funding for Arnold Mill Improvements Project** (Jeremy Parker)
There were quantity changes (increases) during the Arnold Mill Improvements project that caused the final project cost to exceed budget. This budget amendment is to repurpose budgeted funds from Streetscapes brick inventory & Pinehill Ln Drainage projects to fund these quantity overages and which will close out the project.

Request Council approve MAJBA JE 15776 as presented.
9. **Consideration to Approve Revised City of Woodstock Organizational Chart** (Coty Thigpen)
10. **Consideration to Approve Revised Exempt and Non-Exempt Pay Grade Schedules** (Coty Thigpen)
11. **Approve MAJBA JE 15763 - to Fund Compensation Review Adjustments and Organizational Restructuring** (Coty Thigpen)
12. **Consideration to Approve Proposed Changes to Position Control** (Coty Thigpen)
Changes formalize proposed recommendations associated with compensation review and organization restructuring. To be effective first pay period in January 2024.
13. **Approve Surplus & Dispose - Various IT Equipment, Computers & Cell Phones** (Katy Leggett)
Requesting Council's approval to surplus and dispose of various IT desktop monitors, smart phones, and miscellaneous IT equipment that are no longer used and have reached end of useful life. List of items is included for ease of reference. The equipment will be disposed via E-recycle, GovDeals online auction or other appropriate method. Recommend Council approve and authorize surplus and disposal of the various equipment as presented.

ITEM 8. PUBLIC HEARINGS

1. **Public Hearing/Vote - CUP#076-23 Ridge Trail Self Storage** (Cameron Dunn)

Staff recommends that the City Council approve of an Ordinance approving CUP#076-23 to allow for the construction of a ± 100,000 SF self-storage facility along Ridge Trail, subject to staff-recommended conditions of approval. The project

site is located southwest of the Ridgewalk Parkway and Ridge Trail intersection. The proposed project requires approval of a Conditional Use Permit (CUP) to allow self-storage and a CUP to allow the Applicant to exceed the maximum square footage of a single tenant use.

2. **1st Reading - Ordinance Amending Subsection B of Section 2.34 and Section 2.35 of Article II of the City Charter, City of Woodstock, Georgia** (Coty Thigpen)

ITEM 9. NEW BUSINESS

ITEM 10. OLD BUSINESS

ITEM 11. MINUTES APPROVAL

1. **Approval of October 9th Regular Council Meeting Minutes** (Cassandra Henry)
Consideration of approval of the October 9th Regular Council Meeting minutes.

ITEM 12. DEPARTMENTAL REPORTS

1. **Woodstock Parks & Recreation Department's September Monthly Report** (Brian Borden)
2. **Fire Department September Monthly Report** (Shane Dobson)

ITEM 13. MAYOR AND COUNCIL COMMENTS

ITEM 14. CITY MANAGER AND STAFF COMMENTS

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

ITEM 16. FINAL ADJOURNMENT

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Cassandra Henry, Administration

ITEM TYPE: Appointments to Boards, Committees, Oaths of Office

AGENDA SECTION: RECOGNITION OF GUESTS AND VISITORS

SUBJECT: **Innovation in Planning Award from Georgia Planning Association**

SUGGESTED ACTION: City of Woodstock was awarded Innovation in Planning award from the Georgia Planning Association for the growth boundaries agreement and program. We were awarded this along with Ball Ground, Canton, Holly Springs and Cherokee County. With the month of October being Community Planning Month, Brantley Day and Geoff Morton would like to present this award to us.

ATTACHMENTS:

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Cassandra Henry, Administration

ITEM TYPE: Announcements

AGENDA SECTION: ANNOUNCEMENTS

SUBJECT: **Announcements**

SUGGESTED ACTION:

Tis the Season to Be Green Recycling & Paper Shredding Event is on Saturday, November 18th from 9 am to 1 pm at Woodstock Elementary School. More information is available on woodstockparksandrec.com.

The Christmas Jubilee and Parade of Lights is Saturday, December 2nd at 5:30 pm in downtown Woodstock. Register to have a float on the parks and rec website.

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ATTACHMENTS:

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Faye Doss, Fire Department

ITEM TYPE: Presentation and Discussion Items

AGENDA SECTION: PRESENTATIONS AND DISCUSSION ITEMS

SUBJECT: **Fire Presentation: Restructure, Reclassification of Positions and Pay Plan**

SUGGESTED ACTION: We would like the City Council to approve our plan of restructuring of the fire department, reclassification of positions, and the pay plan that supports this.

ATTACHMENTS:

[WFD Restructure Presentation \(2023.10.10 SD council presentations\).pdf](#)



Restructure & Reclassification of Positions for Pay plan





Goals of the Plan

- **Future Focused—Plans for key future positions and succession planning.**
- **Improves operational and administrative effectiveness.**
- **Create a continued growth model for all ranks through a formal career path.**
- **Establishes the Community Risk Reduction Division**

Highlights of the Plan

- **This plan utilizes existing budgeted positions with no increase in personnel to support this phase**
- **The Plan stays within the FY24 approved budget. Utilizing the approved \$114,486 for FY24**
- **The plan address many items within the ESCI Master Plan Study.**
- **Effective Date: January 1, 2024**

Woodstock Fire Department Master Plan Impacts

- **Recommendation 1-C: Accurate Data Collection**
- **Recommendation 1-D: Develop Department Vision Statement**
- **Recommendation 1-G: Restructure Organizational Structure**
- **Recommendation 1-I: Promotional Process Clarity**
- **Recommendation 1-K: Determine Ways to Reduce Components of Response Times**
- **Recommendation 1-L: Expanded Pay for Firefighter/Paramedics**
- **Recommendation 1-N: Conduct reviews of current compensation structures.**
- **Recommendation 2-E: Enhanced Training Program—Target Solutions Training platform and dedicated Career Path**



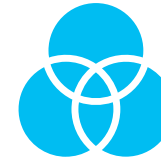
Vision

To be a Leader in the Fire Service
and to positively impact our
community with EVERY
interaction. (Draft Versions)



Mission

We commit our training,
expertise, and professionalism to
create long-term value for the
community. (Draft Versions)



Values In Action

Do good...
Make a Positive Impact...
Be a little better everyday...

Vision, Mission & Values

Renaming of Assistant Fire Chief Position

Assistant Fire Chief renamed to
Deputy Fire Chief



Alignment with surrounding
departments' rank structure.



Utilizing Assistant Chief position for
future growth.



Job Description for Deputy Chief
completed and ready for HR review.

Fire Marshal Position
will be separated from
the current Assistant
Fire Chief position

Establishes two
separate positions
(Deputy Fire Chief &
Fire Marshal)

Fire Marshal position is
at the rank of Battalion
Chief

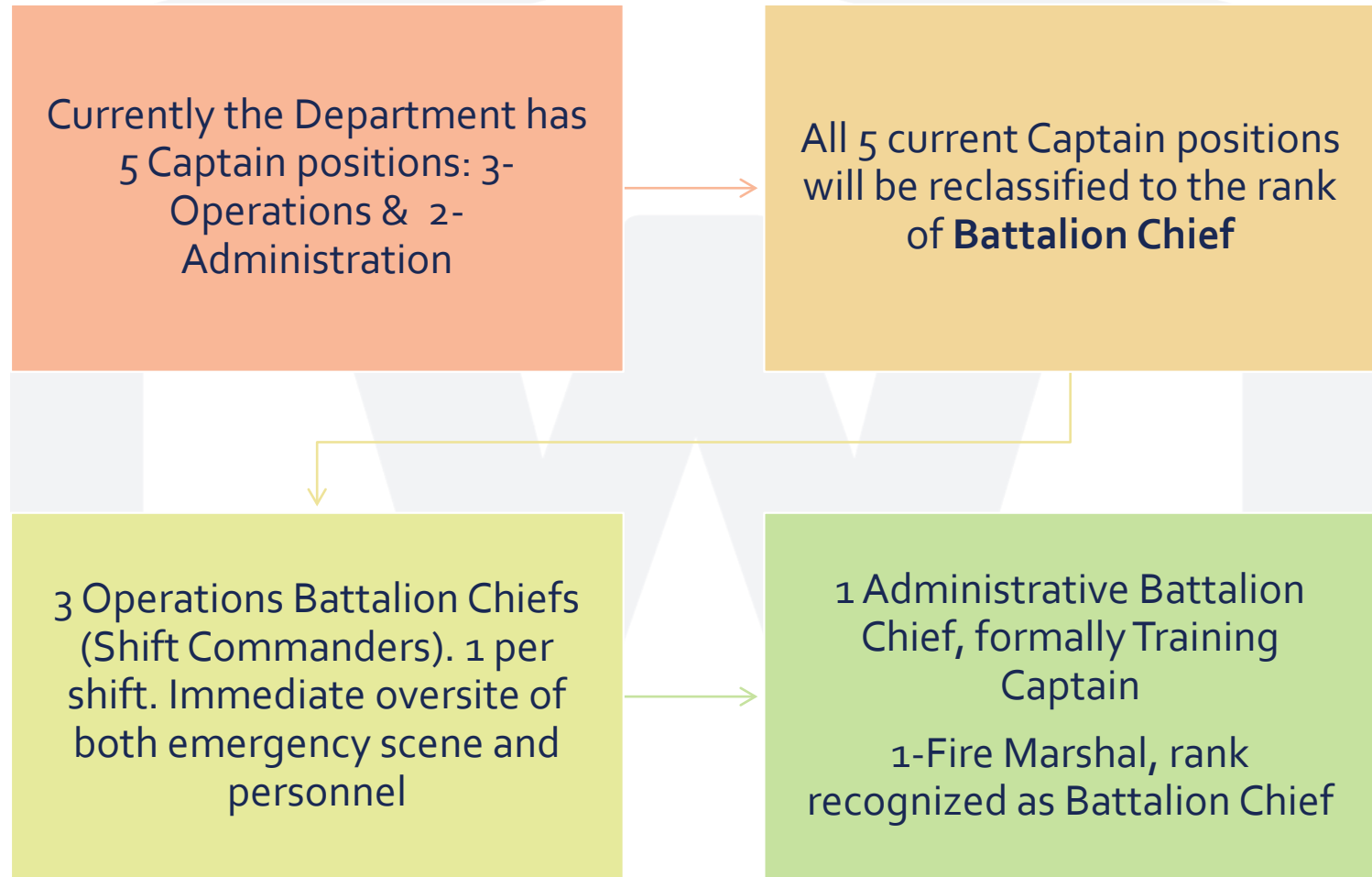
Fire Marshal to
oversee/manage the
Community Risk
Reduction Division

Fire Marshal Position

Community Risk Reduction Division

- **Formally establish and recognize the Division (previously known as Fire Marshal's Office)**
- **Led by the Fire Marshal**
- **Operates under the Deputy Chief**
- **Key Responsibilities**
 - **Enforcement (Building Inspections)**
 - **Engineering (Plan Review)**
 - **Education (Community Outreach)**
 - **Emergency Response (Fire Operations)**
 - **Economic Incentives (City)**

Reclassification of Current Captains (Shift Commander) to Battalion Chiefs



Reclassification of Current Lieutenants to the New Captain positions

Reclassify all current Lieutenants to the rank of Captain (New Captain position with Job Description changes)

Retire the Lieutenant rank

The new Captain position is the apparatus supervisor. One per apparatus.
1-Aerial, 2- Engines= Total of 9

Create 3 new Captain positions.
Reclassify 3 existing FF positions, No increase in staffing

01

Expand our current
Firefighter position

02

New FF position
Titles: Firefighter,
Senior Firefighter
and Master
Firefighter

03

Career path focuses
on professional
development and
rank based on
classes obtained

04

This same concept is
also carried over to
the Community Risk
Reduction Div.

New Firefighter Job Classifications

Woodstock Fire Career Path			The effective date for all changes will be 1/1/2026, unless otherwise		These ranks require a competitive assessment.		These positions are appointed.		
Employee Name:		Prerequisites for hire	Firefighter (* Must be completed by end of probation)	Senior Firefighter, must be Firefighter for 12 months	Master Firefighter, must be a Senior Firefighter for 12 months	Sergeant, must be Master Firefighter for 24 months	Captain, must be a Sergeant for 24 months	Battalion Chief, must be Captain for 24 months	Deputy Fire Chief
1. 18 Years Old									
2. High School Diploma/GED									
3. Physical Agility Test									
4. Wellness Physical & Drug Screening									
5. Poly/Pysch Eval									
6. Background Investigation									
7. Valid State Issued Driver's License									
8. NPQ Firefighter I	NPQ/ProBoard								
9. NPQ Firefighter II	GA State Certified								
10. EMT-I or above	NPQ/ProBoard								
11. NIMS 100 *	FEMA								
12. NIMS 200 *	FEMA								
13. NIMS IS 700 *	FEMA								
14. NIMS IS 800 *	FEMA								
15. Drivers License Class E/F	GA State								
16. Fire Life Safety Educator	GPSTC								
17. Interior Search & Rescue	GPSTC								
18. Apparatus Operator Pump	NPQ/ProBoard								
19. Building Construction	WFD In-House								
20. Aparatus Operator Aerial	NPQ/ProBoard								
21. Acting Officer In Charge	WFD In-House								
22. Preperation for Initial Company Operations (PICO)	GPSTC								
23. NPQ Fire Officer I	GPSTC								
24. Descision Making for Initial Company Operations	GPSTC								
25. Strategy and Tactics for Initial Company Operations	GPSTC								
26. NPQ Instructor I	NPQ/ProBoard								
27. Fire Officer II	NPQ/ProBoard								
28. Incident Safety Officer	GPSTC								
29. NIMS 191, 702, 703	FEMA								
30. NIMS 300, 400	FEMA								
31. Transitional & Interpersonal Leadership Training (TILT)	GPSTC								
32. NPQ Fire Officer III	NPQ/ProBoard								
33. Health & Safety Officer	GPSTC								
34. NIMS 706, 2200, 2300	FEMA								
35. Associates Degree (Bachelor Degree Preferred)									
36. NPQ Fire Officer IV (Effective Date 1/1/2027)									
37. Bachelor Degree (Master Preferred)									

WHY A CAREER PATH?

- Creates known training and development expectations.
- Allows members to “map” out their personal and professional development.
- Establishes internal processes for the onboarding of Lateral hired Firefighters
- Standardizes our professional development with current best practices
- Introduces Woodstock Fire to the Fire and Emergency Service Higher Education Initiative (FESHEI Model)

Assistant Fire Marshal positions

CRR Division

- Reclassify existing Inspector positions to **Assistant Fire Marshal**
 - Assistant Fire Marshal I
 - Assistant Fire Marshal II
 - Assistant Fire Marshal III
- New AFM positions would allow for professional development within the division.
- The CRR Division will have a career path for development as well.

Increase Paramedic Certification Incentive



Current increase for
Paramedic Certification
is 5%



New increase for
Paramedic Certification
will go to 10%



Encourage more
members to consider
Paramedic Certification



Increases our scope of
practice for pre-
hospital care

REVIEW HIGHLIGHTS OF THE PLAN

- Renaming the Assistant Fire Chief to Deputy Fire Chief
- Separation of the Fire Marshal Position from the current Assistant Fire Chief Position
- Reclassification of current Captains (Shift Commander) to Battalion Chiefs
- Formally establish and recognize the Community Risk Reduction Division.
- Reclassifications of Current Lieutenants to new Captain position.
- Introduce a formal Career Path for the Woodstock Fire Department.
- Introduce new Firefighter, Senior FF, and Master FF position
- Increase Paramedic Certification incentive to 10%



Thank you!



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Delana Price, Community Development

ITEM TYPE: License Approval

AGENDA SECTION: CONSENT AGENDA

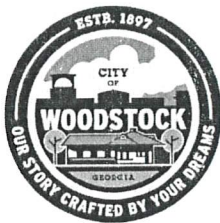
SUBJECT: Approve Request for Alcohol License - City Barbeque, LLC

SUGGESTED ACTION:

Darryle Stanley Jones has applied to the City of Woodstock on behalf of City Barbeque, LLC for on-premise consumption and Sunday sales of malt beverages at a restaurant located at 8040 Highway 92, within the city limits of Woodstock. City Barbeque, LLC is solely owned by City Barbeque Holdings, LLC. The registered agent will be Darryle Stanley Jones.

ATTACHMENTS:

[CITY BBQ SUPPORTING DOCS.pdf](#)



Development Services Division
12453 Highway 92, Woodstock, GA 30188
Office: (770) 592-6054
businesslicense@woodstockga.gov

ALCOHOL LICENSE APPLICATION (For office use only)

Business Name: City Barbeque, LLC
Street Location: 8040 Highway 92 Woodstock, GA 30189
OFFICE USE ONLY: Date Received 9/13/23 Payment \$ 700
Method of Payment Received: CHEK Fingerprint appointment: 9/20/23 @ 9:00am

Note: Office recommendation: Any office recommending denial shall attach written justification and any documents necessary to support the recommendation then forward to the next office for review.

Alex Hall 9/13/23 ☒ Requirements met ☐ Recommend denial
Development Srv Rep Signature Date
Comment _____

Karen Mil 9/14/23 ☐ Requirements met ☐ Recommend denial
Community Development Signature Date
Comment _____

Quilly Dmiltt 09/19/23 ☒ Requirements met ☐ Recommend denial
Records Clerk Signature Date
Comment _____

[Signature] 9/20/23 ☒ Requirements met ☐ Recommend denial
Police Signature Date
Comment _____

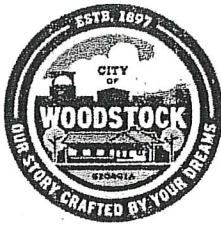
☒ AD E-MAILED TO CHEROKEE TRIBUNE, DATE: 9/28/23 TO RUN ON THE FOLLOWING
DATES: 10/12 & 10/19

☒ COMPLETED SIGNS; NOTIFIED APPLICANT OF HEARING AND TO PLACE SIGNS AT LOCATION.

☐ VERIFIED PUBLIC NOTICE SIGN IS PROPERLY POSTED BY: _____ DATE: _____

☒ COMPLETE AGENDA REQUEST AND FORWARD WITH APPLICATION TO LICENSE ADMINISTRATOR.

☐ CITY COUNCIL ACTION: ☐ APPROVED ☐ DENIED DATE: 10/23/23



Development Services Division
12453 Highway 92, Woodstock, GA 30188
Office: (770) 592-6054
businesslicense@woodstockga.gov

ALCOHOL LICENSE APPLICATION

☒ New Application & Ad Fee, \$700

DISTILLED SPIRITS \$5,000/yr

Plus monthly excise tax

- ☐ Restaurant
- ☐ Bar/Lounge
- ☐ Private Club
- ☐ Package Store
- ☐ Live Entertainment
- ☐ Manufacturing

MALT BEVERAGE \$1,000/yr

- ☒ Restaurant
- ☐ Bar/Lounge
- ☐ Private Club
- ☐ Package Store
- ☐ Live Entertainment
- ☐ Convenience Store
- ☐ Grocery/Super Store
- ☐ Manufacturing

WINE \$1,000/yr

- ☐ Restaurant
- ☐ Bar/Lounge
- ☐ Private Club
- ☐ Package Store
- ☐ Live Entertainment
- ☐ Convenience Store
- ☐ Grocery/Super Store
- ☐ Manufacturing

☒ Sunday Sales (Consumption only), \$500

☐ Ancillary Tasting, no fee — Circle all that apply: MALT BEVERAGE WINE DISTILLED SPIRITS*
*for manufacturing only

☐ Ancillary Package, \$1,000 ea. Circle all that apply: MALT BEVERAGE WINE

☐ Brown-Bagging, \$100 Circle all that apply: MALT BEVERAGE WINE DISTILLED SPIRITS

☐ Special Event Facility License — separate application with applicable fees required

☐ Change of Registered Agent, \$100

BUSINESS INFORMATION -If Business Owner is Different from Applicant — Fingerprint and Consent Form required for each

☐ Sole Proprietorship ☐ Partnership ☐ Corporation ☒ LLC

Full Name of Business: City Barbeque, LLC

D/B/A: City Barbeque

Street Address of Business: 8040 Highway 92, Woodstock, GA 30189

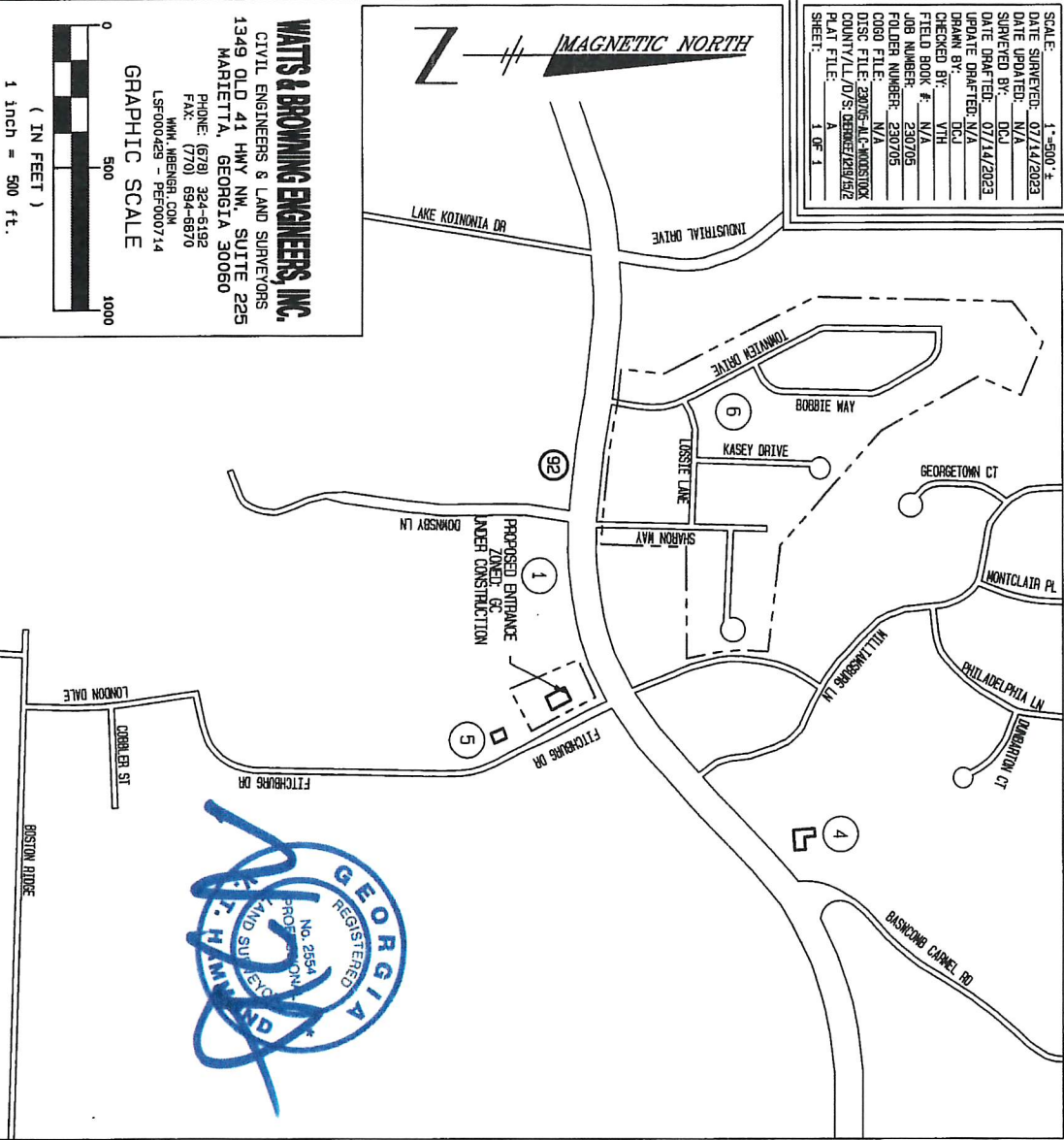
Location Phone Number: TBD

Name of Business Owner: City Barbeque, LLC

Mailing Address: 5168 Blazer Parkway, Dublin, OH 43017

FEDERAL TAX ID#: 31-1657386 GA SALES & USE TAX #: 308-853275

Owner Phone Number: _____ Fax Number: _____



1. SITE: CT. BBO, LLC (UNDER CONSTRUCTION)
8040 HIGHWAY 92, WOODSTOCK, GEORGIA 30189
2. SCHOOL: CARMEL ELEMENTARY SCHOOL
2275 BASCOMB CARMEL ROAD (NOT SHOWN)
2.2 MILES: ROUTE OF TRAVEL, ENTRANCE-PROPERTY LINE
DAYCARE: BELLS FERRY LEARNING CENTER
6761 HIGHWAY 92 (NOT SHOWN)
3. 8,180 FEET: ROUTE OF TRAVEL, ENTRANCE-PROPERTY LINE
4. CHURCH: CARMEL CHURCH
2001 BASCOMB CARMEL ROAD
1,300 FEET: ROUTE OF TRAVEL, ENTRANCE-ENTRANCE
SINGLE FAMILY RESIDENCE RESIDENCE: 108 FITCHBURG DRIVE
325 FEET: ROUTE OF TRAVEL, ENTRANCE-BUILDING
MULTI FAMILY RESIDENCE RESIDENCE: TOWNVIEW COMMONS TOWNHOMES
6. TOWNVIEW DRIVE (NOT SHOWN)
1,220 FEET: ROUTE OF TRAVEL, ENTRANCE-PROPERTY LINE

NOTE: FOR THIS SURVEY THE DISTANCES SHOWN HEREON (UNLESS OTHERWISE INDICATED) WERE MEASURED IN ACCORDANCE WITH THE CITY OF WOODSTOCK ORDINANCES (SECTION 6-26) BY THE MOST DIRECT ROUTE OF TRAVEL ON THE GROUND FROM THE FRONT DOOR OF THE PROPOSED PREMISES OF A LICENSE TO (A) THE FRONT DOOR OF THE NEAREST CHURCH (B) TO THE NEAREST PROPERTY LINE OF REAL PROPERTY BEING USED FOR SCHOOL OR EDUCATIONAL PURPOSES.

PLAT TO ACCOMPANY
ALCOHOLIC BEVERAGE LICENSE FOR
CITY BARBEQUE, LLC D/B/A
CITY BBQ
8040 HIGHWAY 92
WOODSTOCK, GA 30189
LAND LOT 1219 ~ 15TH DISTRICT
2ND DISTRICT
CITY OF WOODSTOCK
CHEROKEE COUNTY, GEORGIA
JULY 14, 2023
AUGUST 1, 2023, ADD SINGLE & MULTI FAMILY RESIDENCES



COORDINATION PLAN - GENERAL NOTE

1. Do not scale drawings. If dimensions are in question, the contractor is responsible for seeing the architect prior to construction.

2. All dimensions are from finished surface to finished surface, unless noted otherwise.

1. Do not scale drawings. If dimensions are in question, the contractor is responsible for seeking clarification from Architect prior to construction.
2. All dimensions are from finished surface to finished surface, unless noted otherwise.

VIA EMAIL

CITY OF WOODSTOCK
Department of Community Development
12453 Highway 92
Woodstock, GA 30188
(770) 592 – 6054

REQUEST FOR ADVERTISEMENT

ATTN: Legal Advertising, Cherokee Tribune
FROM: Alex Hall, Development Services Representative
DATE: 09/28/2023

TYPE OF AD: ****Legal Line Ad****
RUN DATES: 10/12/2023 and 10/19/2023
REF. NO.: City Barbeque, LLC

CITY OF WOODSTOCK
NOTICE OF ALCOHOL LICENSING

City of Woodstock application for on-premise consumption and Sunday sales of malt beverages at a restaurant.

Public notice is hereby given that Darryle Stanley Jones has applied to the City of Woodstock on behalf of City Barbeque, LLC for on-premise consumption and Sunday sales of malt beverages at a restaurant located at 8040 Highway 92, within the city limits of Woodstock. City Barbeque, LLC is solely owned by City Barbeque Holdings, LLC. The registered agent will be Darryle Stanley Jones.

The Woodstock Mayor and Council will consider said license Monday, October 23, 2023 at 7:00PM at Chambers at City Center located at 8534 Main St., Woodstock, GA.

Any objections to the issuance of said license must be in writing and received by the license administrator at 12453 Hwy 92, Woodstock, GA, 30188 on or before the date and time of consideration by the City Council.

Please acknowledge receipt of this notice and mail a copy of ad from the Newspaper. Thanks.

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Tracy Albers, Community Development

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Adoption of 2023 Woodstock Comprehensive Plan Update & Short-Term Work Program**

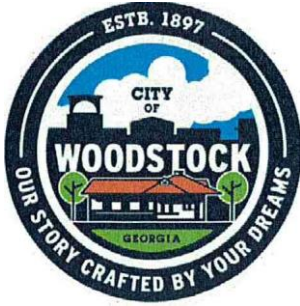
SUGGESTED ACTION: Staff recommends that the City Council adopt a Resolution adopting the City of Woodstock 2023 Comprehensive Plan Update and Short-Term Work Program. On October 5, 2023, the City of Woodstock was notified that the Georgia Department of Community Affairs (DCA) had approved the City's Comprehensive Plan Update and the external comments period had ended. Once the City has finalized and adopted the plan, the adopting resolution and final document will be submitted to the Atlanta Regional Commission (ARC). ARC and DCA will then coordinate on the City's Qualified Local Government (QLG) extension.

Please be advised that the City will likely begin work on the 2028 Comprehensive Plan beginning in Fall 2026.

ATTACHMENTS:

[Adoption Res 2023 Comp Plan.pdf](#)

[Resolution Attachment A.pdf](#)



City of Woodstock State of Georgia
October 23, 2023

RESOLUTION NO. _____

Adoption of the 2023 Update to the City of Woodstock Comprehensive Plan and Short-Term Work Program

WHEREAS, the Mayor and Council of the City of Woodstock, Georgia completed an update to the Comprehensive Plan and Short-Term Work Program; and

WHEREAS, these documents were prepared according to the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and the required public hearing was held on August 14, 2023; and

WHEREAS, these documents were approved by the Mayor and Council of the City of Woodstock for transmittal to the Atlanta Regional Commission on August 14, 2023; and

WHEREAS, on October 5, 2023, the City of Woodstock was notified by the Atlanta Regional Commission that these documents were reviewed by the Atlanta Regional Commission and the Georgia Department of Community Affairs and are found to be in conformity with the minimum standards and procedures for local comprehensive planning; and

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the City of Woodstock, Georgia do hereby adopt the final City of Woodstock 2023 Comprehensive Plan Update and Short-Term Work Program Update, attached hereto as Exhibit "A".

RESOLVED, this 23rd Day of October 2023.

Michael Caldwell, Mayor of Woodstock

Coty Thigpen, Interim City Clerk

DRAFT



CITY OF WOODSTOCK COMPREHENSIVE PLAN 2023 UPDATE

September 2023





Acknowledgments

City of Woodstock Staff

Jeffrey Moon - City Manager
Coty Thigpen - Assistant City Manager
Tracy Albers - Director of Community Development
Niwana Ray, AICP - Senior Planner
Cameron Dunn - Planner II
Hannah Menard - Process Planner
Brian Stockton, AICP - Economic Development Director

Consultant Team

Eric Lusher, AICP
Erin Thoresen, AICP
Megha Young, AICP
Andrew Smith, AICP
Zach Adriaenssens
Tyler Griffin
Camryn Jones

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 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.



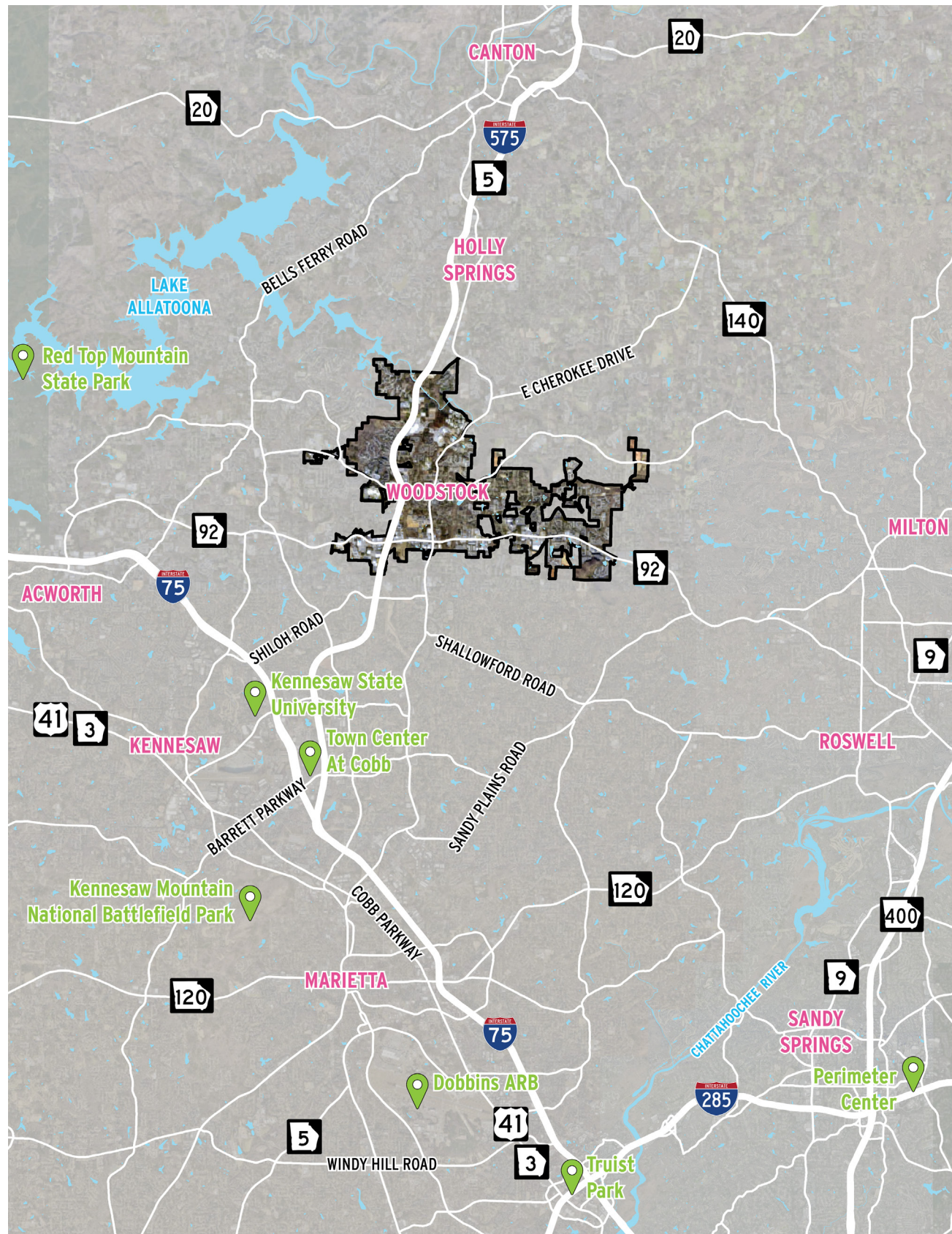
Purpose of the Comprehensive Plan Update

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							

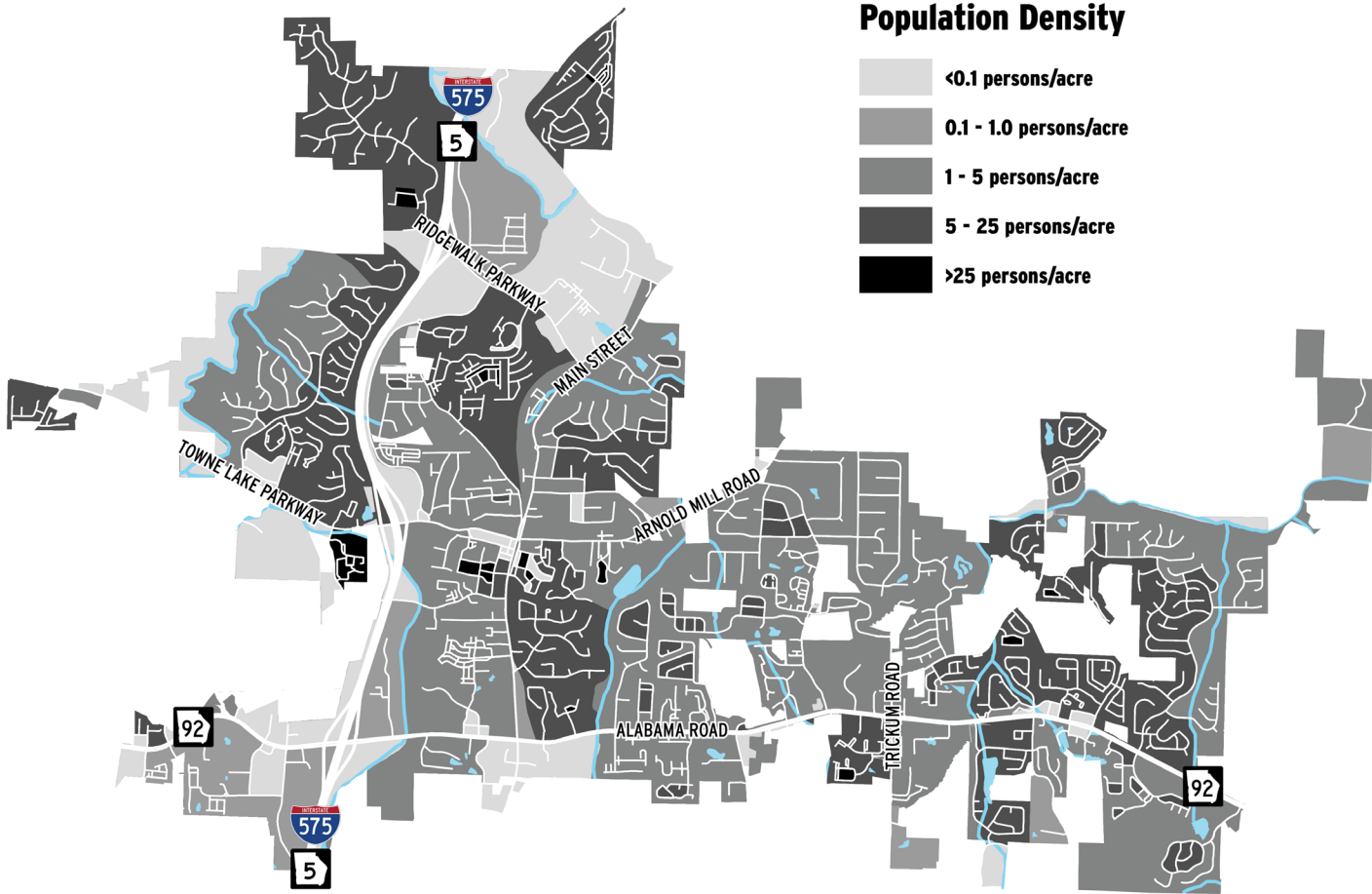


Trends in Woodstock

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).



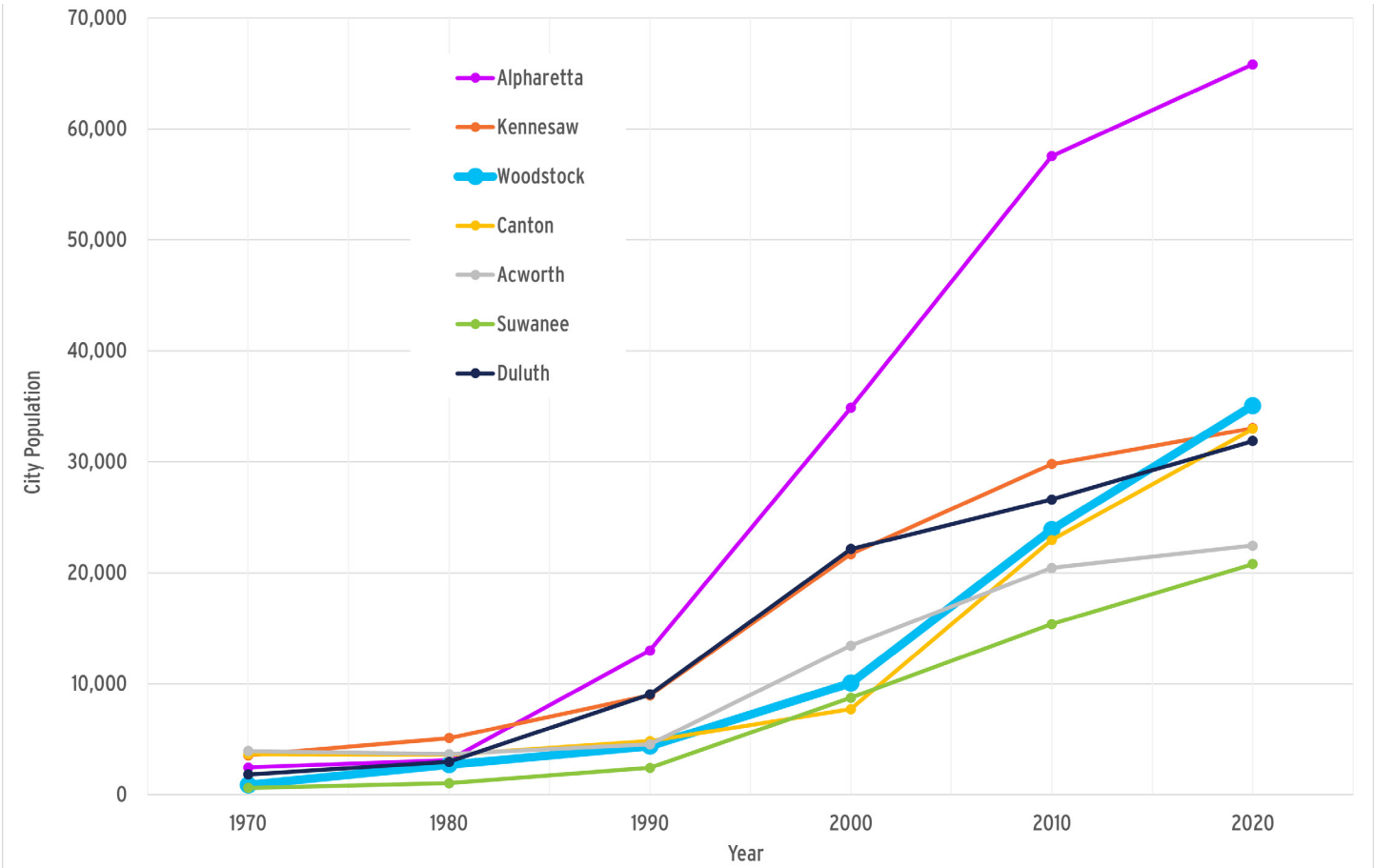
Source: U.S. Census Bureau 2020 Decennial Census

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



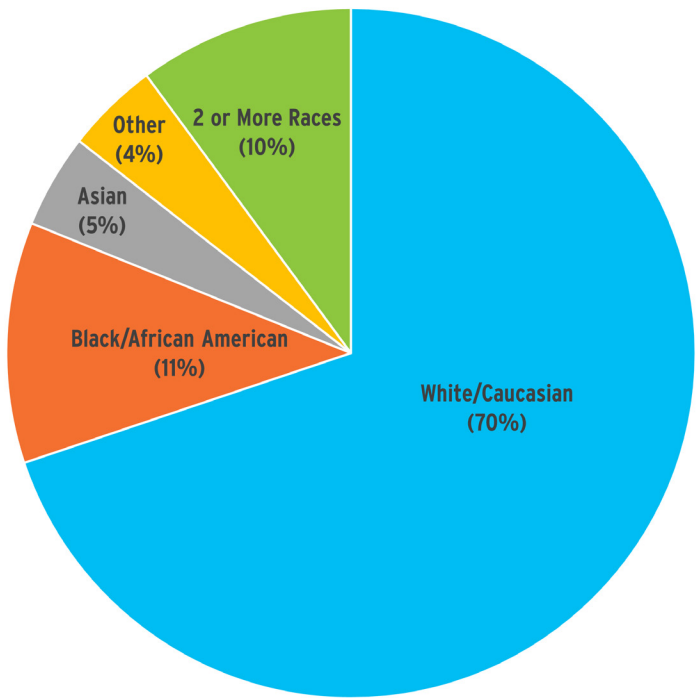
Source: U.S. Census Bureau; 1970-2020 Decennial Census

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)

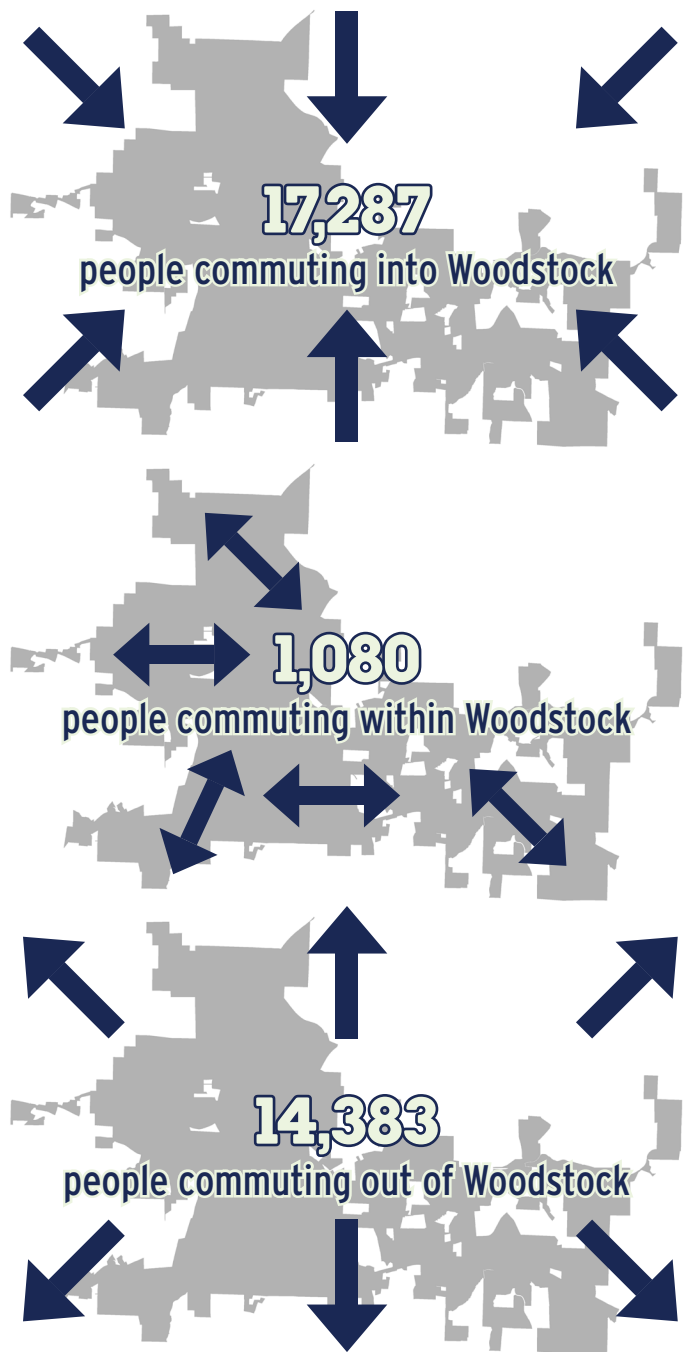
Economic Development

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.

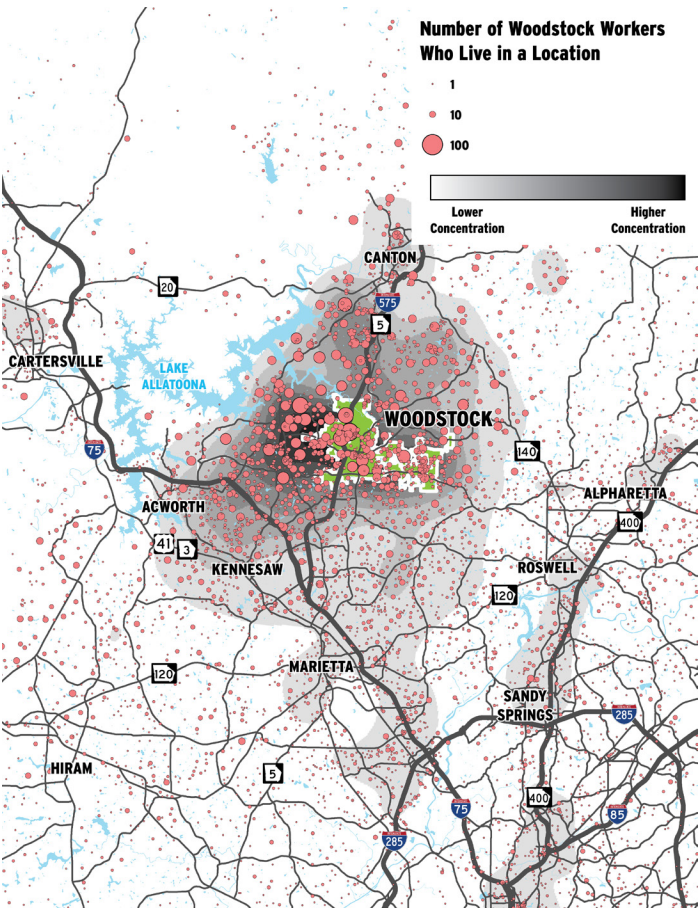


Source: 2020 Longitudinal Employer-Household Dynamics (LEHD) & U.S. Census Bureau
Figure 4. Commute Patterns (2020)

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)

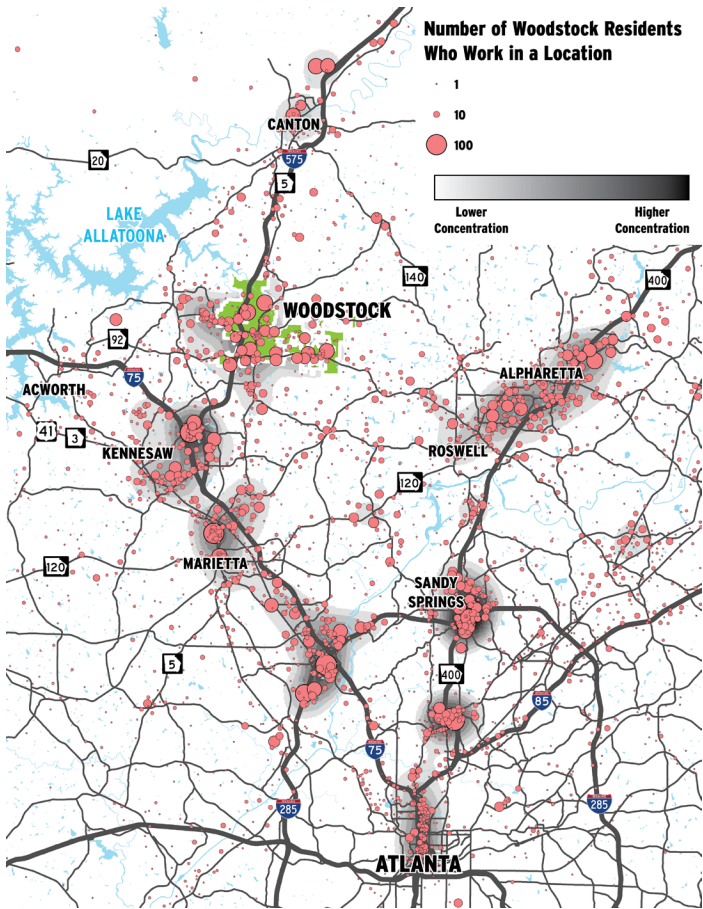
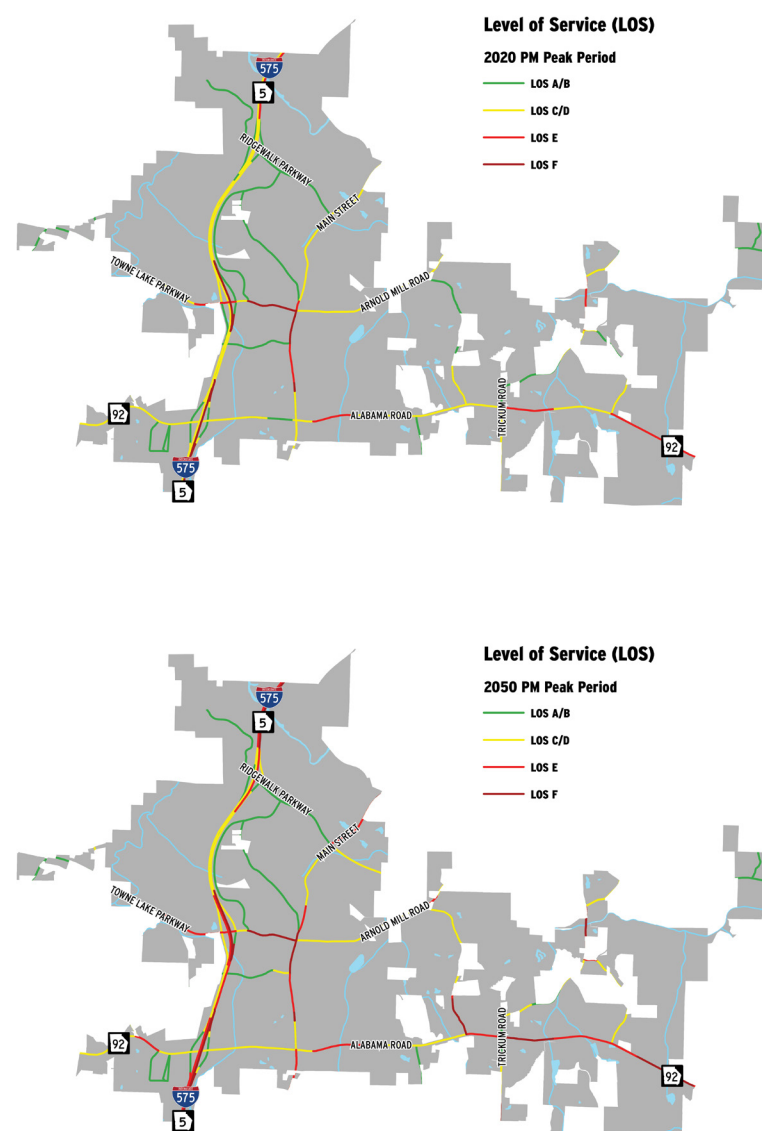


Figure 6. Work Locations of Woodstock Residents Who Work (2020)



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

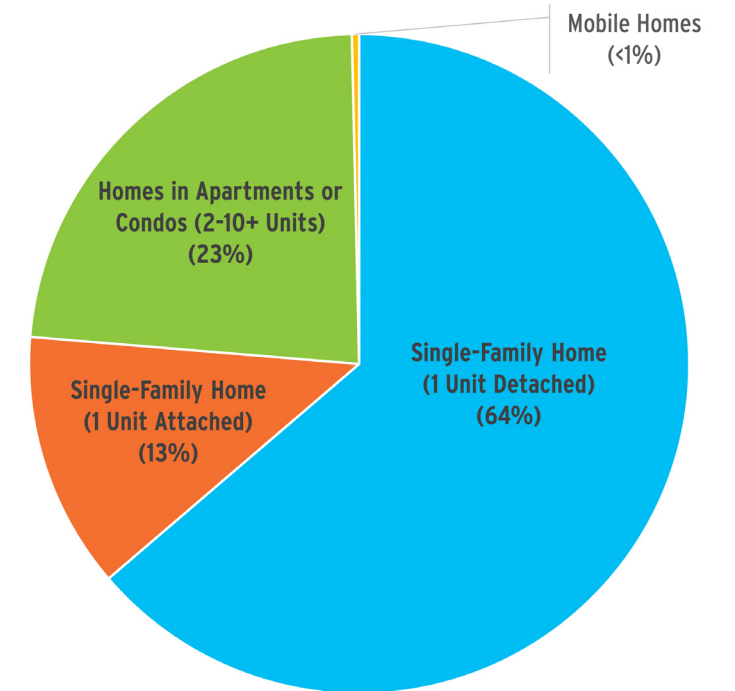
Figure 7. Travel Demand Model Level of Service (LOS) in Woodstock



Housing

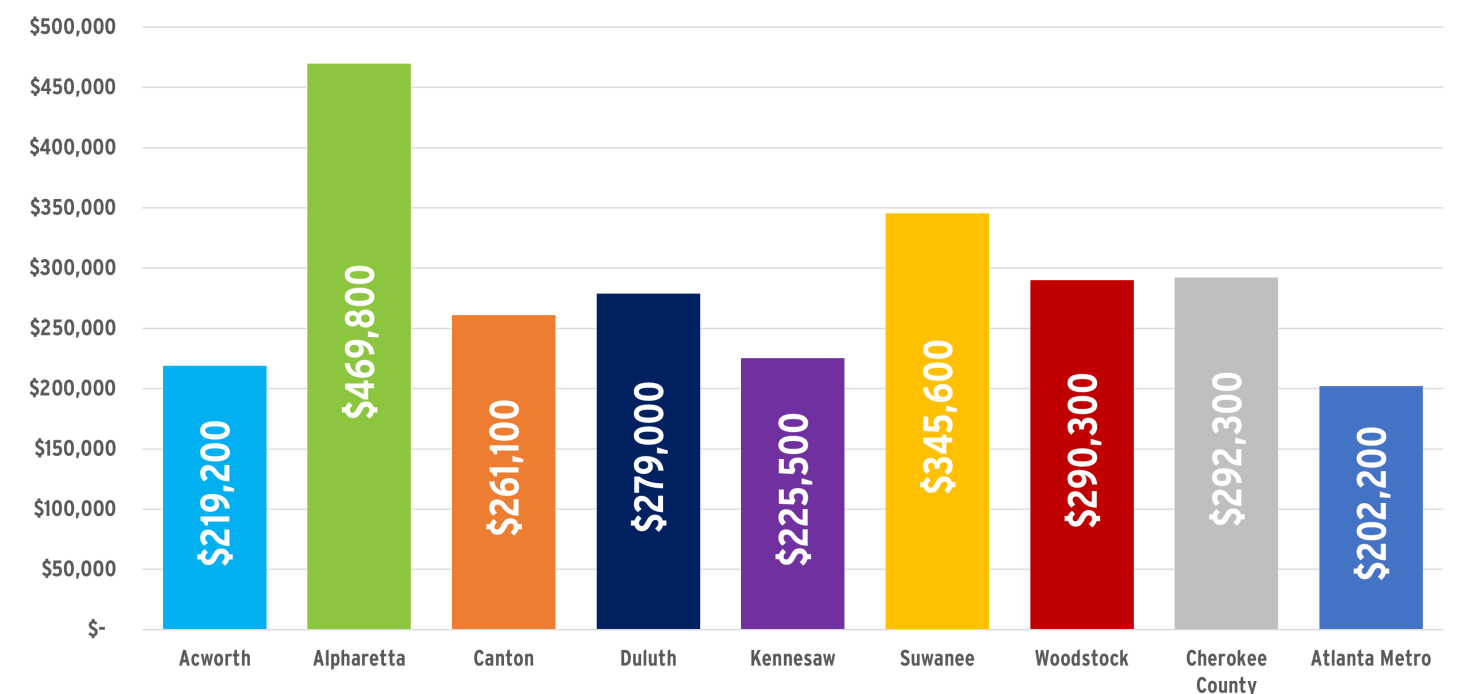
One of the most critical defining features of a community is the variety of its housing, in terms of aesthetic appearance, functional form, and affordability. Woodstock has seen a tremendous amount of population growth, enabled by an ongoing substantial amount of new residential development. Figure 8 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.



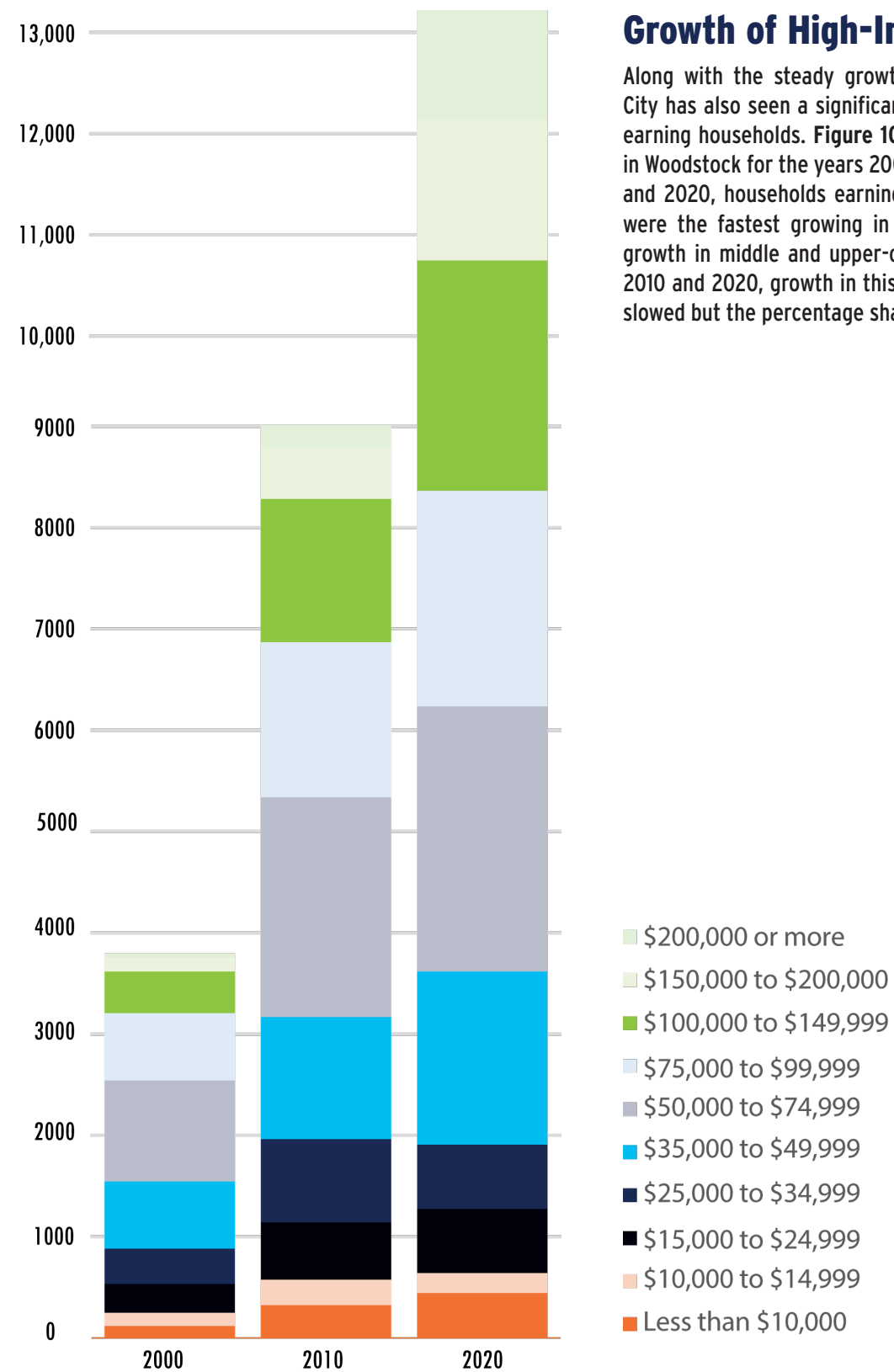
Source: U.S. Census Bureau; 2017-2021 5-Year ACS Estimates

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



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

Figure 10. Households in Woodstock by Annual Median Household Income

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.

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.

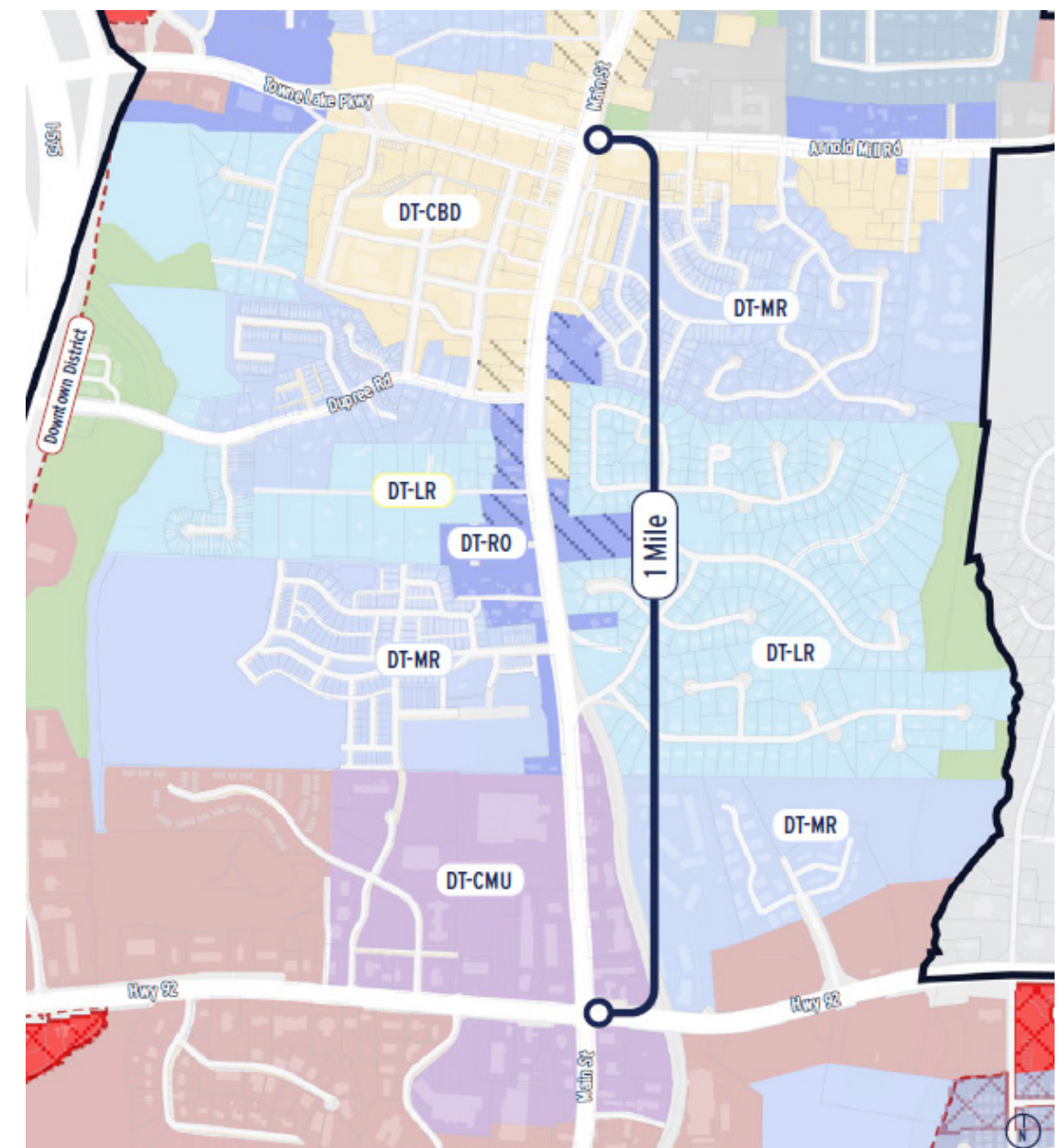


Figure 11. Envisioning the Mile on Main



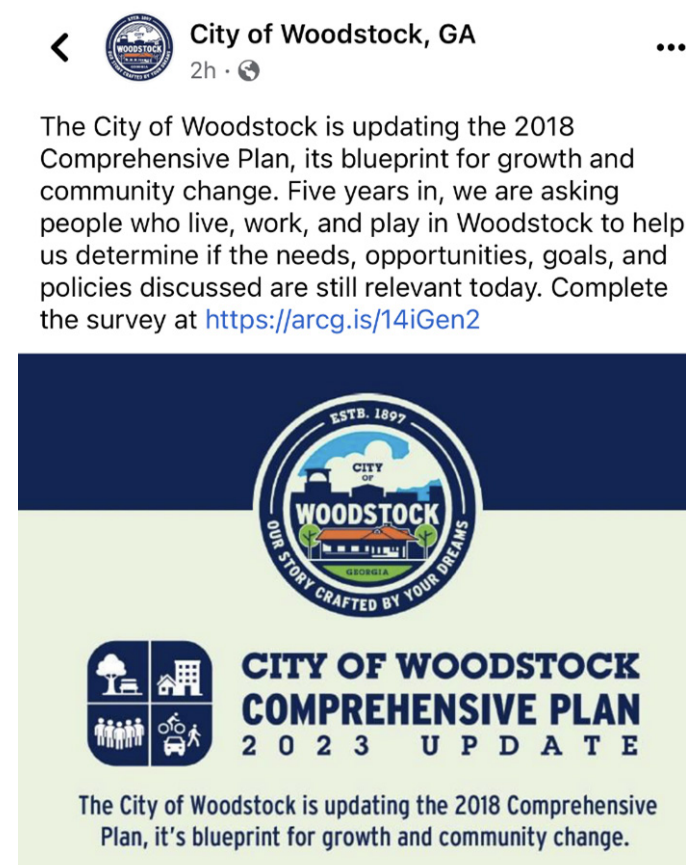
Stakeholder Committee

Public Hearings

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.



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.

Figure 12. Goals & Policies Exercise



CITY OF WOODSTOCK
COMPREHENSIVE PLAN
 2023 UPDATE
 GOALS & POLICIES

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 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.			

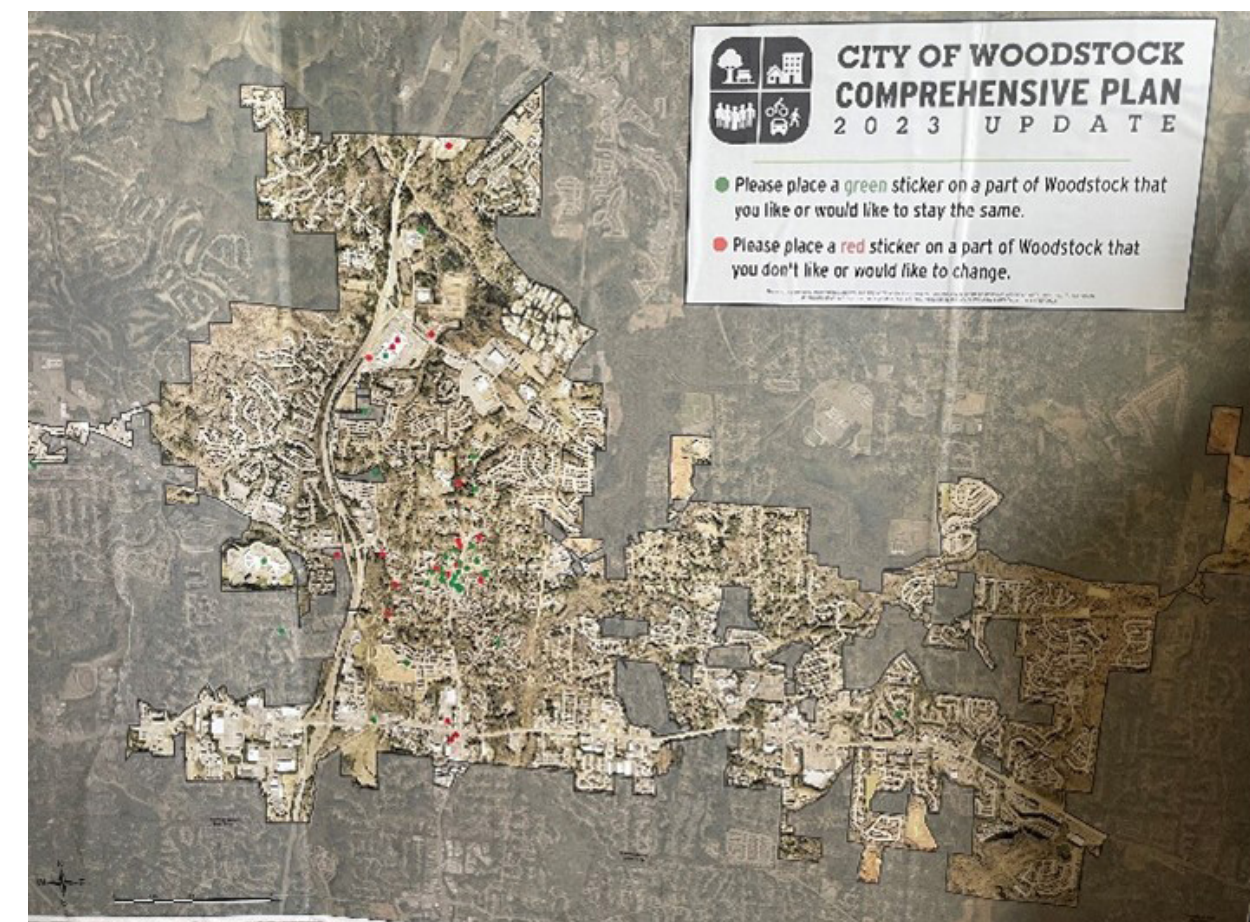
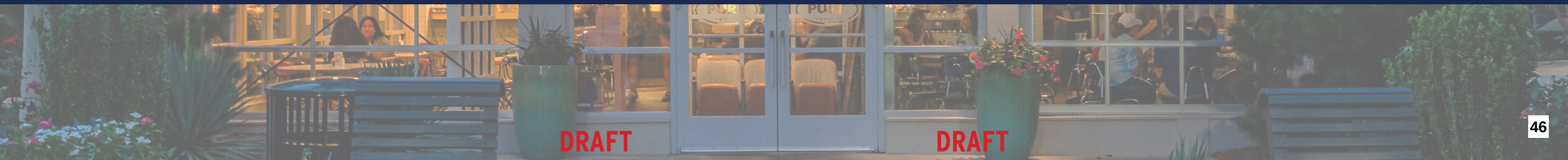


Figure 13. Public Outreach Mapping Exercise



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

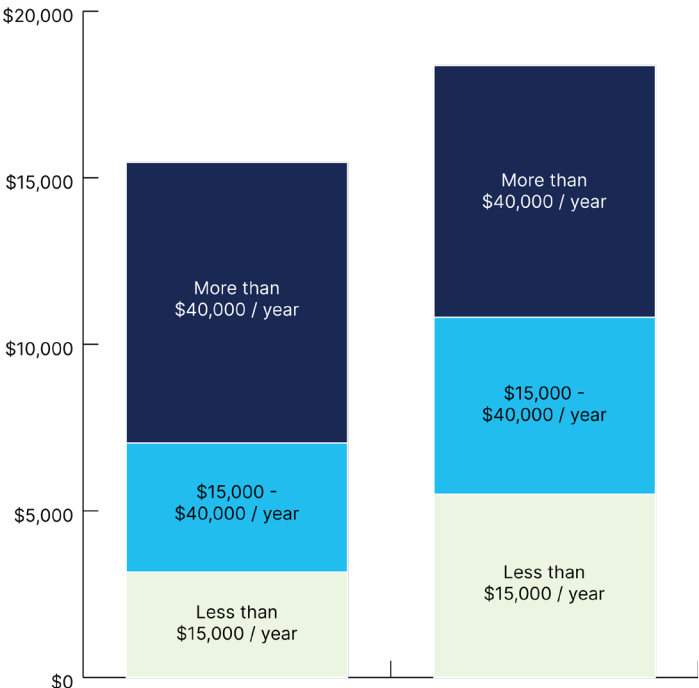
Woodstock's workforce (people who live in Woodstock and have jobs) and Woodstock's employment (jobs physically located in Woodstock) have some notably different characteristics. A community's workforce is made up of that community's residents who have jobs - regardless of where those jobs may be. Workforce 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.



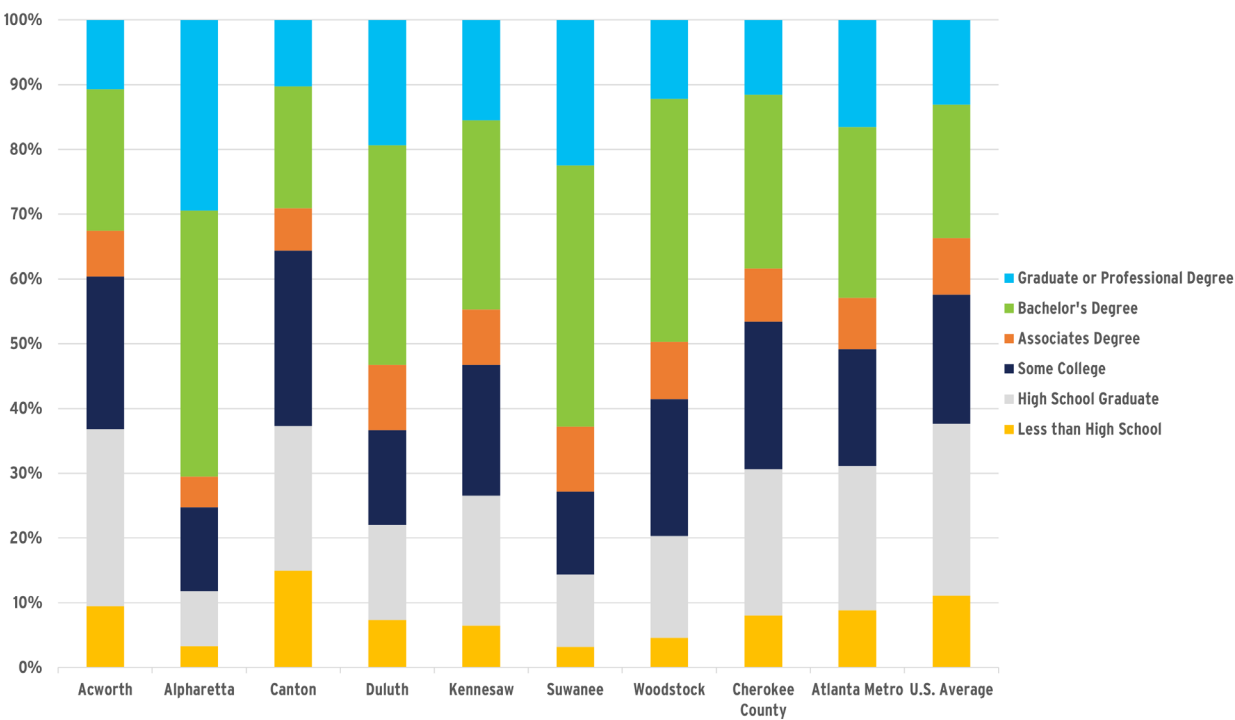
Source: 2020 Longitudinal Employer-Household Dynamics (LEHD) & U.S. Census Bureau

Figure 15. Commute Patterns (2020)



Average Educational Attainment

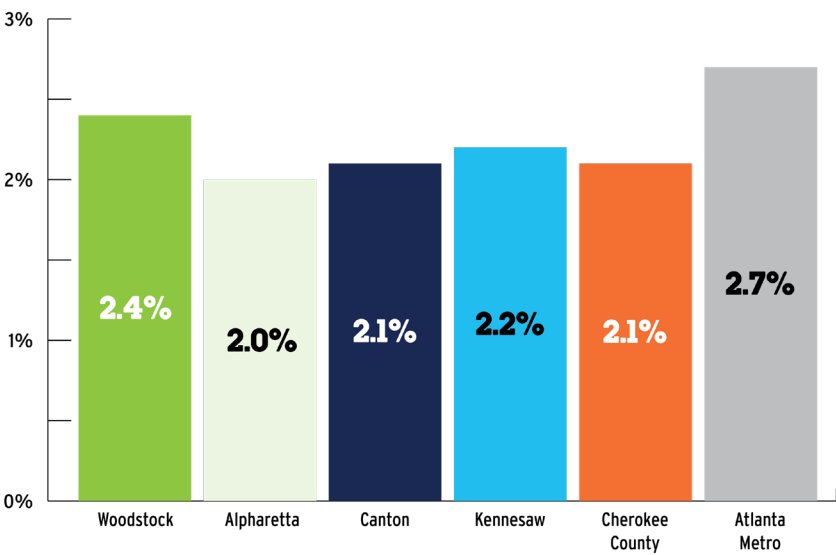
Residents of the City of Woodstock are more likely to have a college degree than residents of Cherokee County as a whole, or the whole of the metro Atlanta region. Approximately 37% of all Woodstock residents over 25 years old have a college degree. As shown in Figure 16, Woodstock has a higher rate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

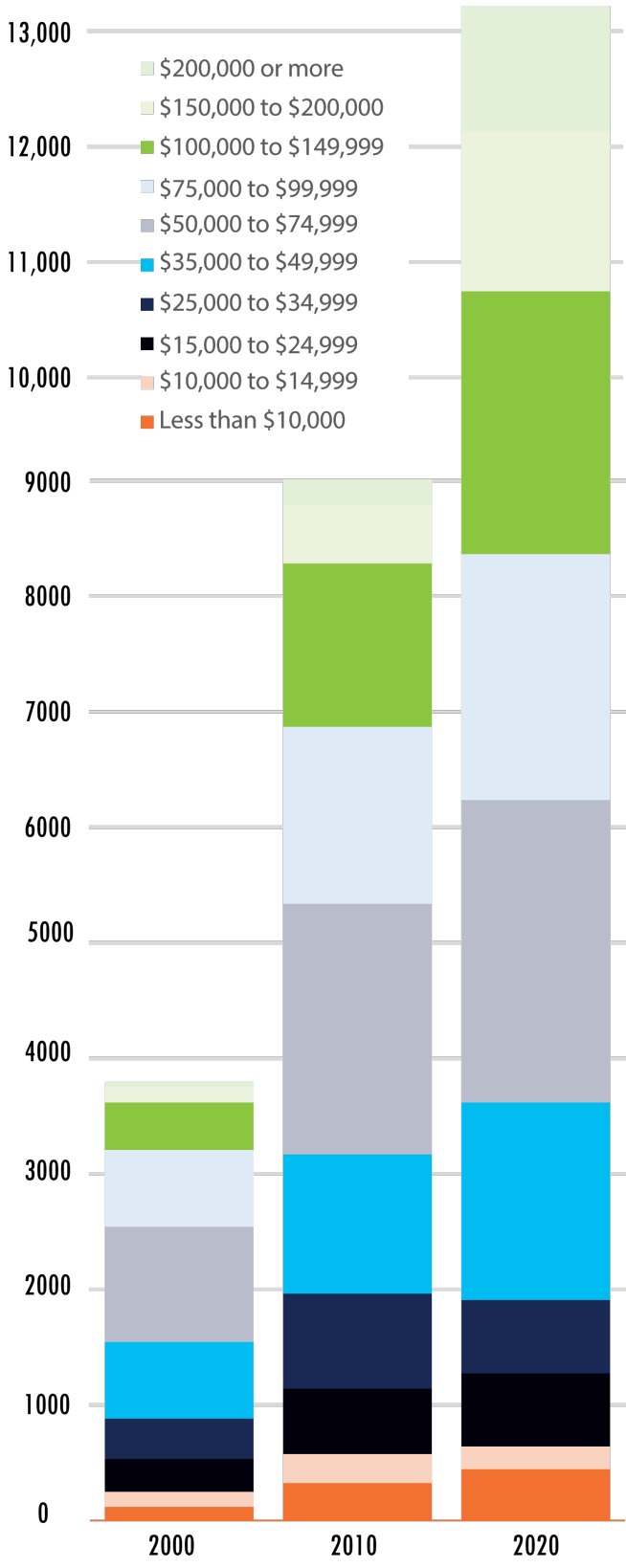
Needs & Opportunities

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
Continued implementation of wayfinding signage package.	X	X	X	X	X	\$240,000	EDD/DDA/COED
Continue to fund and implement LCI/Streetscape Projects.	X	X	X	X	X	TBD	Woodstock/ARC
Develop a public art program and masterplan.	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

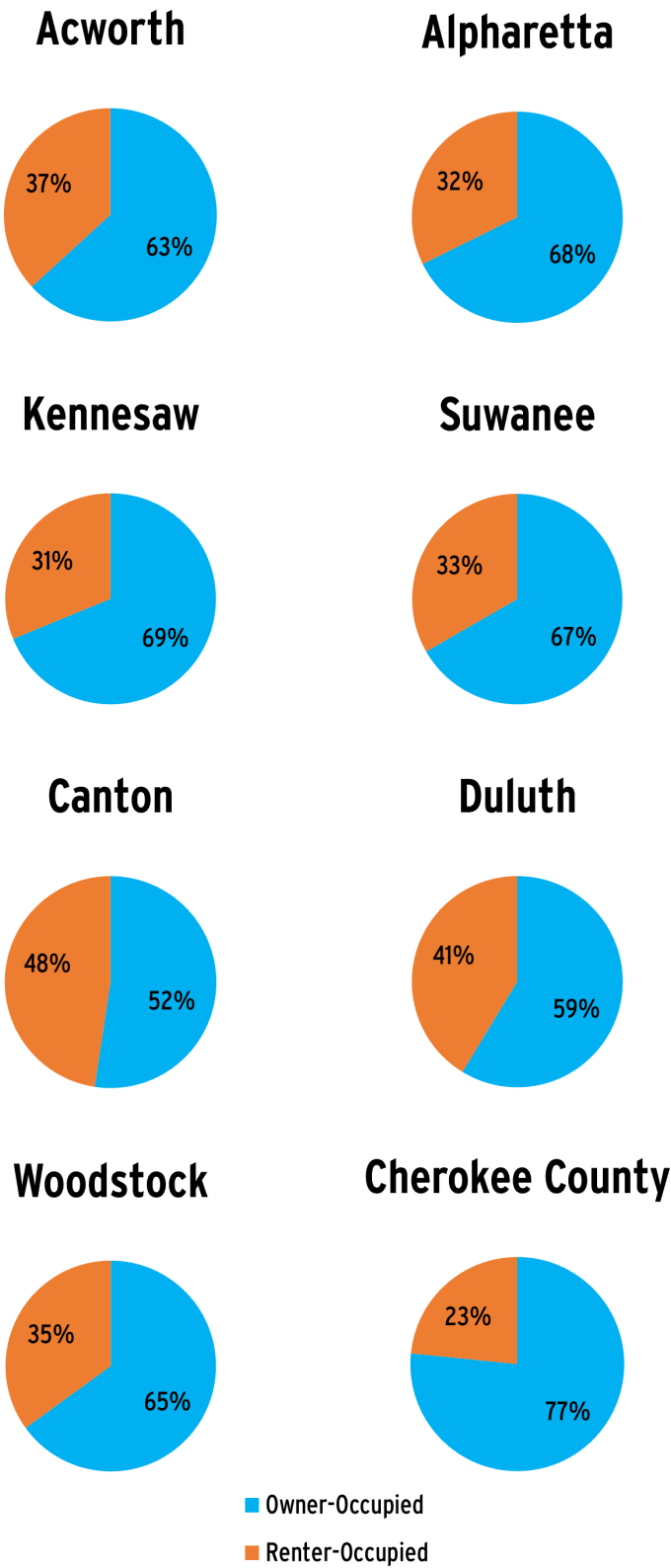


Housing

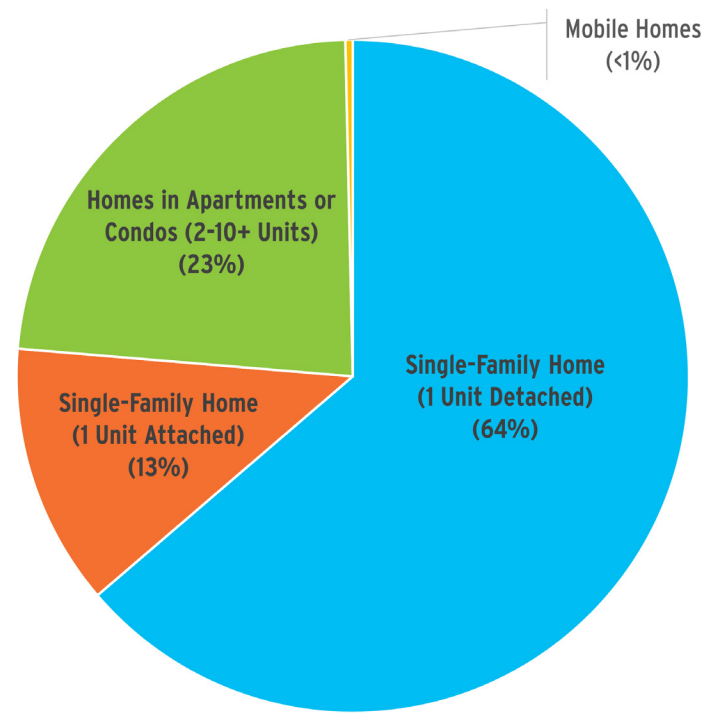
One of the most critical defining features of a community is the variety of its housing, in terms of aesthetic appearance, functional form, and affordability. As shown in Figure 19, Woodstock has a rate of homeownership that is comparable with many of its peer communities in the northwestern Atlanta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

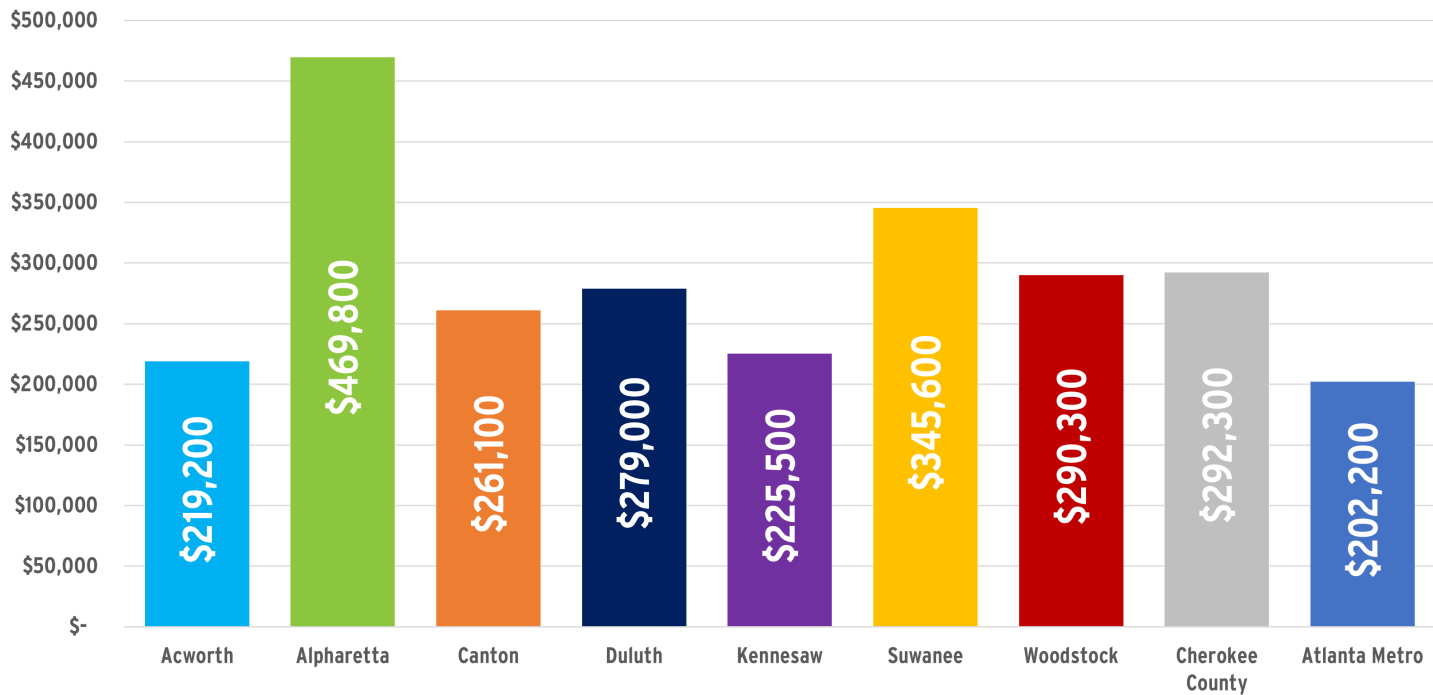
Figure 21 shows median home values in Woodstock and many peer communities. Woodstock is still a relatively affordable place to own a home in the metropolitan Atlanta region, but has higher home values than neighboring Kennesaw and Canton.



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 courts, bungalows, 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.

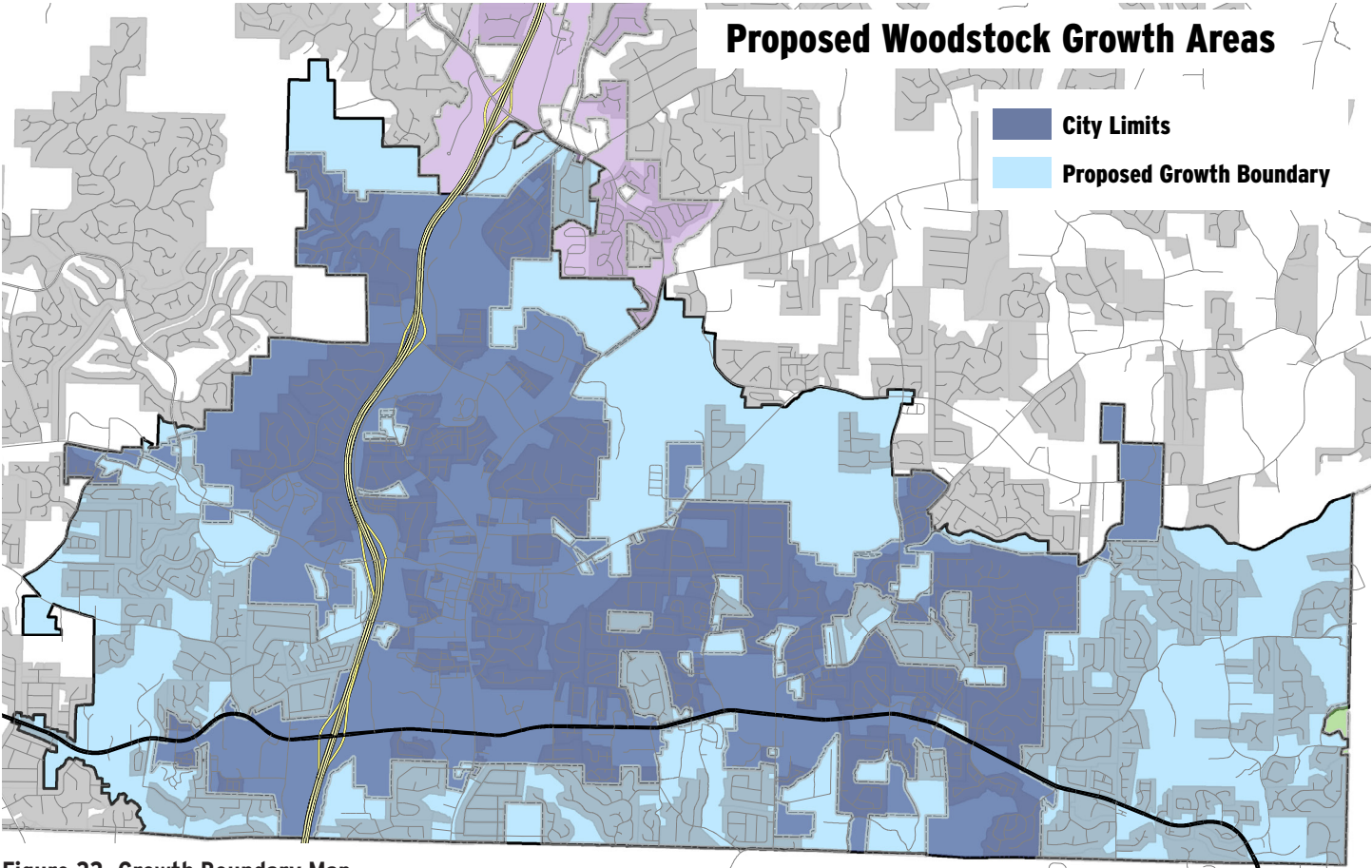


Figure 22. Growth Boundary Map

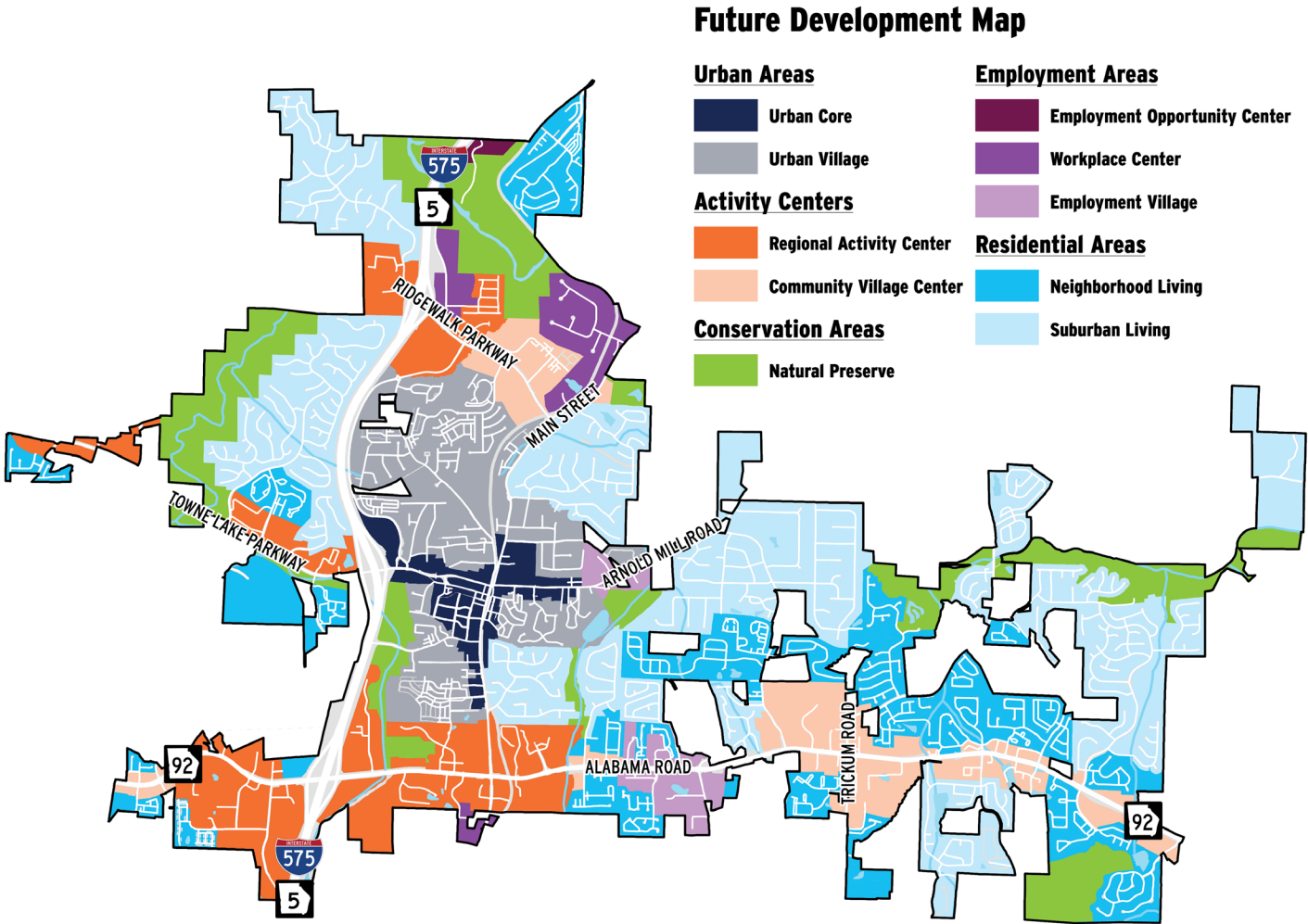


Figure 23. Future Development Map

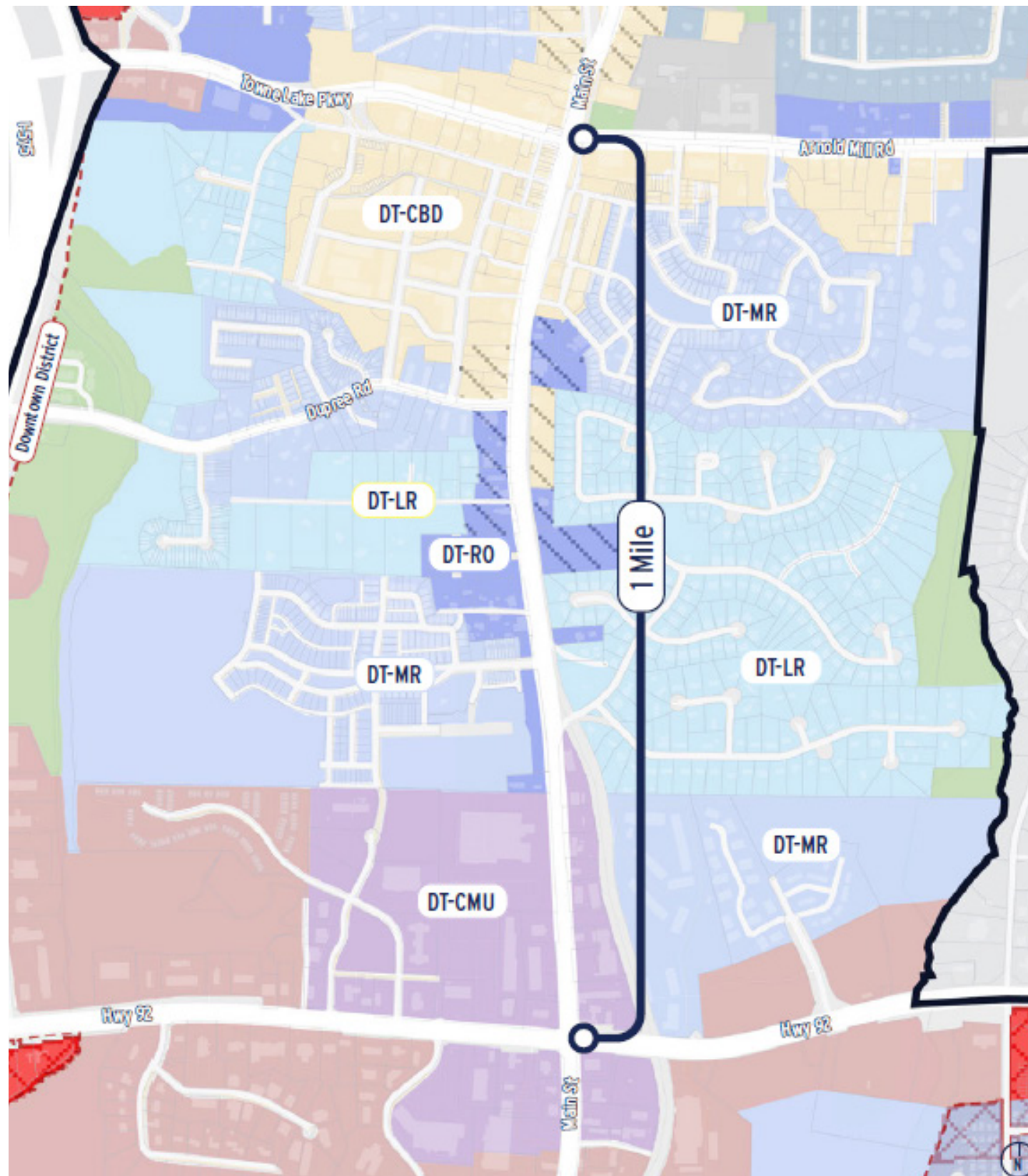


Figure 24. Envisioning the Mile on Main

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
Develop a public art program and masterplan.	X	X				\$60,000	EDD
Revise State Route 92 Corridor standards and regulations.	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.

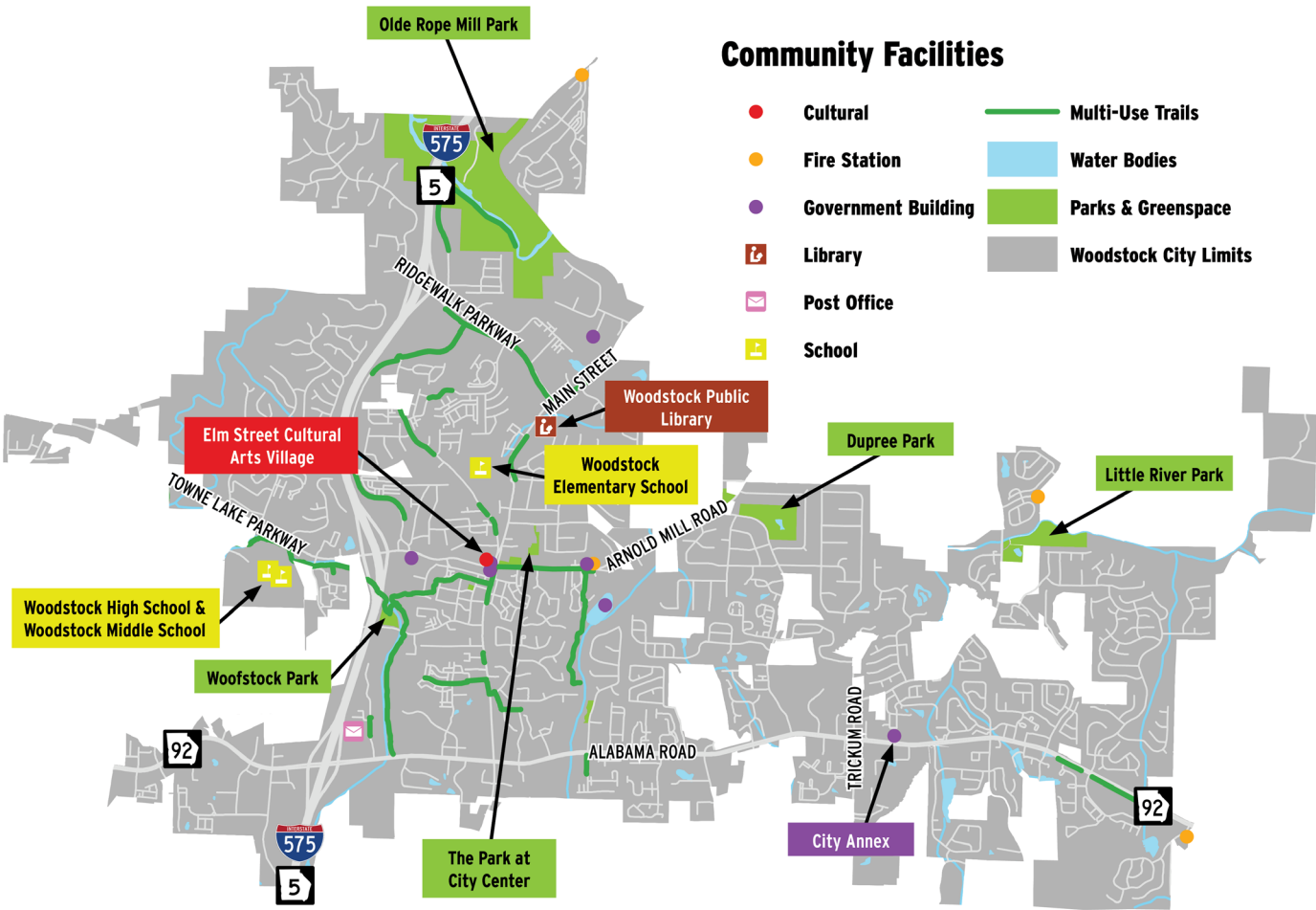


Figure 25. Existing Parks and Other Public Facilities in Woodstock

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 identified multi-use trails and finalize ROW purchases.	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
Dedicate a fund to the yearly purchase and acquisition of greenspace.	X	X	X	X	X	TBD	P&R/ED/CM
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

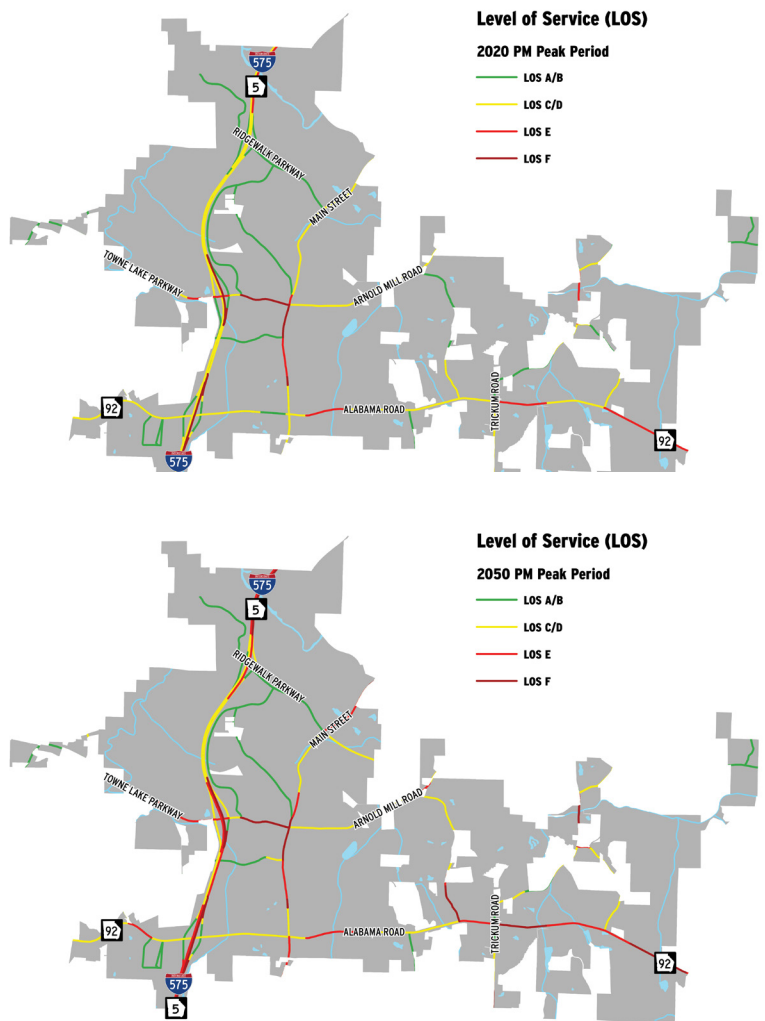
Project Description	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28	Estimated Total Cost/ Sources	Responsible Party
Utilize social media platforms to educate residents and increase engagement.	X	X	X	X	X	Staff Time	PIO
Create new methods to communicate information.	X	X	X	X	X	Staff Time	PIO/CDD/PW
Provide a presence 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.



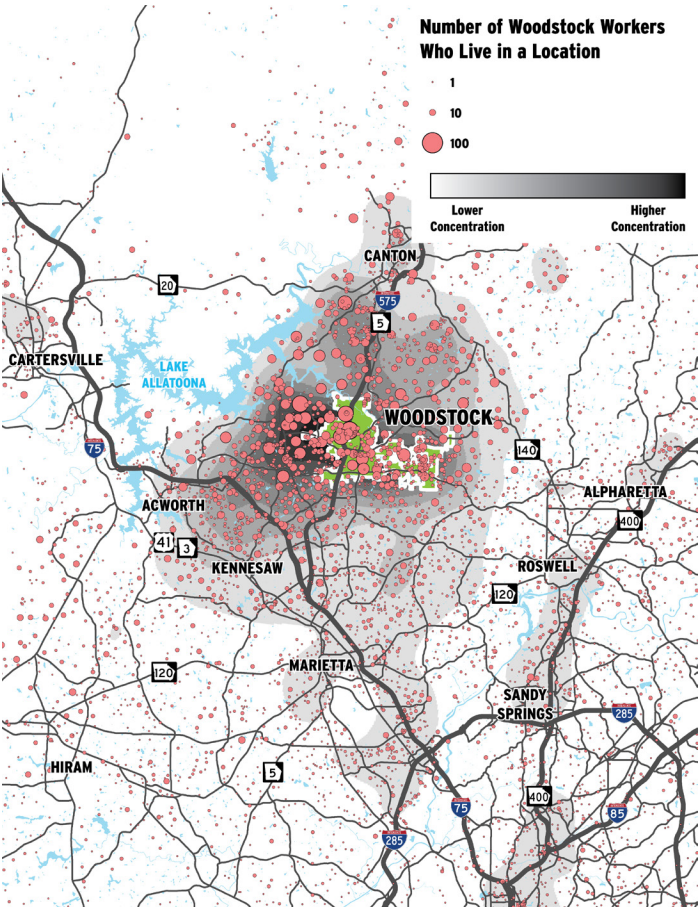
Source: Atlanta Regional Commission Activity-Based Model

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)

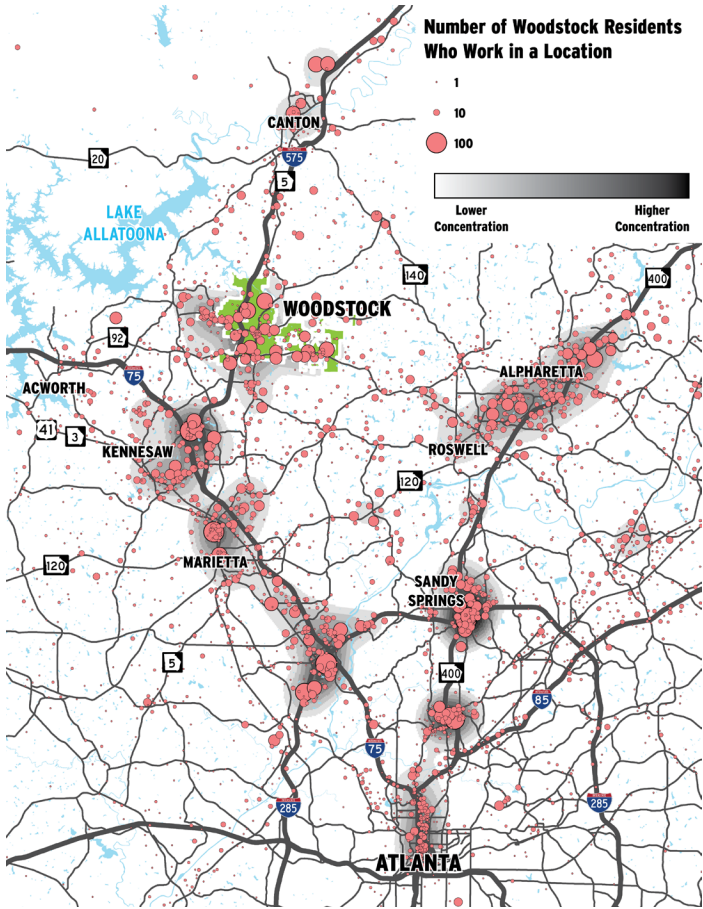


Figure 28. Work Locations of Woodstock Residents Who Work (2020)



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 6 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
Update and continue implementation of the transportation master plan.	X	X	X	X	X	Staff Time	PW
Towne Lake Parkway (road widening - Sherwood to Neese Road).	X	X				\$2,576,084	PW
South Main Street Streetscape.		X	X			\$100,000	PW
Downtown Grid (new roads, extensions, and connections).	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

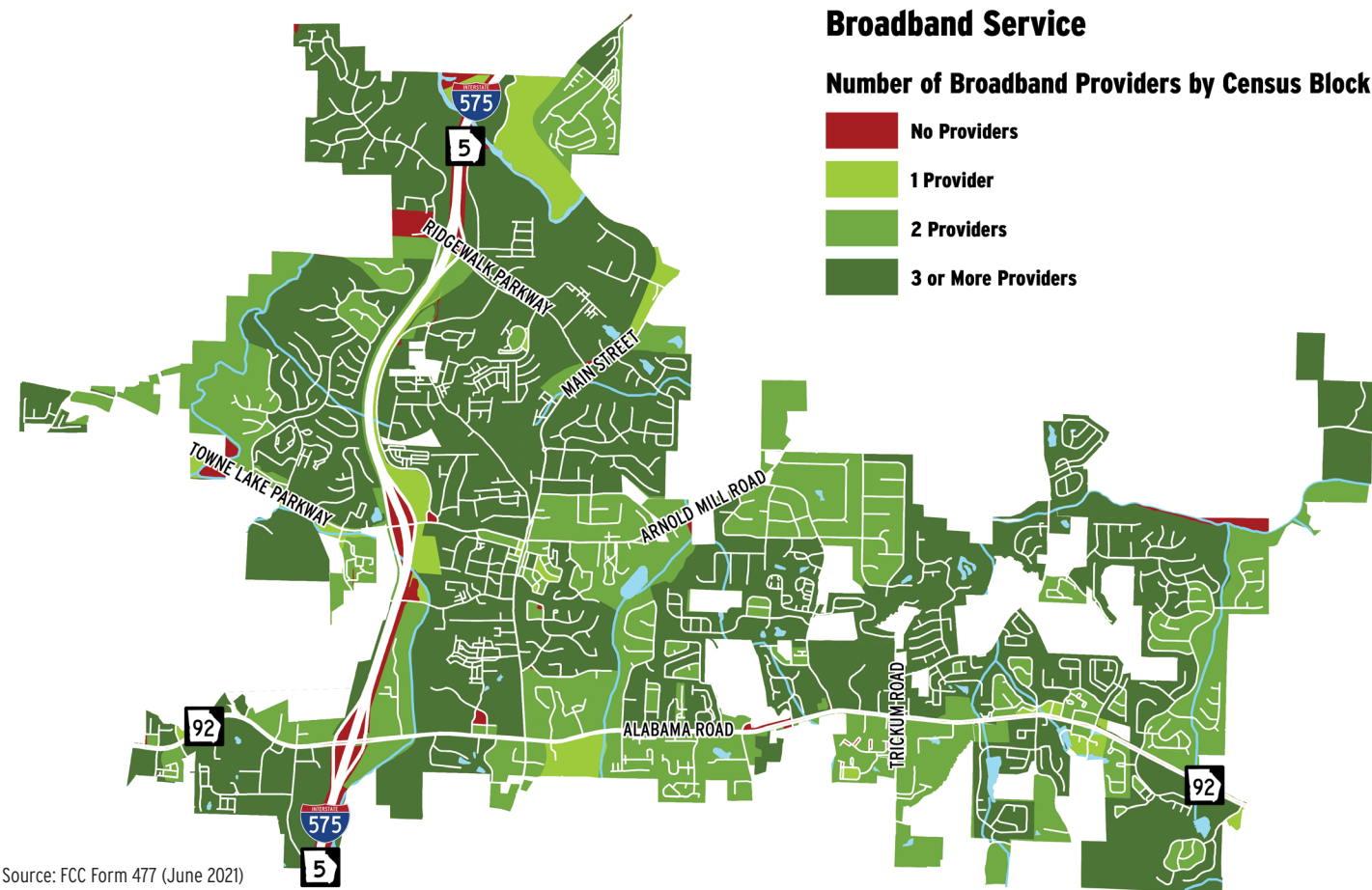


Supporting Elements

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.

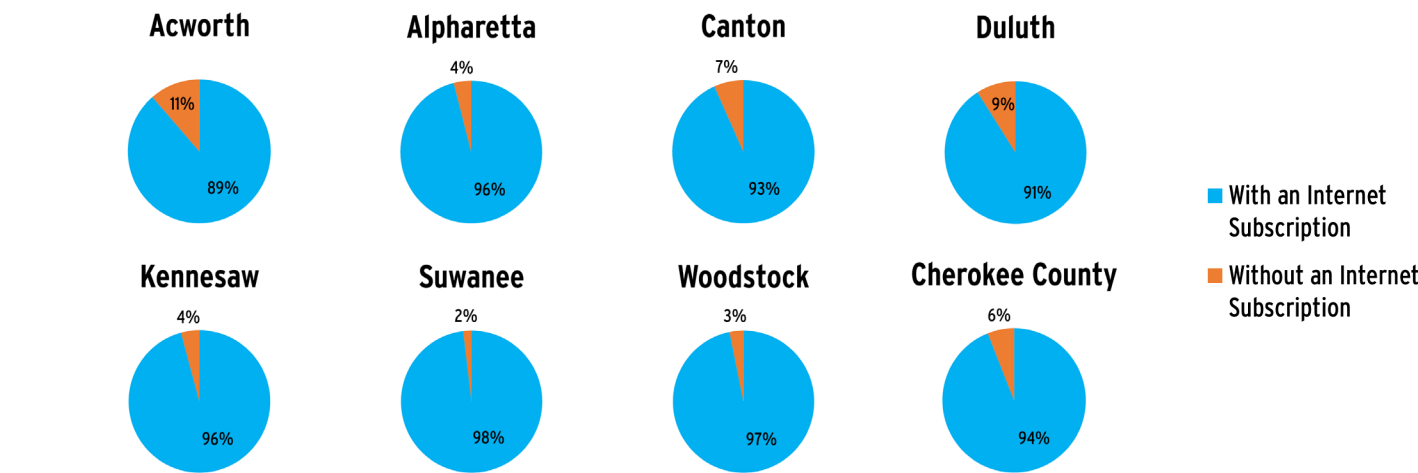


Source: FCC Form 477 (June 2021)

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
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
Incentivize or require businesses to recycle or at least be offered the option to have recycling.	X	X				Unknown / Staff Time	CM/CDD
Recycling program in the Downtown District.	X	X				Unknown / Staff Time	CM/CDD
Ensure proper management of recycling for trails and offer recycling for Downtown public street trashcans.	X	X				Unknown / Staff Time	CM/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.

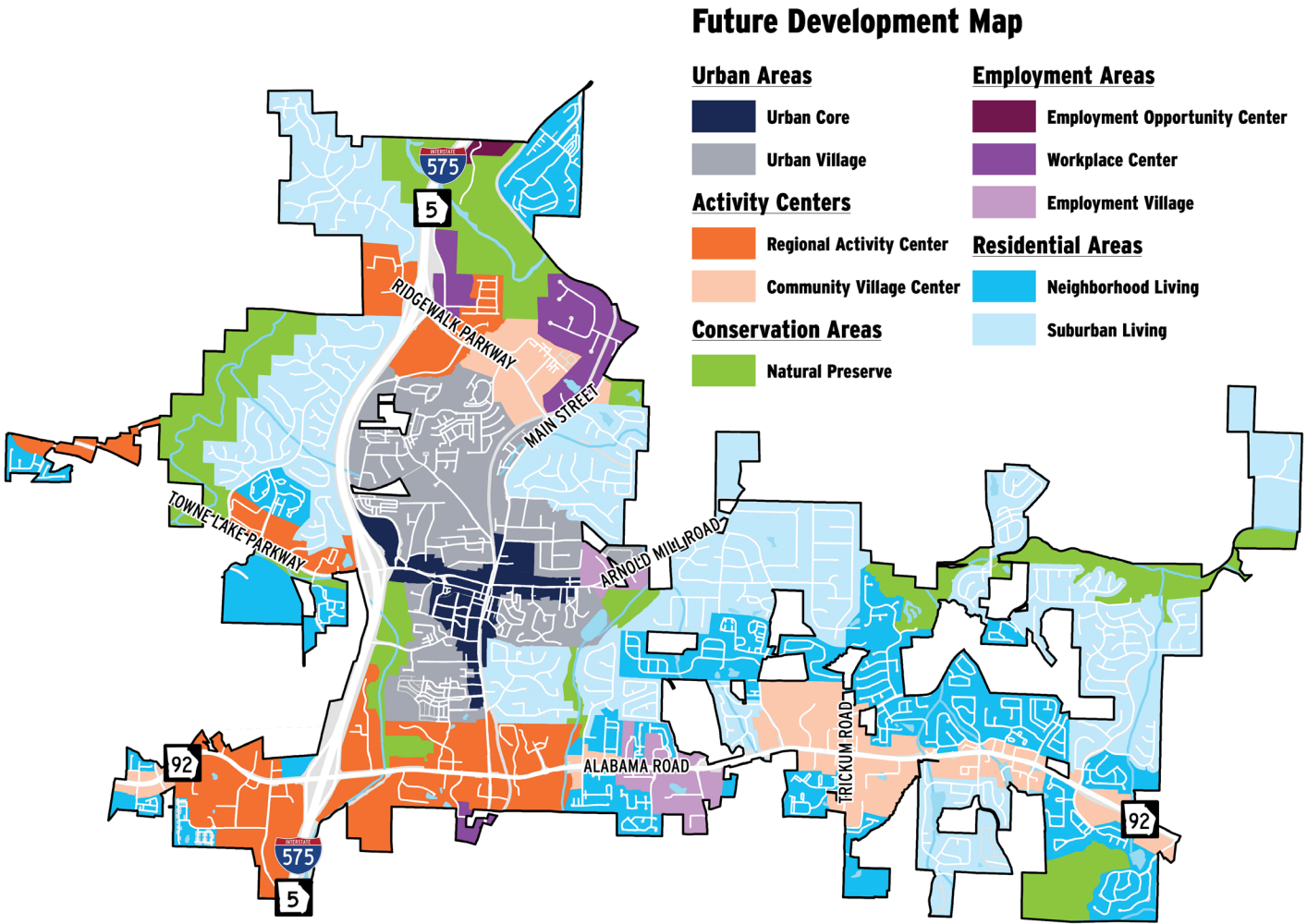


Figure 31. Future Development Map



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

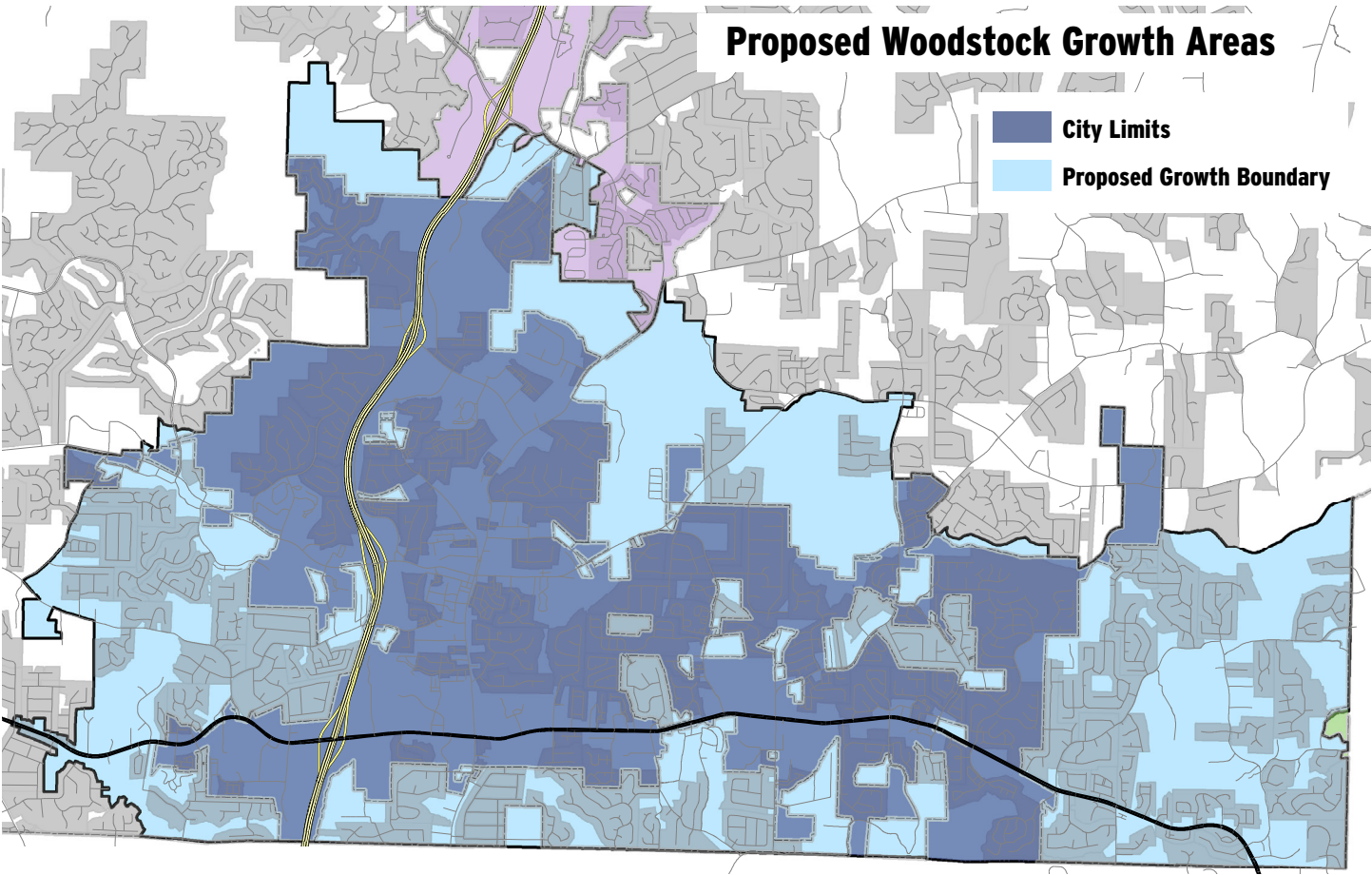


Figure 32. Growth Boundary Map

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

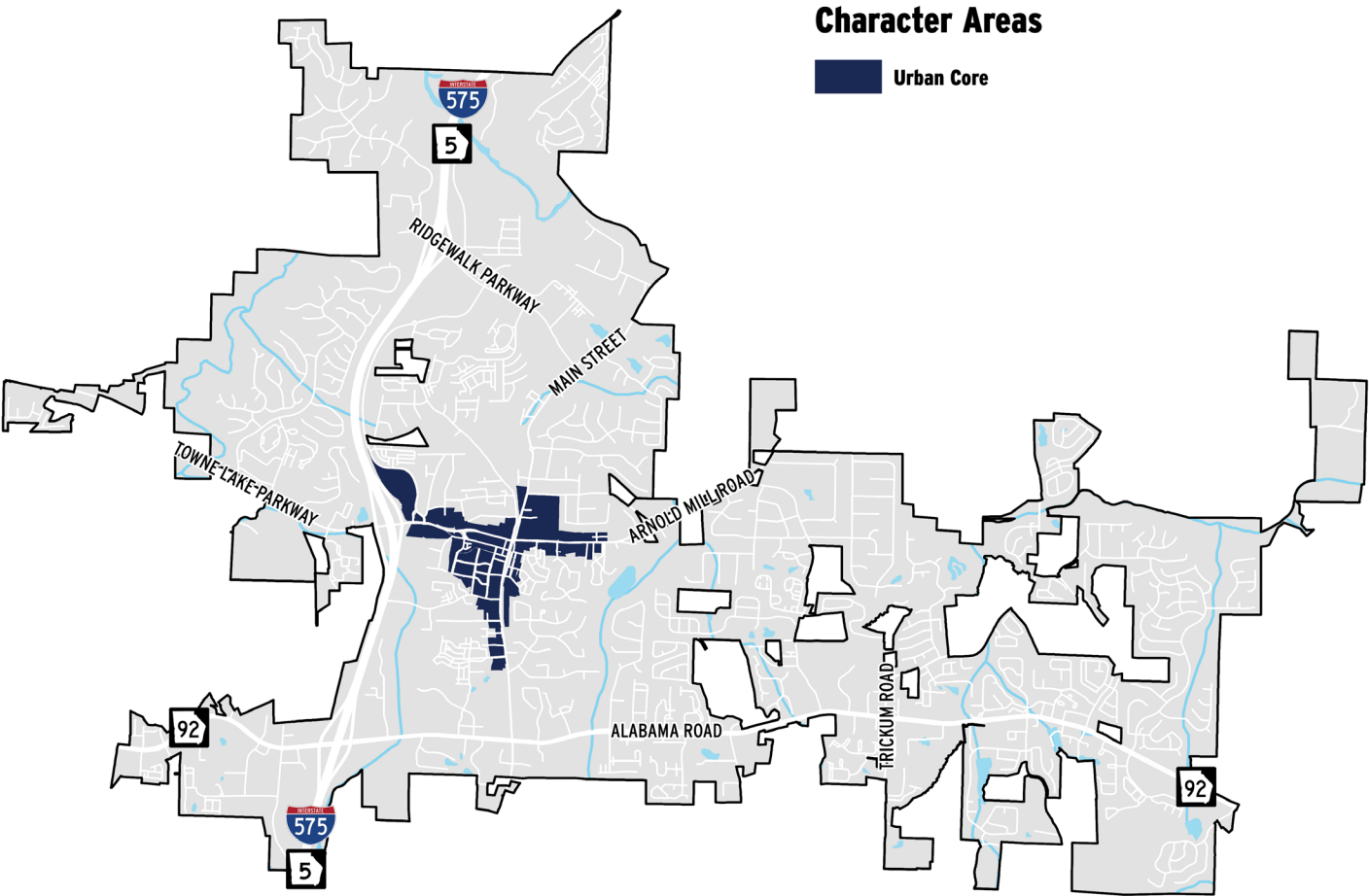
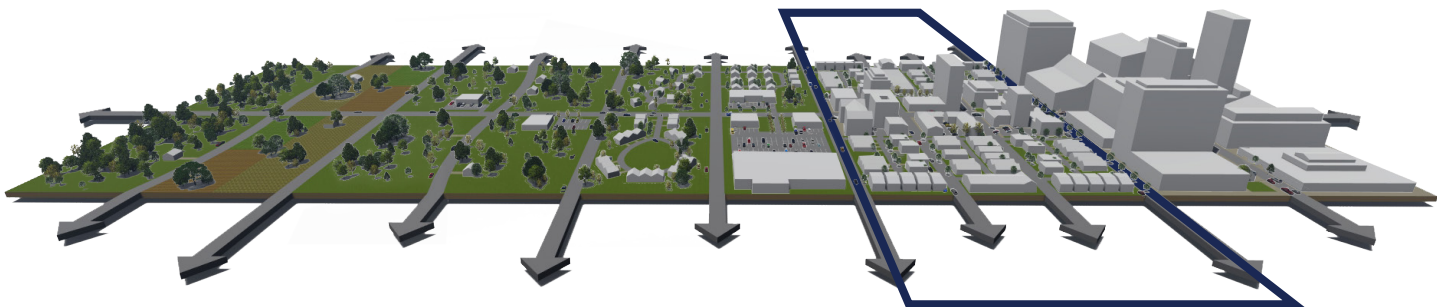


Figure 33. Urban Core Character Area

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.

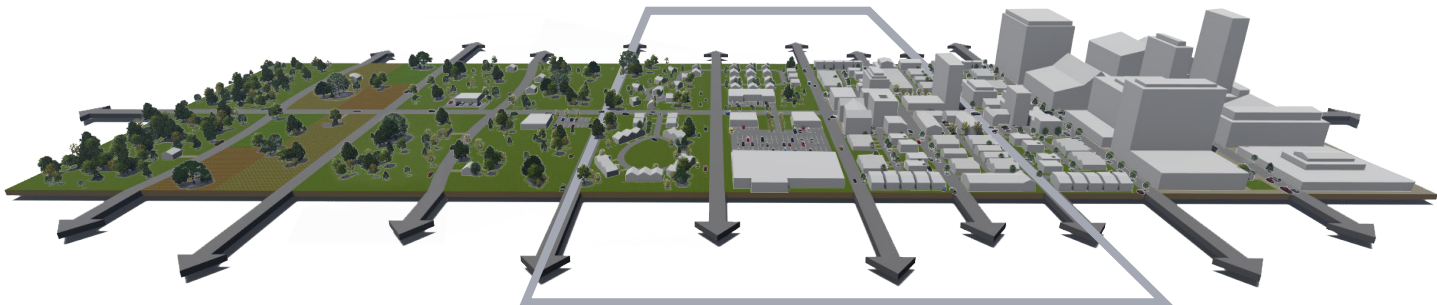
Urban Village

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



Character Areas

Urban Village

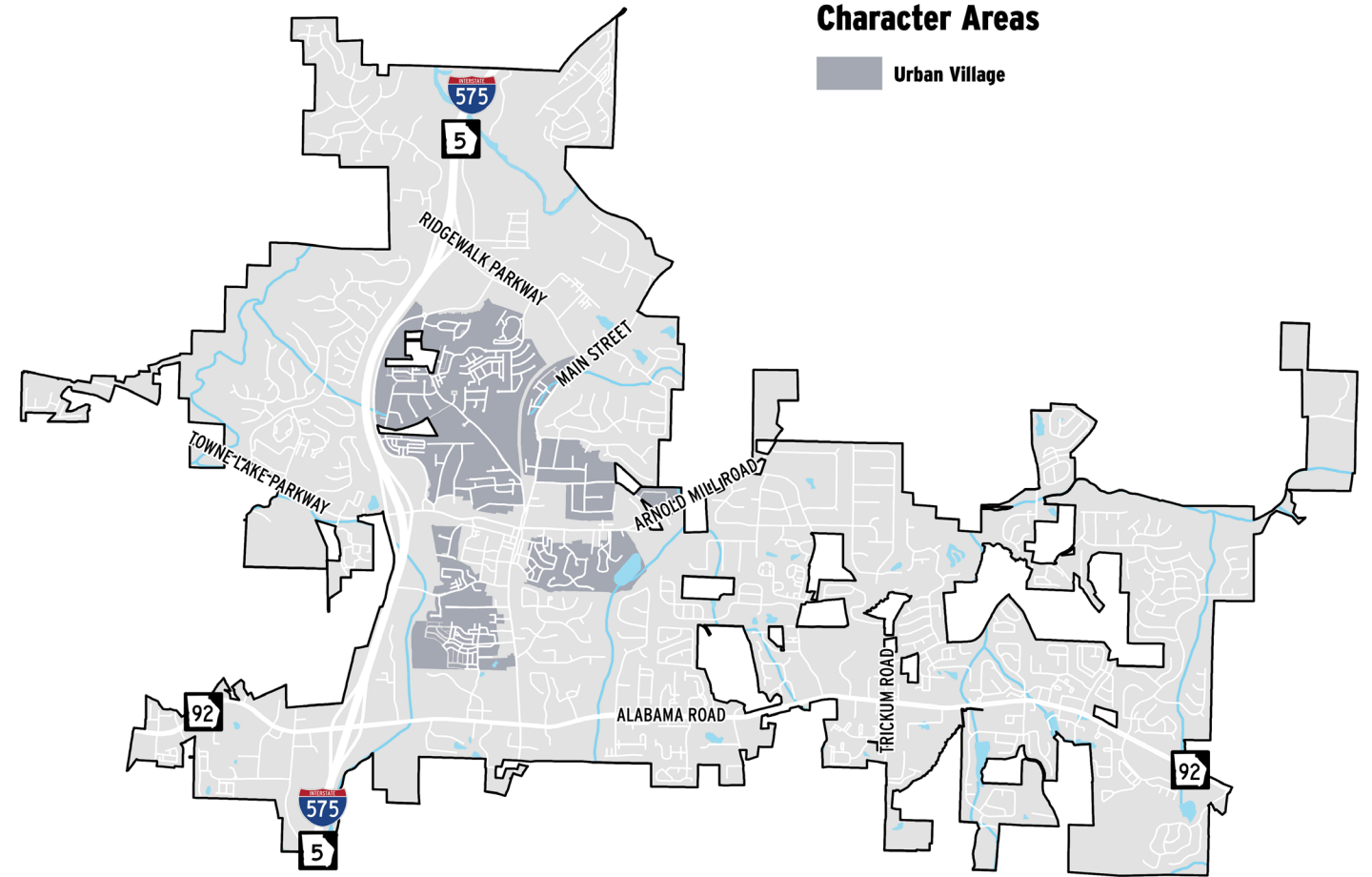


Figure 34. Urban Village Character Area

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 pedestrian sheds (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

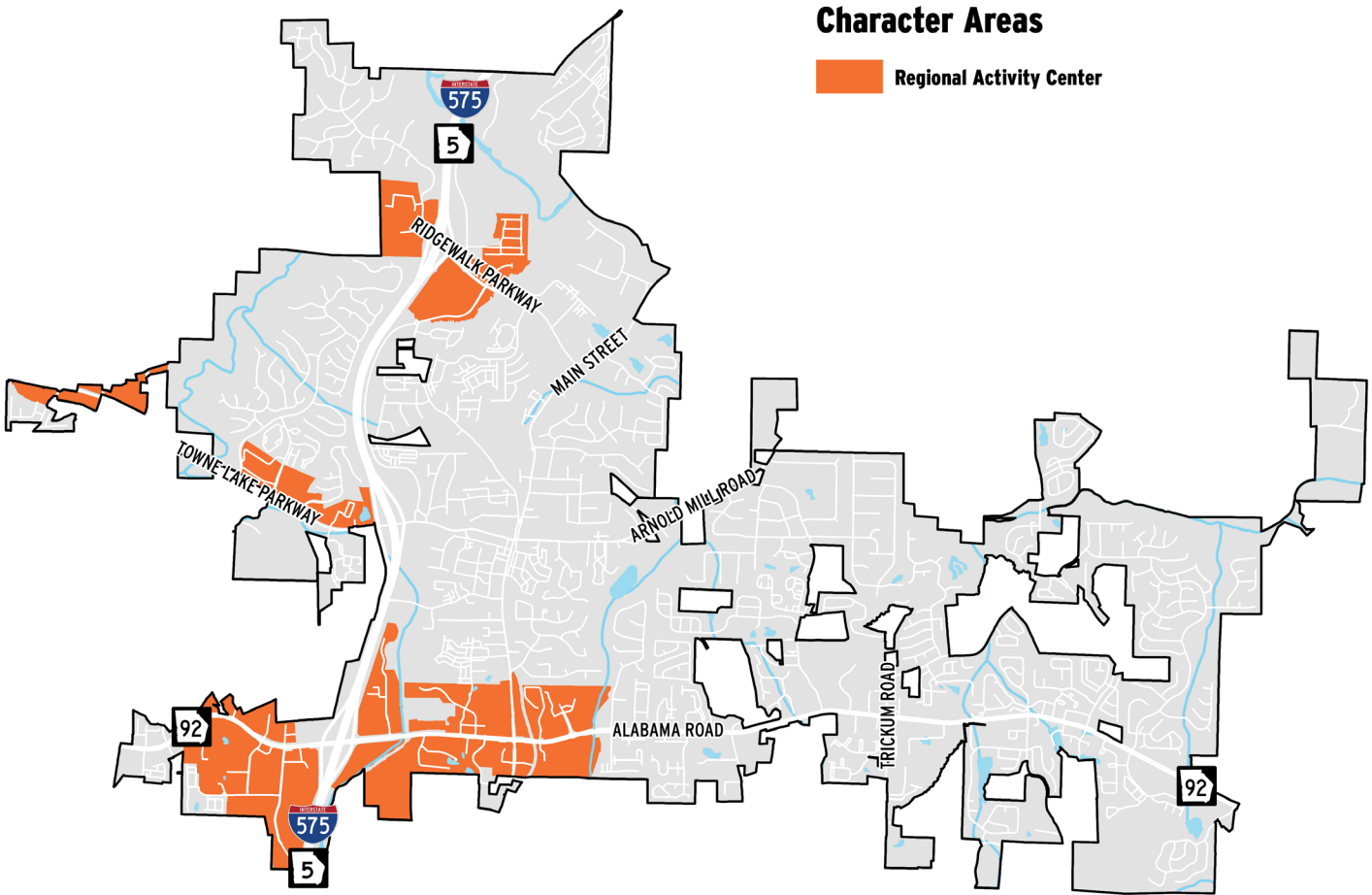


Figure 35. Regional Activity Center Character Area

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

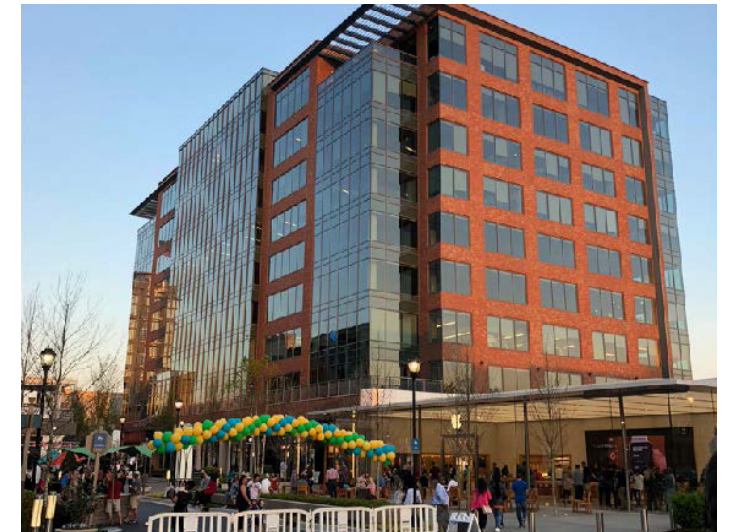
- This character area should include the highest densities in the city, with a strong commercial and office component supported by larger residential buildings; and
- Higher densities are encouraged in these areas due to proximity to infrastructure, especially major roadways. As such, areas closest to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

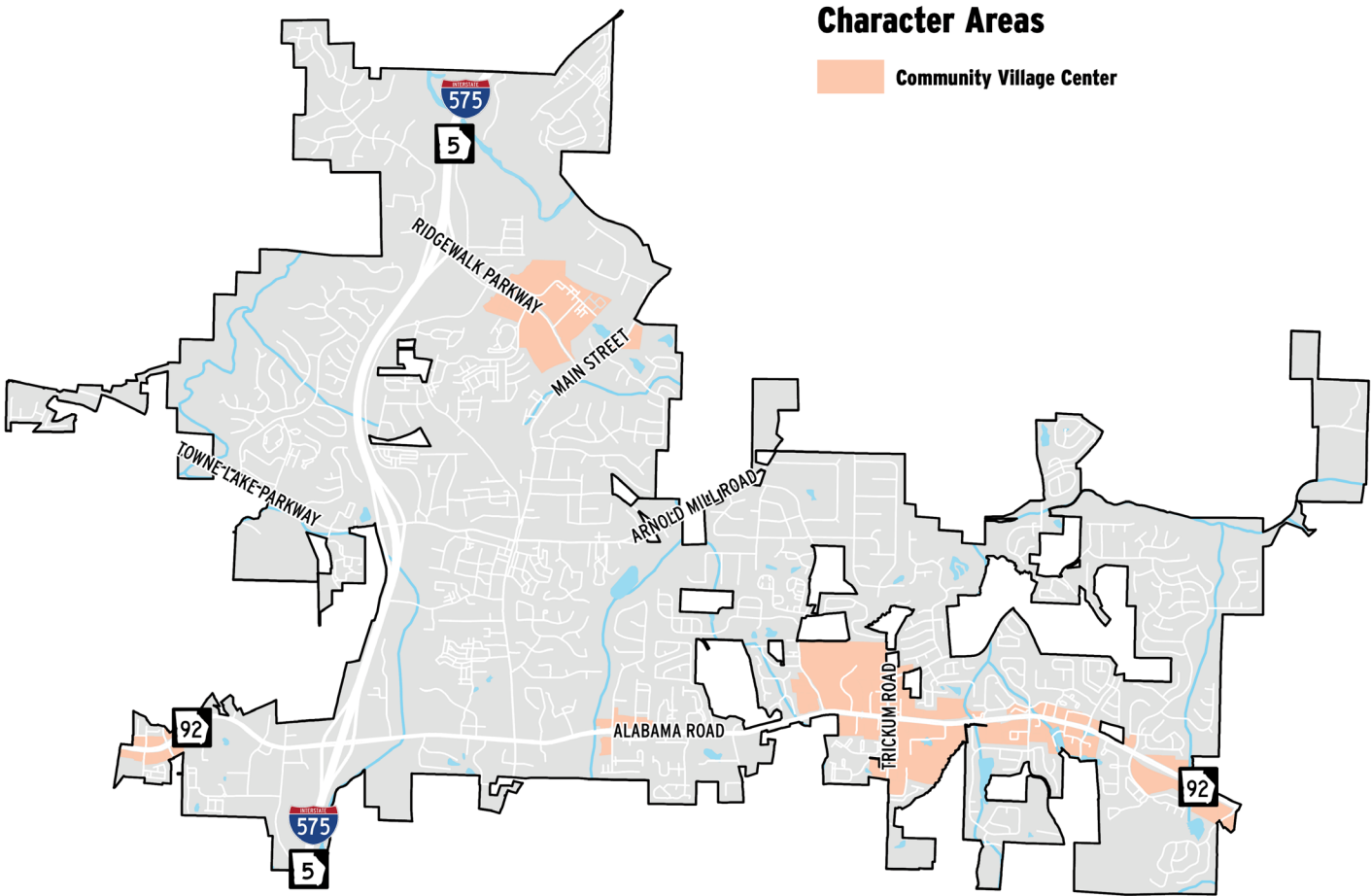
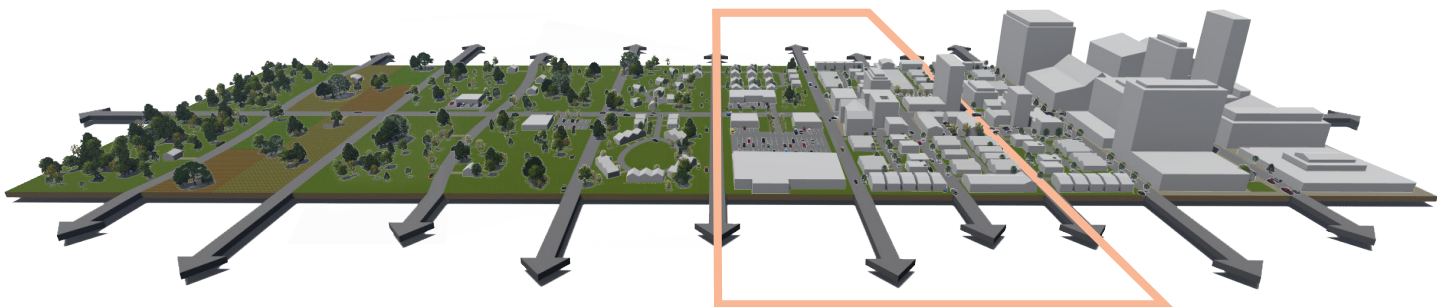


Figure 36. Community Village Center Character Area



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

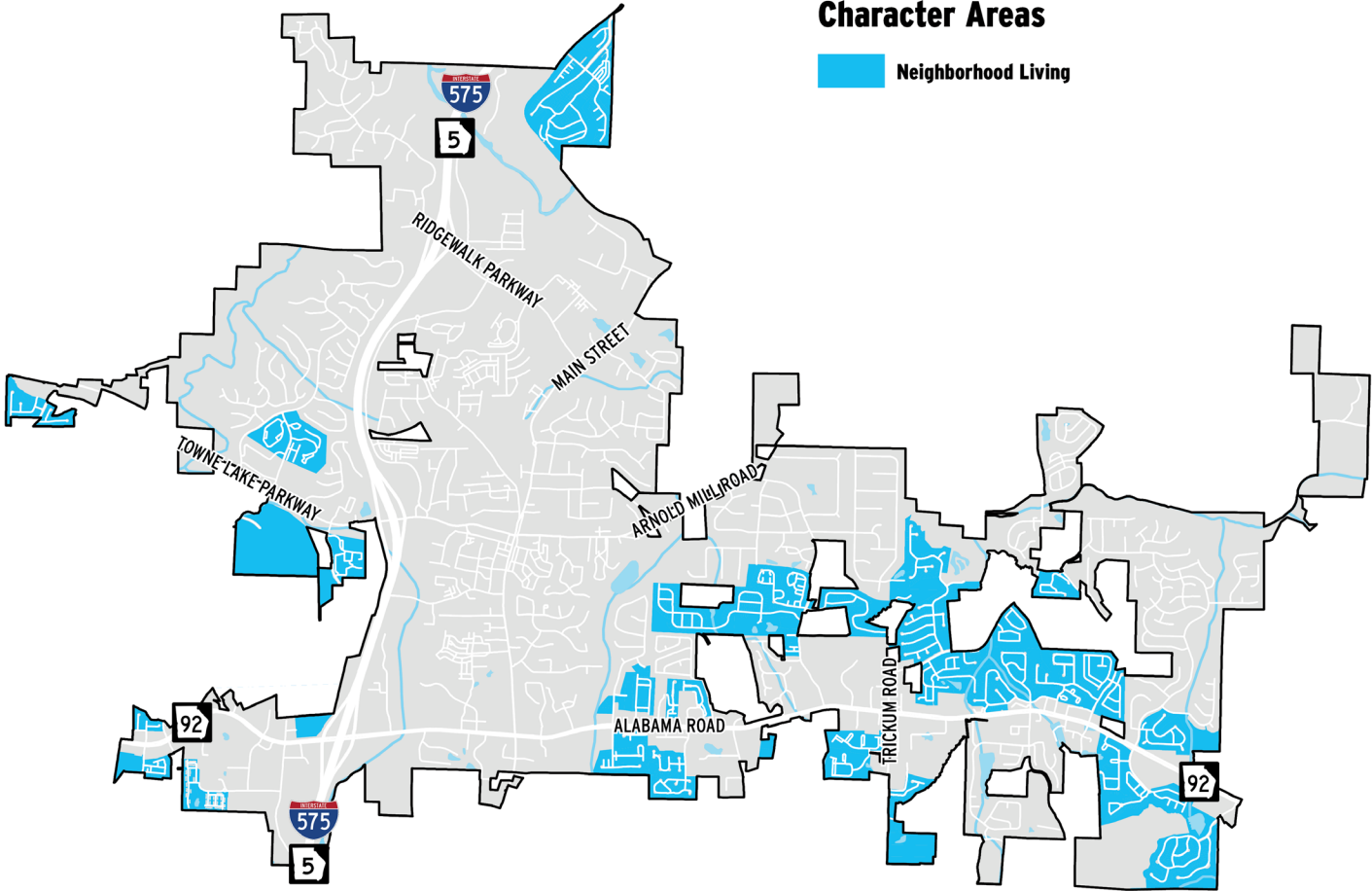
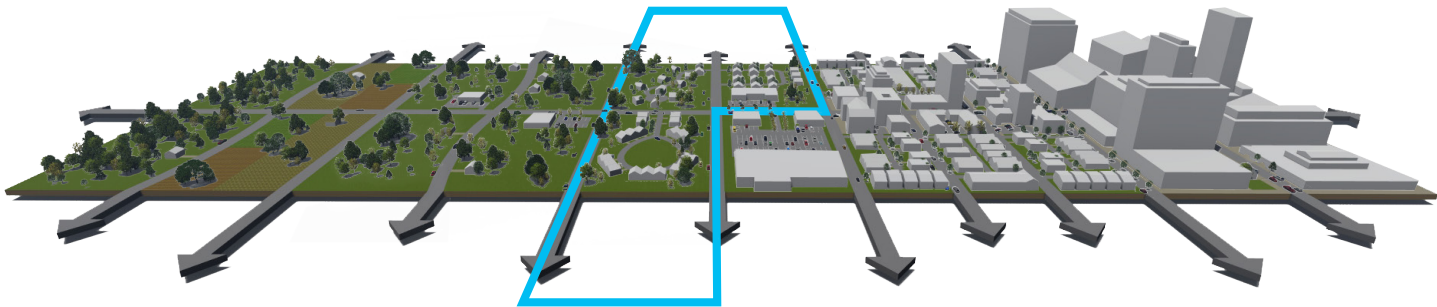


Figure 37. Neighborhood Living Character Area





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

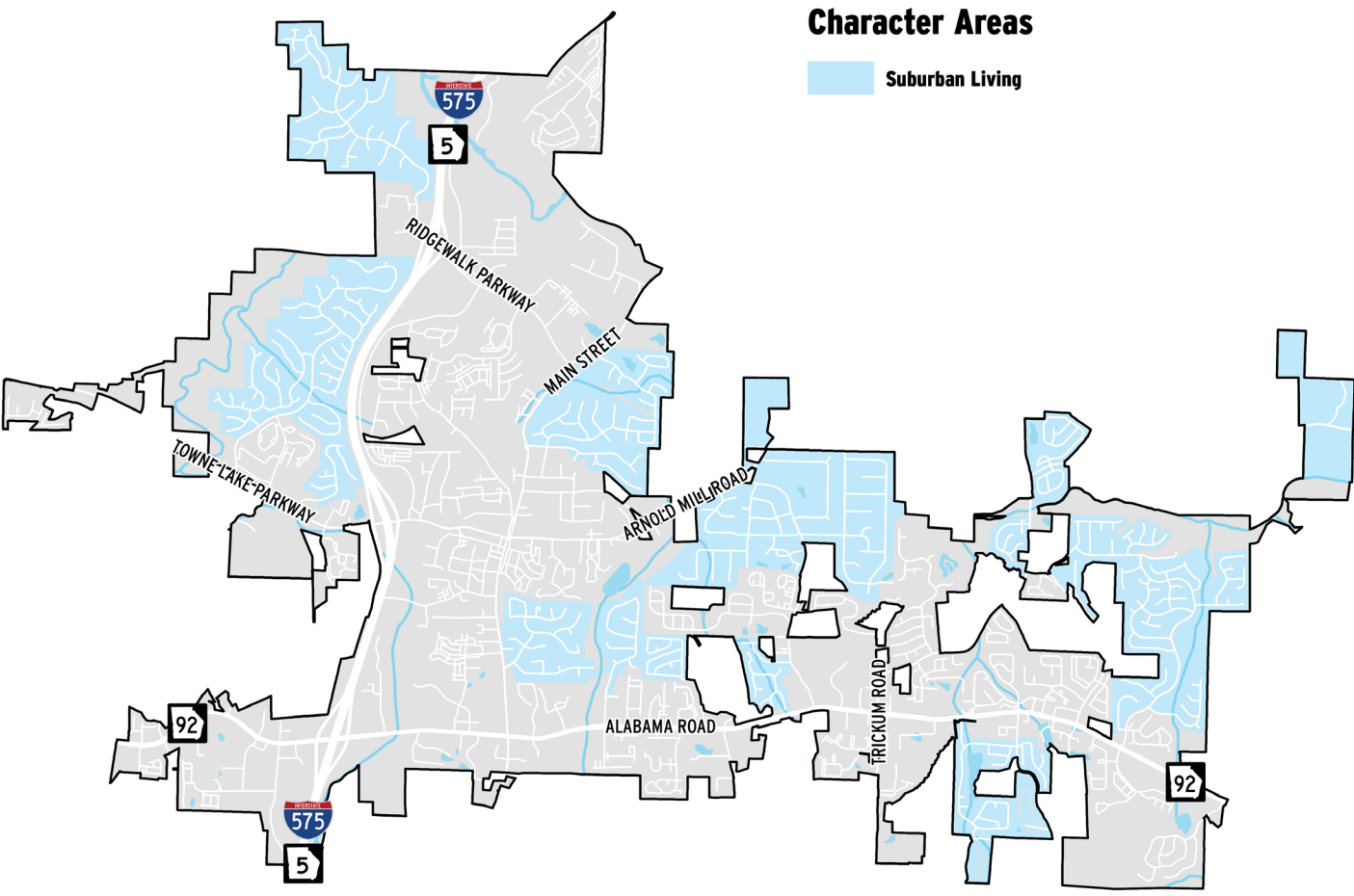
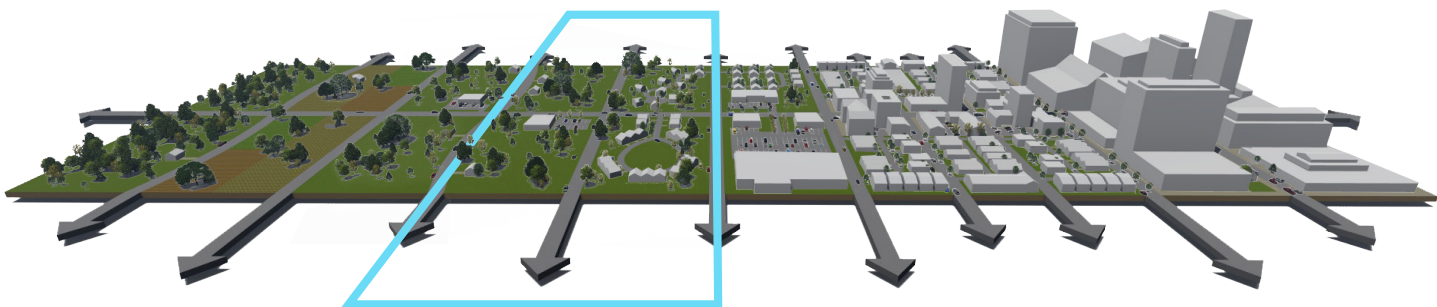


Figure 38. Suburban Living Character Area





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:

- Office Buildings and Complexes, Mixed-Use Building

Infrastructure:

- Public Water/Sewer Available

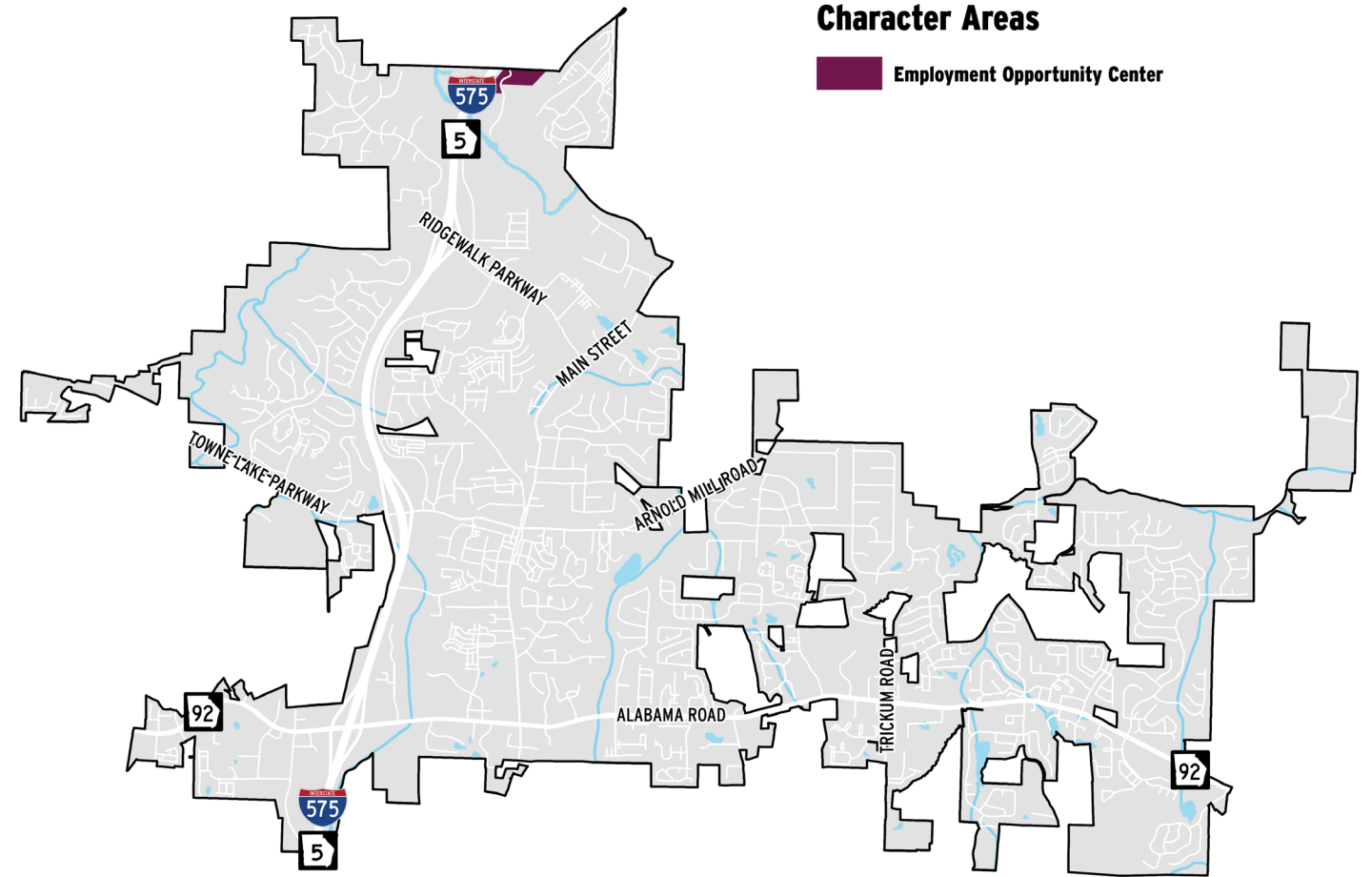
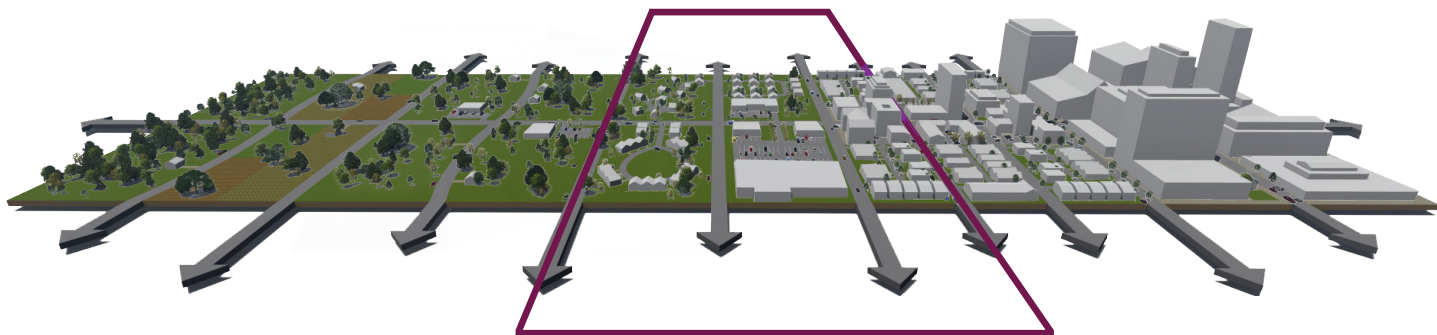


Figure 39. Employment Opportunity Center Character Area

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

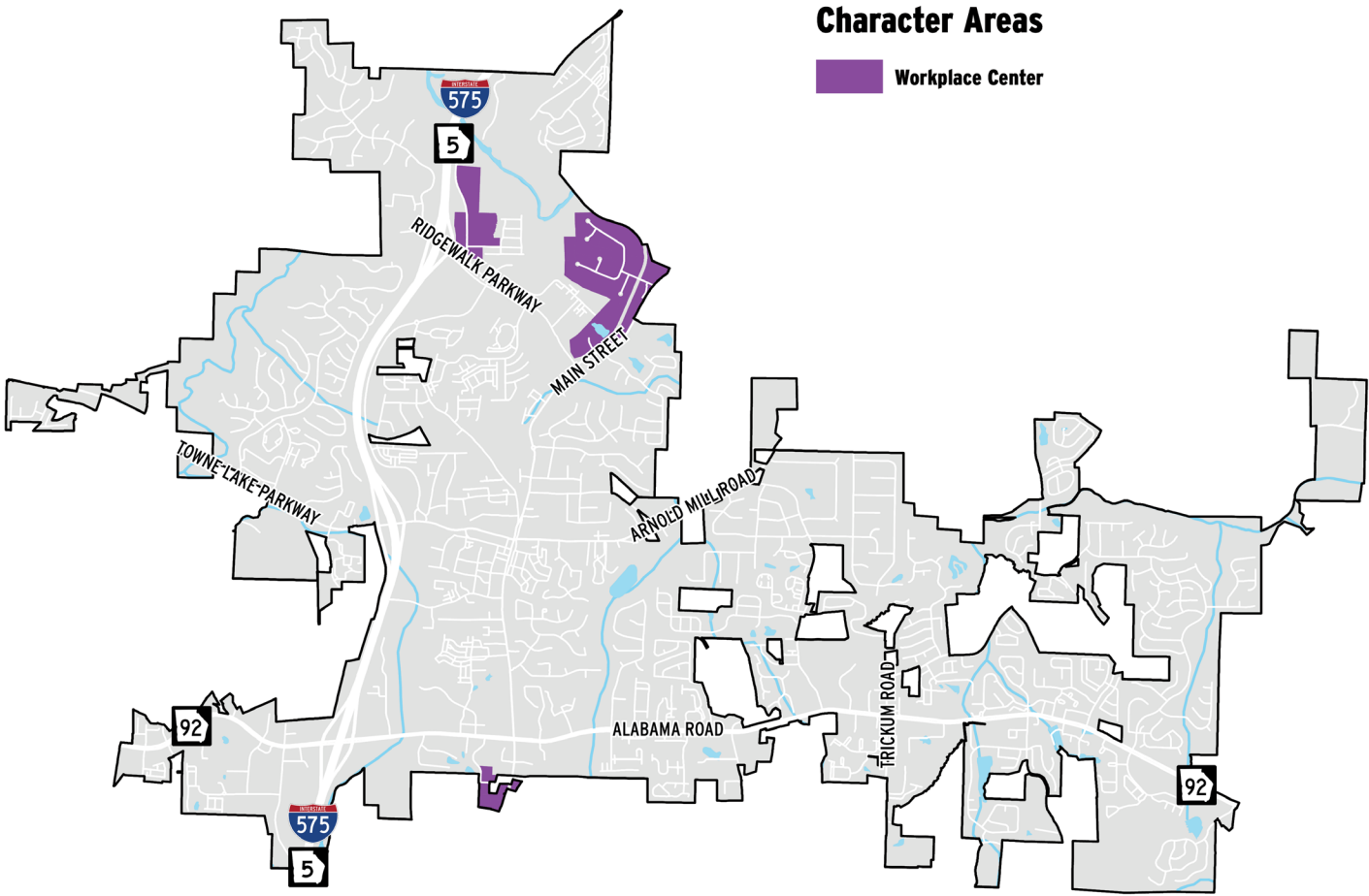
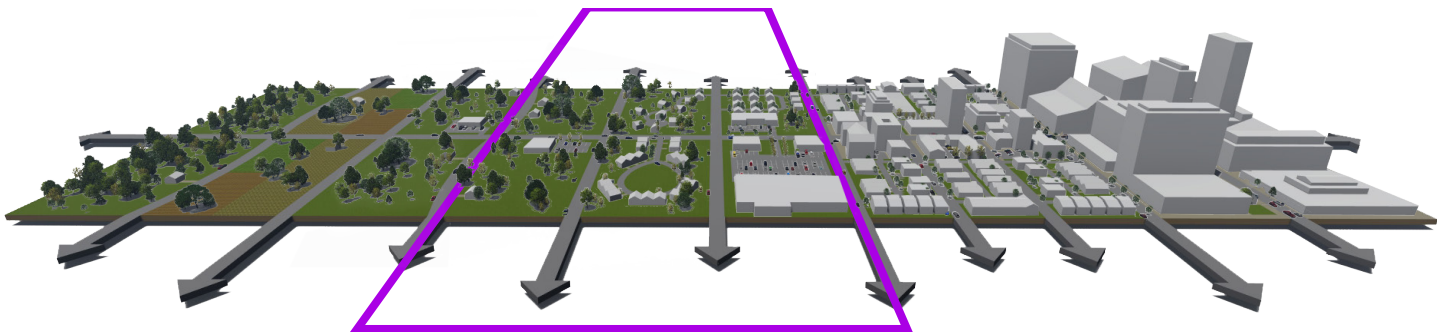


Figure 40. Workplace Center Character Area

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

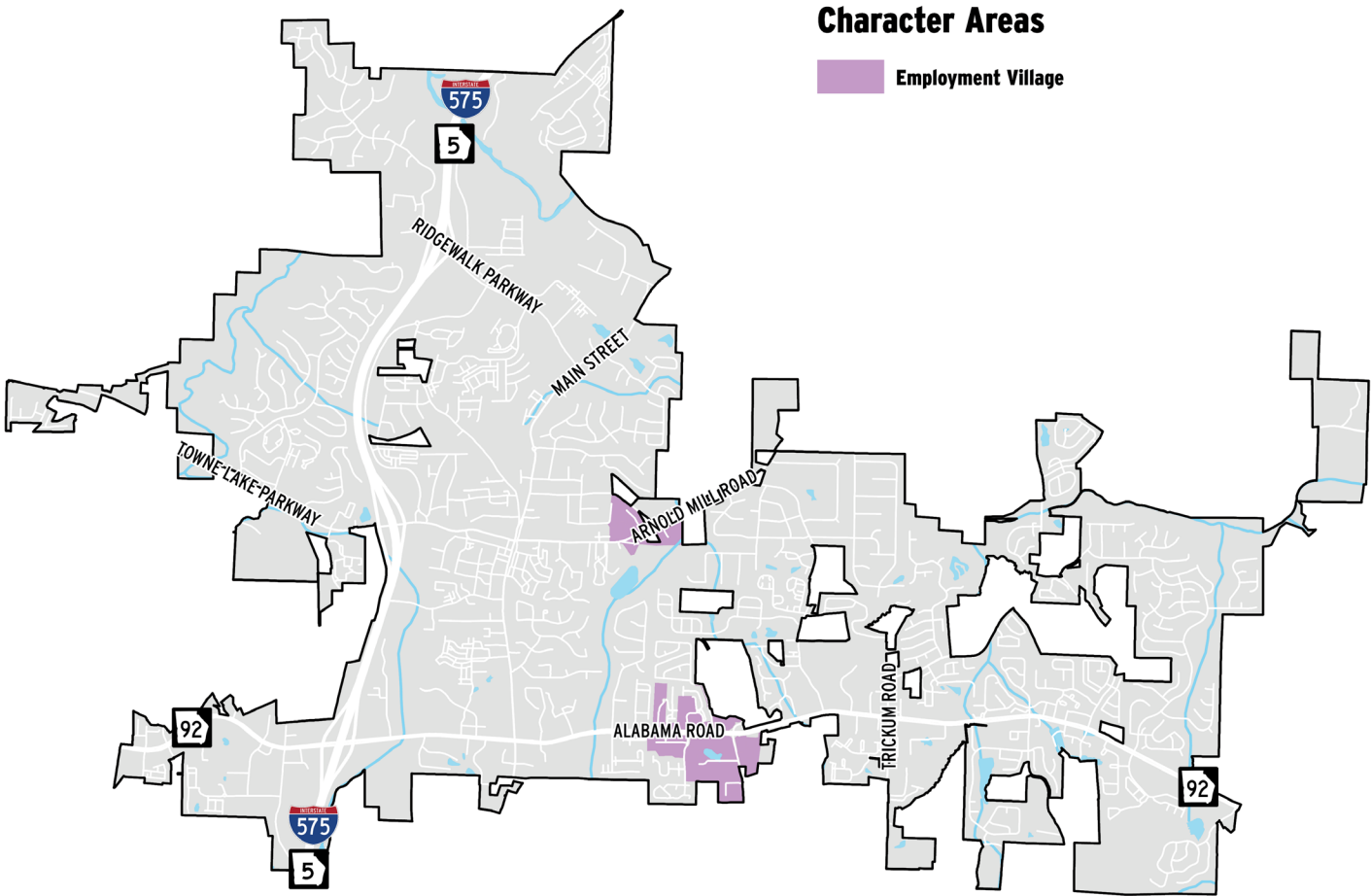
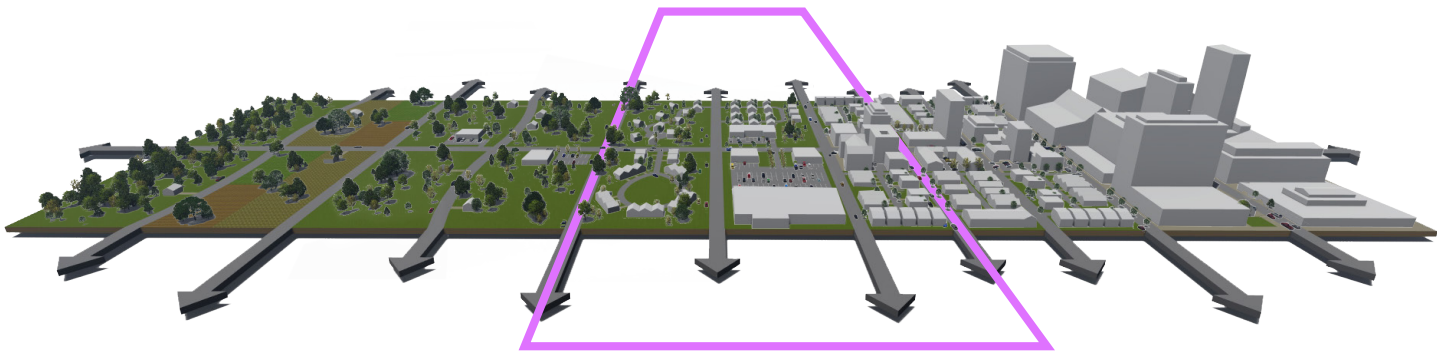


Figure 41. Employment Village Character Area

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

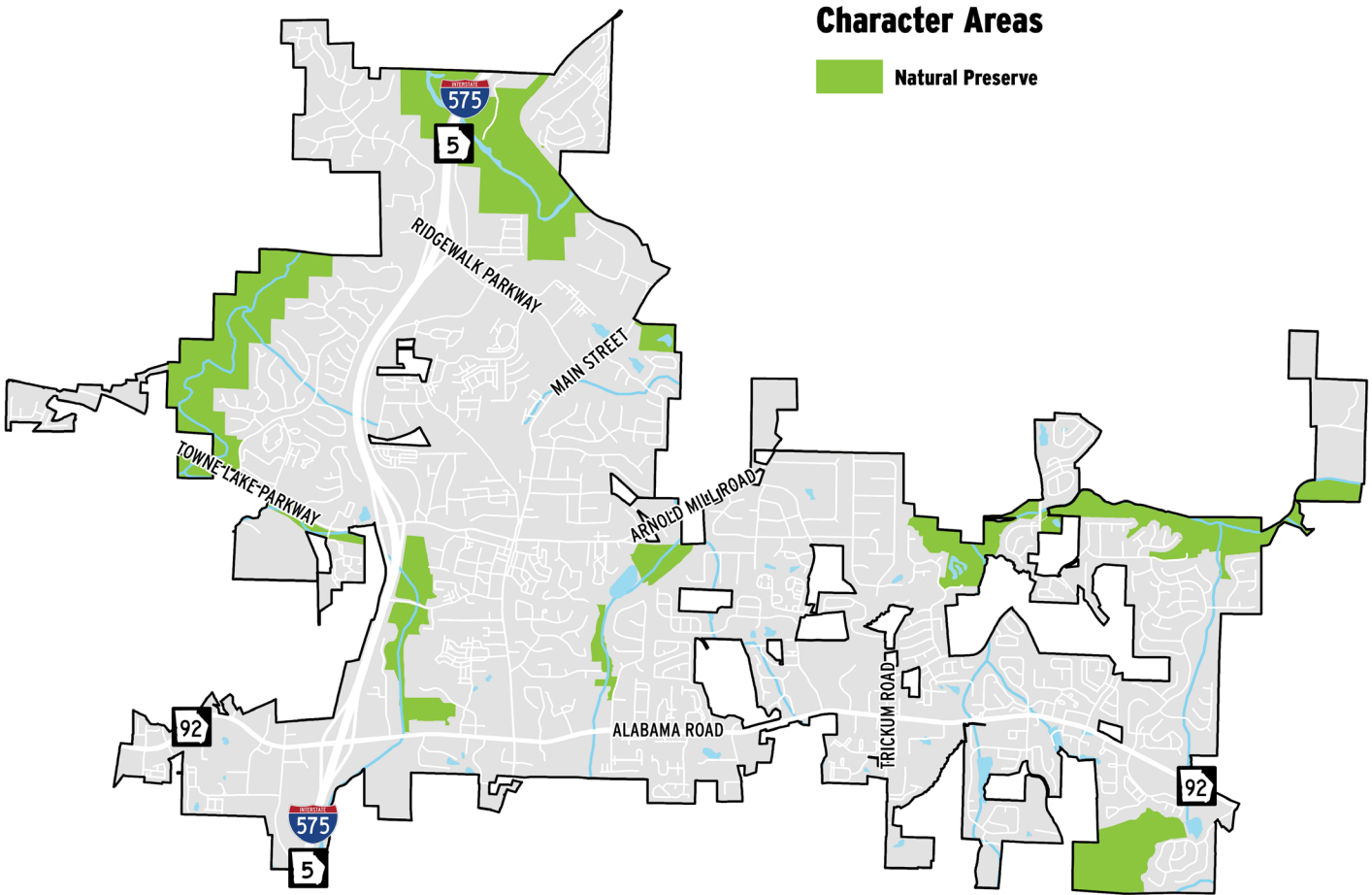


Figure 42. Natural Preserve Character Area



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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
<i>Economic Development</i>		
Continue to fund and implement LCI/Streetscape Projects	Underway	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	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	Underway	Several signs have been installed to date. Additional signage is anticipated in the next five-year planning period
<i>Housing</i>		
Encourage the use of federal tax credits for development of moderate income housing	Cancelled	This item was removed in an effort to prioritize recommendations contained in the Woodstock Housing Study
Housing Study	Completed	Summer 2022 Completion
<i>Land Use</i>		
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	Underway	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	Cancelled	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	Cancelled	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	Underway	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	Completed	Utility guidance provided for some DT areas.
Create a Future Development Map update committee and update the FDM every two years	Cancelled	Item removed in lieu of ongoing staff review.
Create a small area plan for Ridgewalk Parkway, including code rewrite recommendations	Completed	Completed.
<i>Parks & Recreation</i>		
Construct identified multi-use trails and finalize ROW purchases	Underway	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	Cancelled	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	Cancelled	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	Underway	Park design completed. In process to secure funding.
Complete construction of Woodstock's second dog park	Cancelled	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	Postponed	Project will likely kick off in FY27/28
Dedicate a fund to the yearly purchase and acquisition of greenspace	Underway	A combination of funds allow for the purchase and acquisition of greenspace on an ongoing basis.
<i>Public Relations & Communication</i>		
Establish an Intranet to increase internal communication	Cancelled	Made be implemented at a future date. Until then, removed from STWP.
Utilize social media platforms to educate residents and increase engagement	Underway	ED staffer relocated to City Manager Office to facility as part of Public Information role
Create new methods to communicate information	Underway	ED staffer relocated to City Manager Office to facility as part of Public Information role
Provide a presence at all major City-sponsored events	Underway	ED staffer relocated to City Manager Office to facility as part of Public Information role
<i>Transportation</i>		

REPORT OF ACCOMPLISHMENTS

ROA Items	Status	Notes
Trickum Road widening - Arnold Mill to County Line	Cancelled	Delayed and wholesale project redesign. Cancelled from STWP until project scope is better understood.
Towne Lake Parkway (road widening - Sherwood to Neese Road)	Underway	Out to bid for construction in FY23/24
Downtown Grid (new roads, extensions, and connections)	Underway	Transformation Hub is complete. Phase II of Market/Paden/Reeves/Lyndee underway
Arnold Mill Extension/Bypass (north end of Neese to Main Street)	Cancelled	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	Postponed	Should be carried over to FY23-28 STWP
Update and continue implementation of the transportation master plan	Underway	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.
<i>Sustainability</i>		
Incentivize or require businesses to recycle or at least be offered the option to have recycling	Underway	Grant funded program for hazardous waste recycling launching in FY23/24
Recycling program in the Downtown District	Underway	Options for cardboard recycling provided.
Ensure proper management of recycling for trails and offer recycling for Downtown public street trashcans	Underway	Removed until such time that funding can be secured to implement.

SHORT TERM WORK PROGRAM

Project Description	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28	Estimated Total Cost/Sources	Responsible Party
<i>Economic Development</i>							
Continued implementation of wayfinding signage package.	X	X	X	X	X	\$240,000	EDD/DDA/COED
Continue to fund and implement LCI/Streetscape Projects.	X	X	X	X	X	TBD	Woodstock/ARC
Develop a public art program and masterplan.	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
<i>Housing</i>							
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			\$200,000K (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
<i>Land Use</i>							
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
Develop a public art program and masterplan	X	X				\$60,000	EDD
Revise State Route 92 Corridor standards and regulations	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

SHORT TERM WORK PROGRAM

Project Description	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28	Estimated Total Cost/Sources	Responsible Party
<i>Economic Development</i>							
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
<i>Parks & Recreation</i>							
Construct identified multi-use trails and finalize ROW purchases	x	x	x	x	x	\$29.4 M (Estimate)	City, Cherokee County, Greenprints Alliance
Little River Park Infrastructure Facilities and Trailhead	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
Dedicate a fund to the yearly purchase and acquisition of greenspace	x	x	x	x	x	TBD	P&R/ED/CM
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 & Communication</i>							
Utilize social media platforms to educate residents and increase engagement	x	x	x	x	x	Staff Time	PIO
Create new methods to communicate information	x	x	x	x	x	Staff Time	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>							
Update and continue implementation of the transportation master plan	x	x	x	x	x	Staff Time	PW
Towne Lake Parkway (road widening - Sherwood to Neese Road)	x	x				\$2,576,084	PW

SHORT TERM WORK PROGRAM

Project Description	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28	Estimated Total Cost/Sources	Responsible Party
<i>Economic Development</i>							
South Main Street Streetscape		x	x			\$100,000	PW
Downtown Grid (new roads, extensions, and connections)	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
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
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
Incentivize or require businesses to recycle or at least be offered the option to have recycling	x	x				Unknown / Staff Time	CM/CDD
Recycling program in the Downtown District	x	x				Unknown / Staff Time	CM/CDD
Ensure proper management of recycling for trails and offer recycling for Downtown public street trashcans	x	x				Unknown / Staff Time	CM/CDD

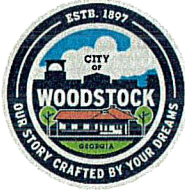
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CITY OF WOODSTOCK **COMPREHENSIVE PLAN** 2 0 2 3 U P D A T E

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 of 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 65th 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 2nd 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

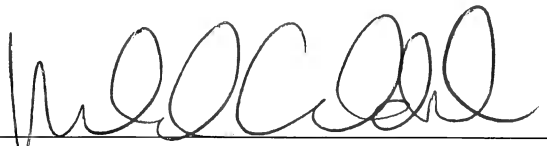
AFFIDAVIT OF PRESIDING OFFICIAL(S)
FOR A CLOSED PUBLIC MEETING

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).

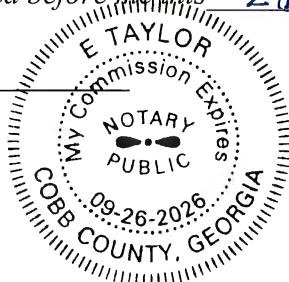
_____ The subject matter of the Executive Session of the Regular Session was devoted to matters within the exceptions provided by law.

_____ 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 28 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)

RESULT:	Passed [UNANIMOUS]
MOVER:	Colin Ake
SECONDER:	Brian Wolfe
AYES:	Tracy Collins, Brian Wolfe, Colin Ake, David Potts
ABSENT:	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)

RESULT:	PASSED [UNANIMOUS]
MOVER:	Colin Ake
SECONDER:	David Potts
AYES:	Tracy Collins, Brian Wolfe, Colin Ake, David Potts
ABSENT:	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)

RESULT:	Passed [UNANIMOUS]
MOVER:	David Potts
SECONDER:	Colin Ake
AYES:	Tracy Collins, Brian Wolfe, Colin Ake, David Potts
ABSENT:	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)

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

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

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

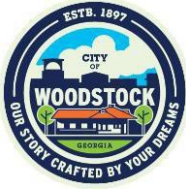
ITEM 16) FINAL ADJOURNMENT

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

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

As approved this day, August 28, 2023.

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.

- 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

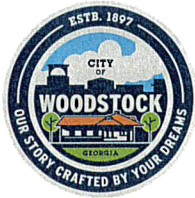
The citywide housing study was completed in 2022. Commissioner Westrick stated there is some funding for studies to be conducted.

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.

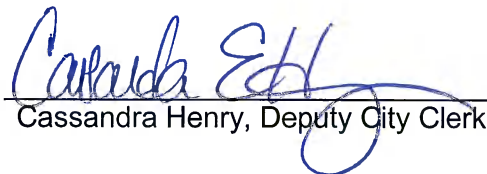
- Will largely remain as-is.

- 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 R 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
Land Use	
Need	
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
Opportunities	
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
Transportation	
Needs	
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
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	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
PR & Communications	
Needs	
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
Opportunities	
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
Parks & Recreation	
Needs	
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
Opportunities	
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
Economic Development	
Needs	
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
Opportunities	
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
Housing	
Needs	
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
Opportunities	
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
Sustainability	
Needs	
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
Opportunities	
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...

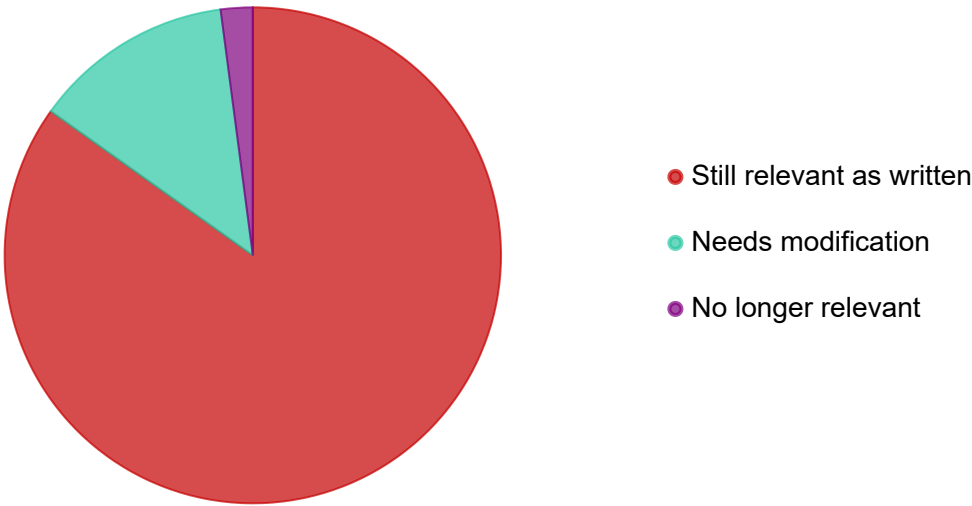
There are no answers to this question yet.

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.

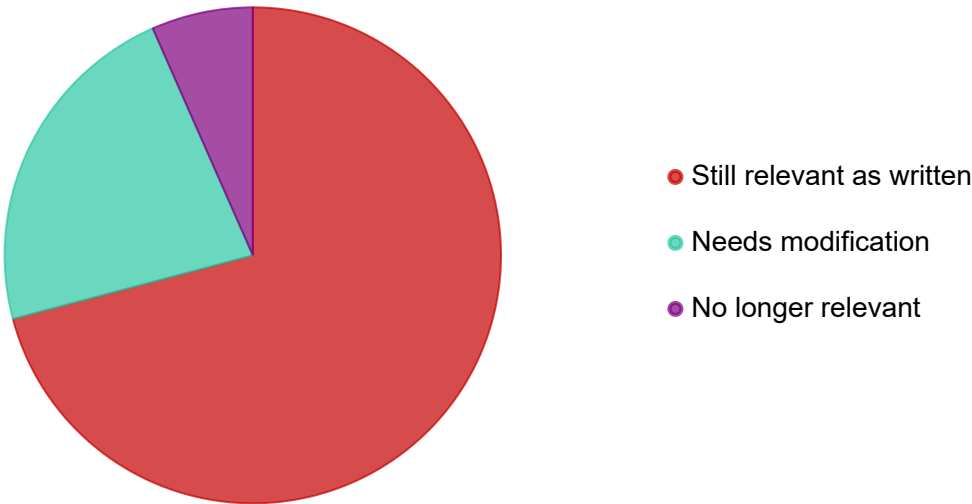


Answers	Count	Percentage
Still relevant as written	286	84.87%
Needs modification	44	13.06%

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

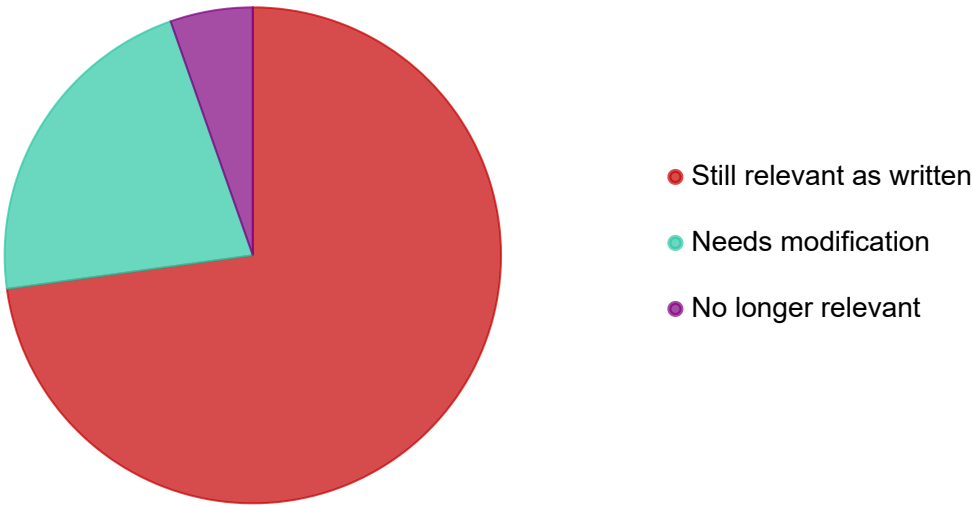
o 2. Encourage the continued redevelopment of the urban core as the...



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

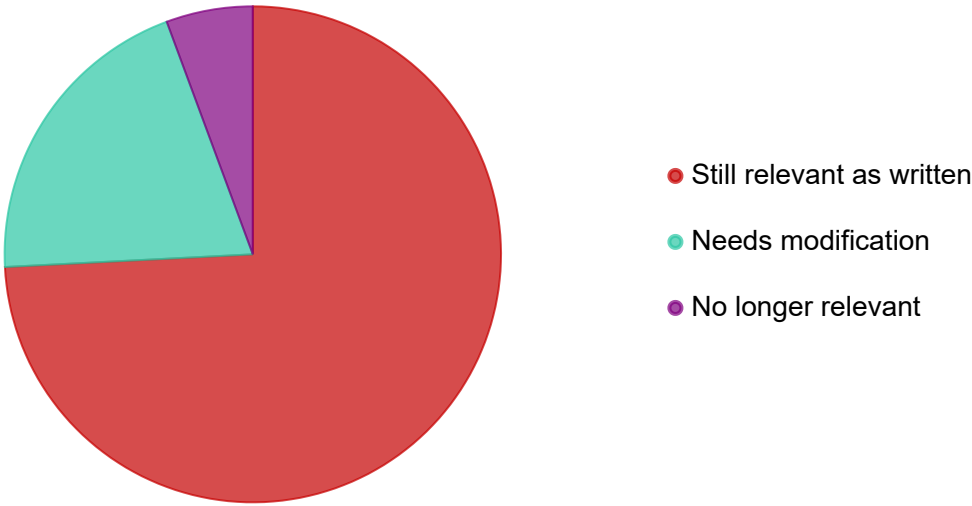
o 3. Expand and strengthen the downtown by building on its current...



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

Answered: 335 Skipped: 2

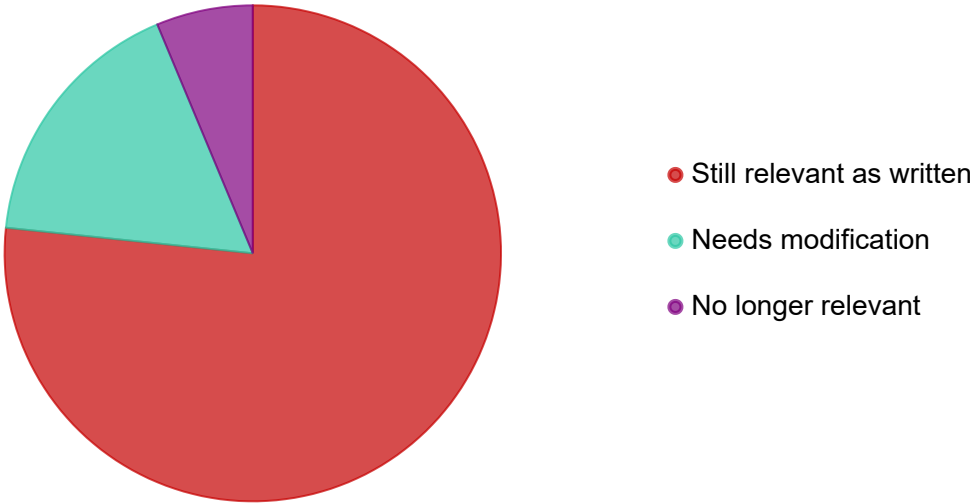
4. Increase the viability of live, work and entertainment choices within the...



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

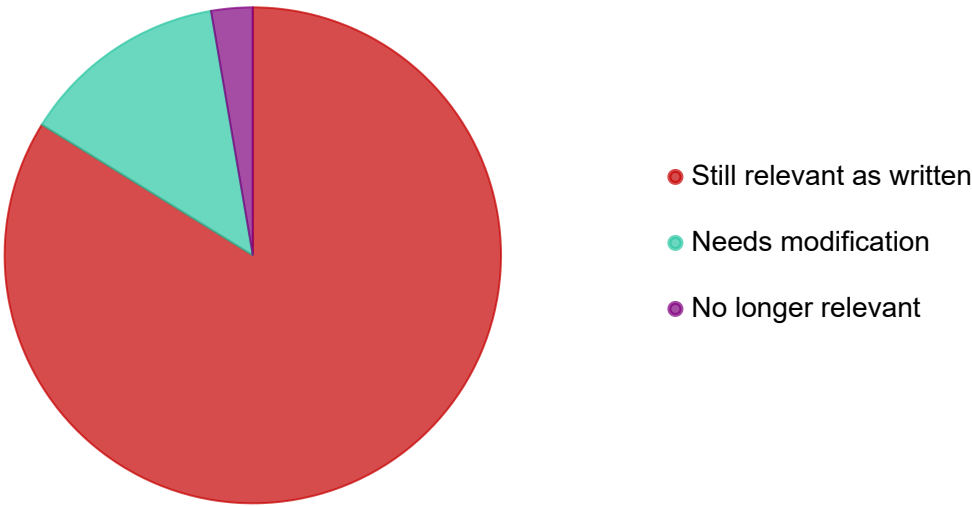
o 5. Attract a mix of businesses that will continue to make downtown a...



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

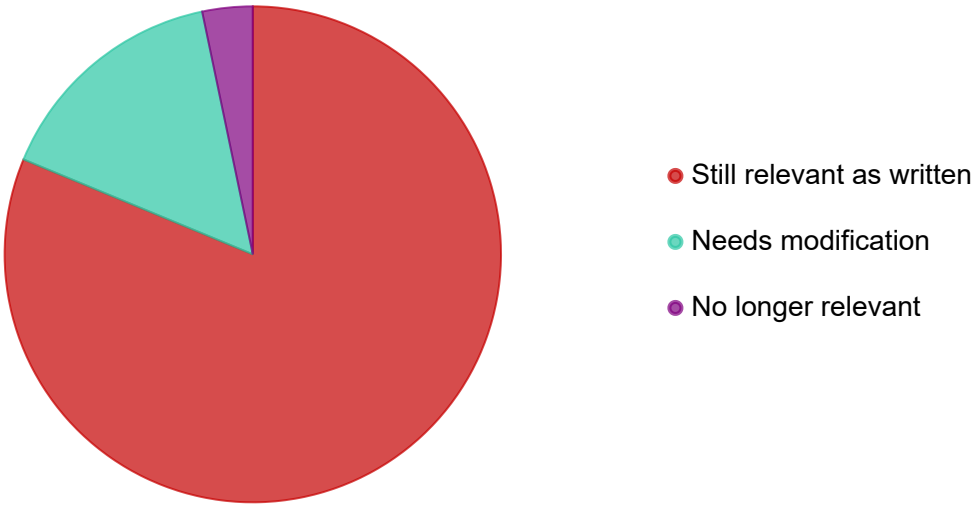
o 6. Ensure that retail and commercial development will support tax base.



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%

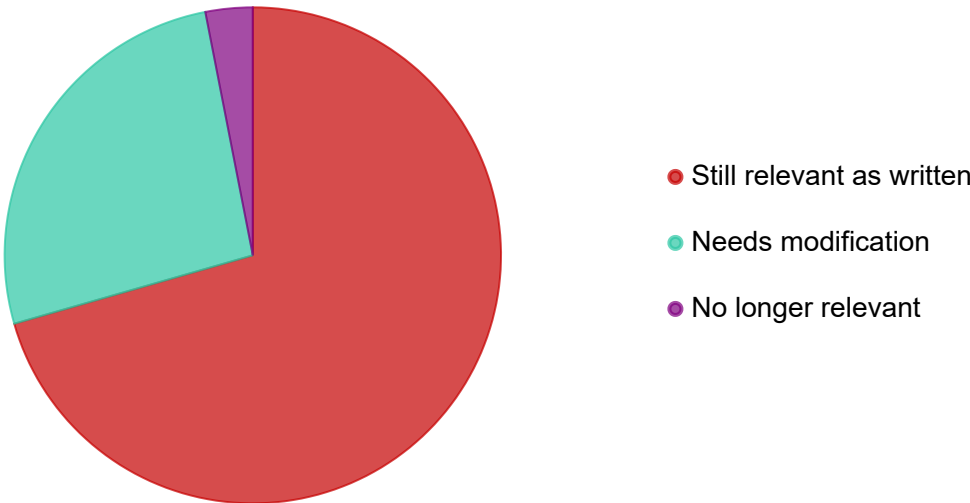
Answered: 336 Skipped: 1

Provide increased mobility

○ Are these policies and goals still relevant?

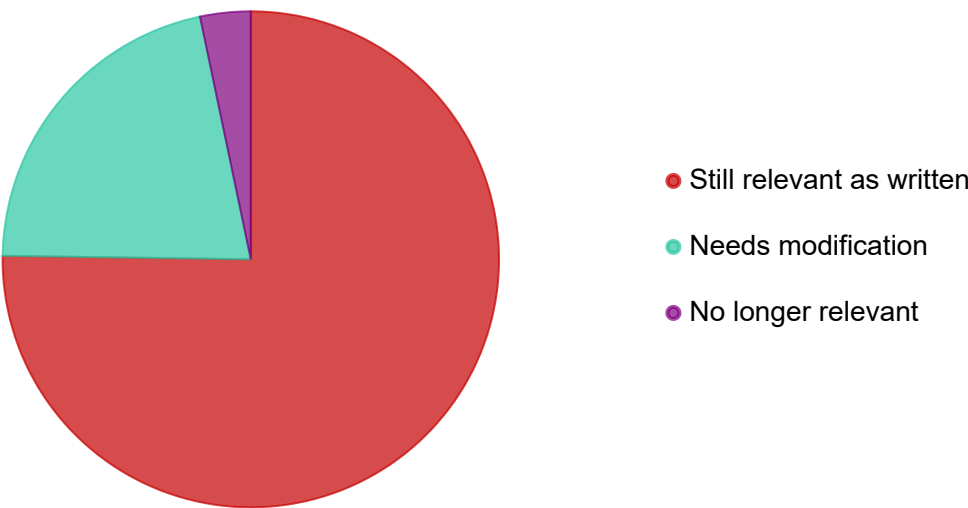
There are no answers to this question yet.

○ 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%

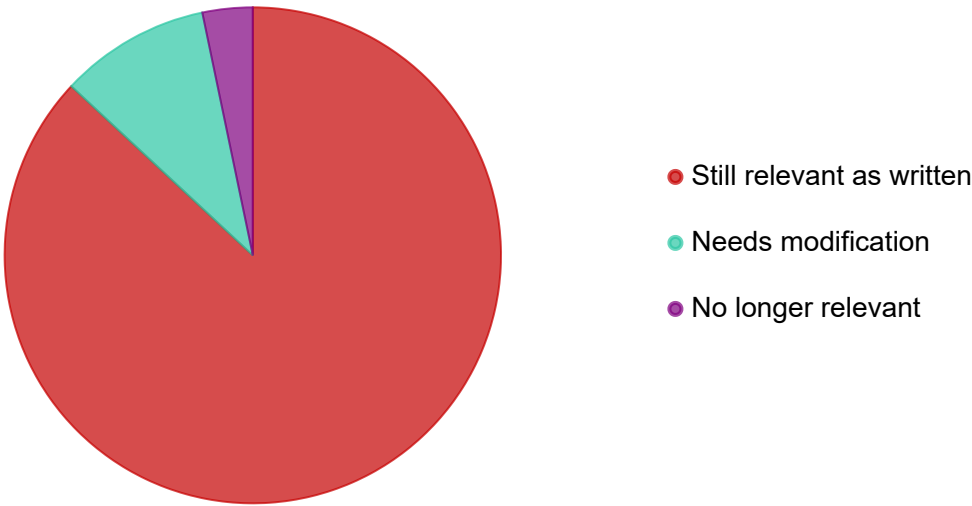
2. A variety of thoroughfares should be designed to be equitable to the...



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

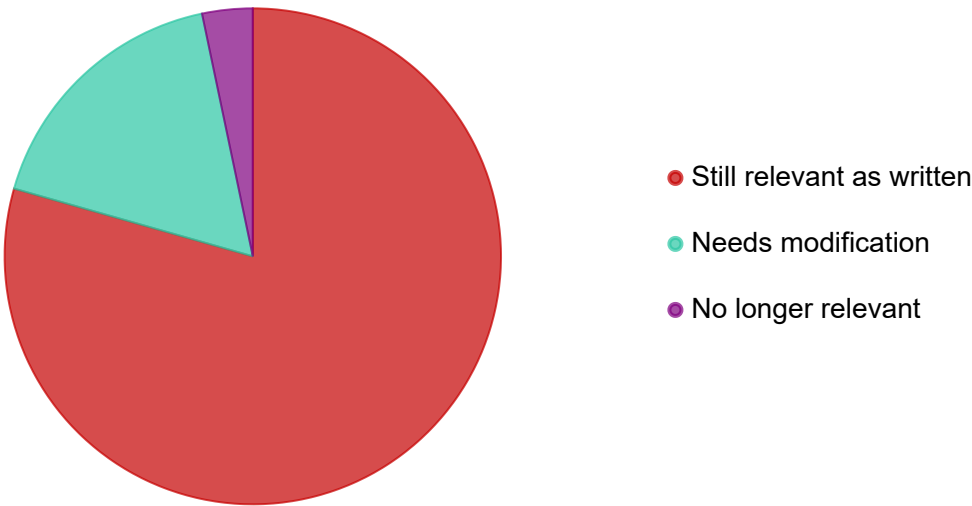
3. Streets in residential, mixed-use, and other urban areas should be...



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

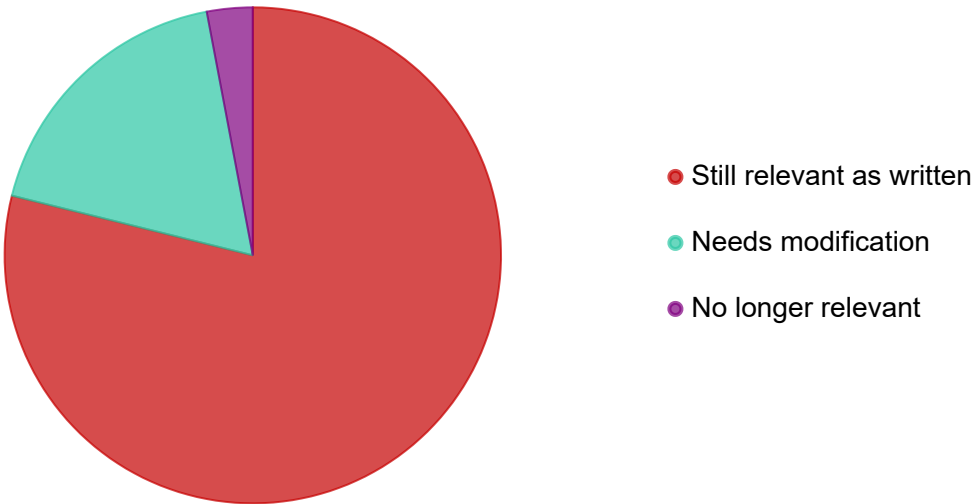
4. Public facilities and infrastructure should be able to support new...



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%

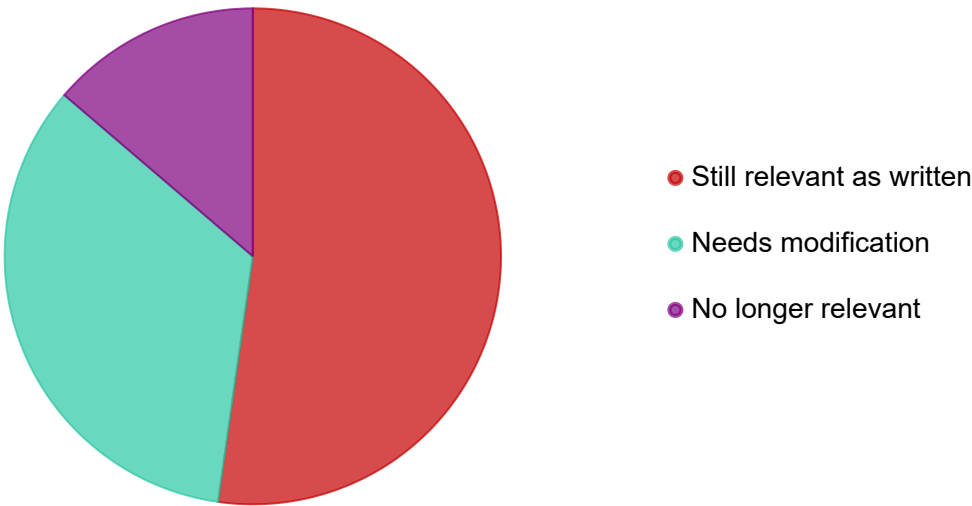
Answered: 336 Skipped: 1

Promote a spirit of inclusiveness, opportunity, and choice

o Are these policies and goals still relevant?

There are no answers to this question yet.

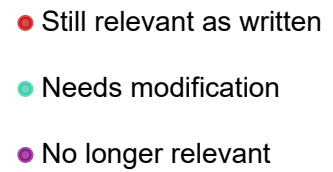
o 1. Encourage a range of housing opportunities and choices.



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...



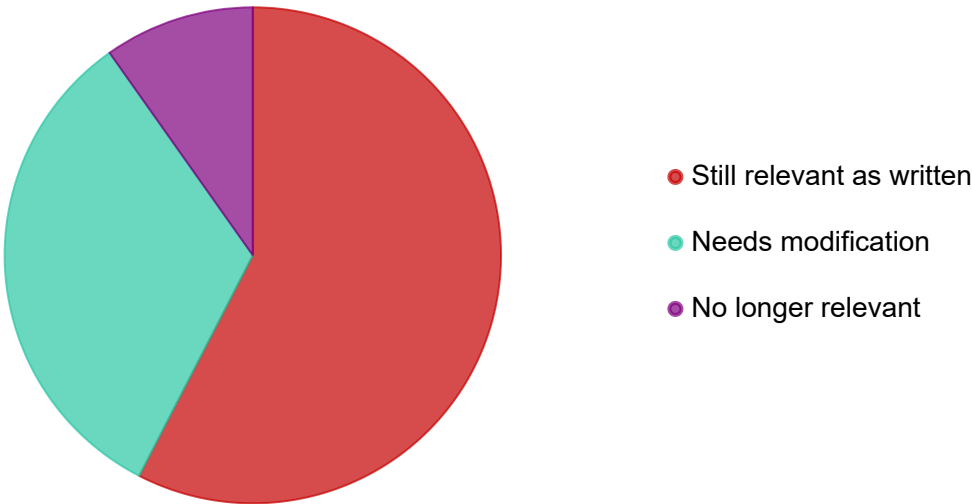
Answered: 331 Skipped: 6

- Still relevant as written
- Needs modification
- No longer relevant

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

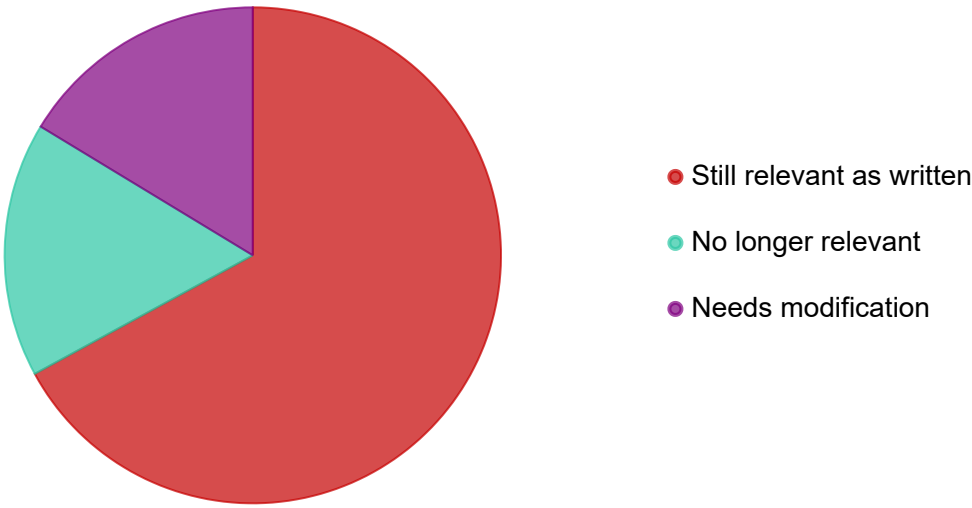
4. As employment opportunities diversify in and around Woodstock, ensu...



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%

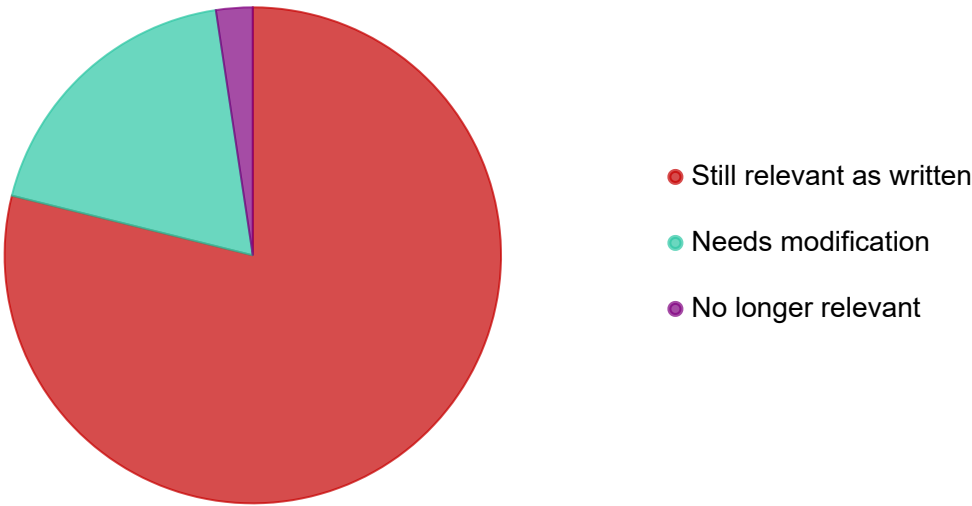
Answered: 331 Skipped: 6

Land use patterns that promote connectivity

○ Are these policies and goals still relevant?

There are no answers to this question yet.

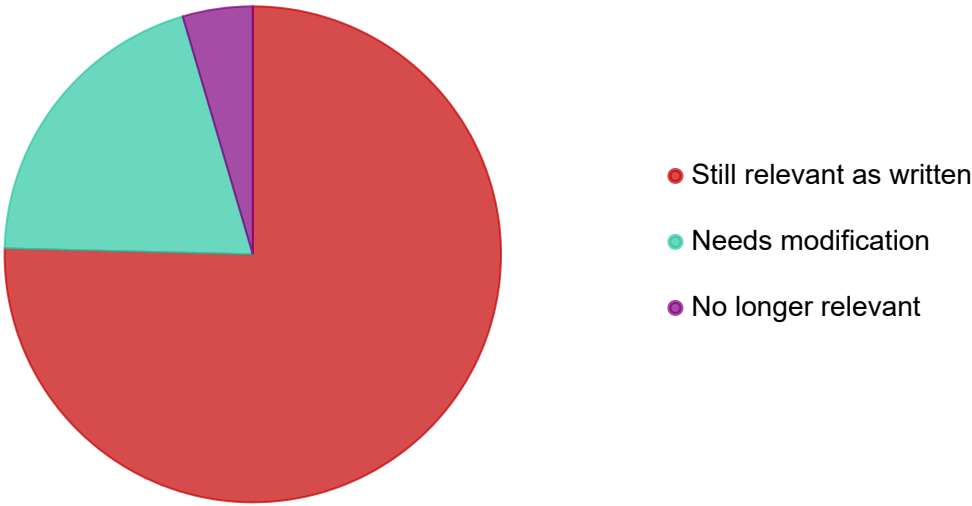
○ 1. Improve traffic flow in and around the downtown area and overall...



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

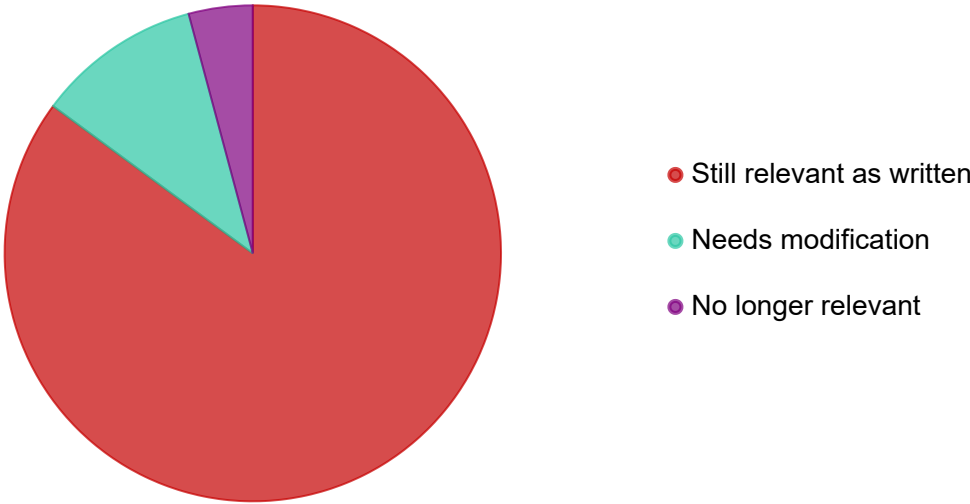
2. Encourage mixed use and traditional development so that they reflect t...



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

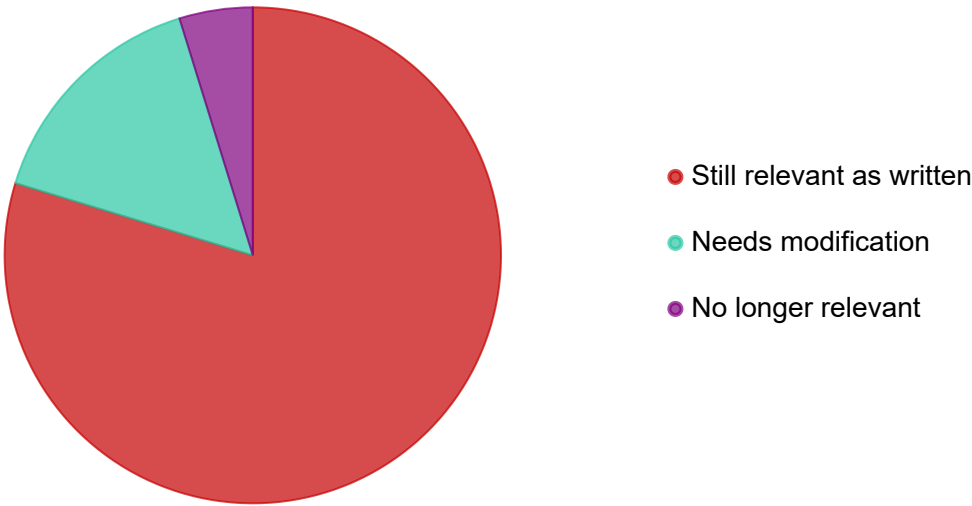
3. Create "walkable neighborhoods."



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

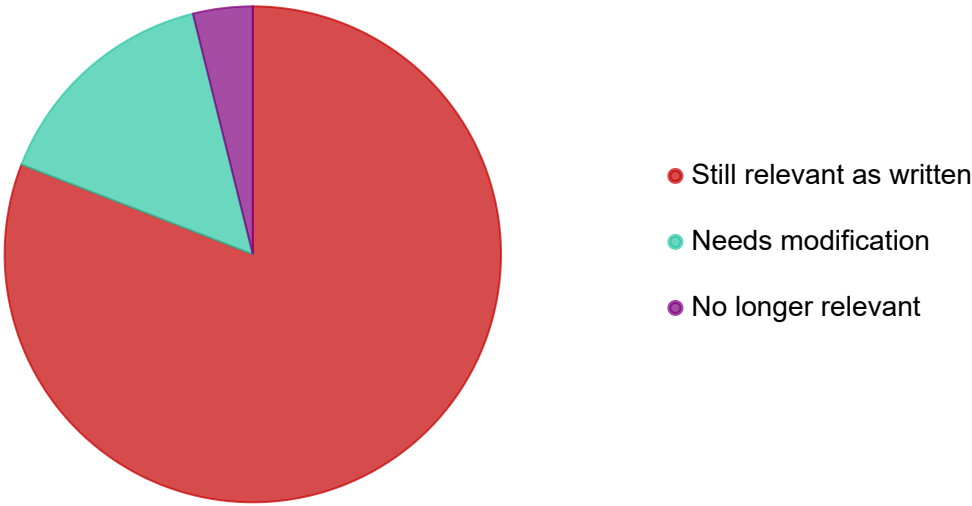
4. Neighborhoods should be within easy walking distance of such...



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

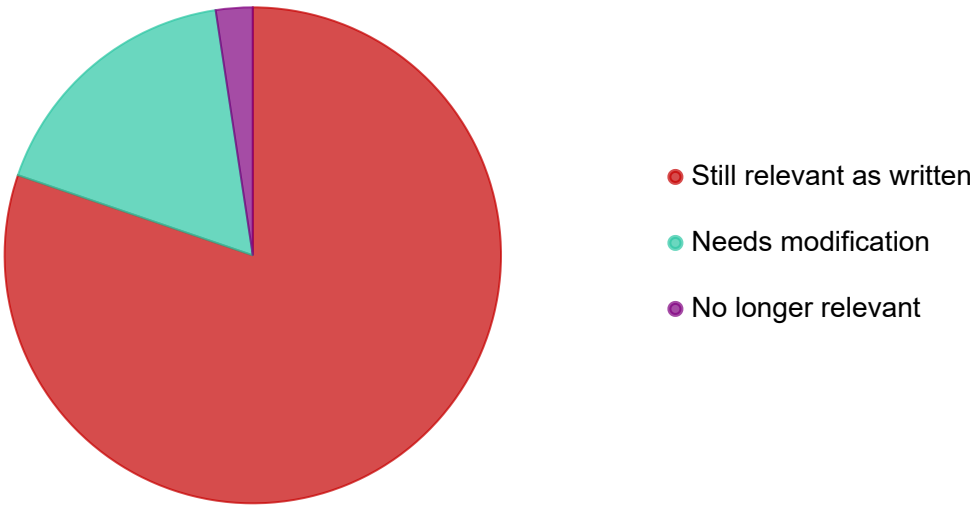
5. Promote development that is pedestrian-oriented, community-centered...



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

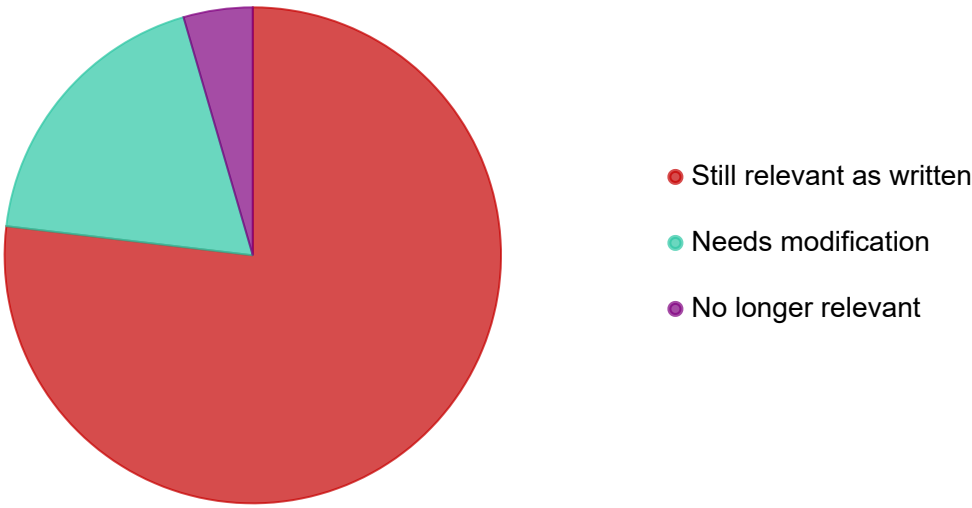
6. All projects should connect to existing and proposed adjacent uses...



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

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%

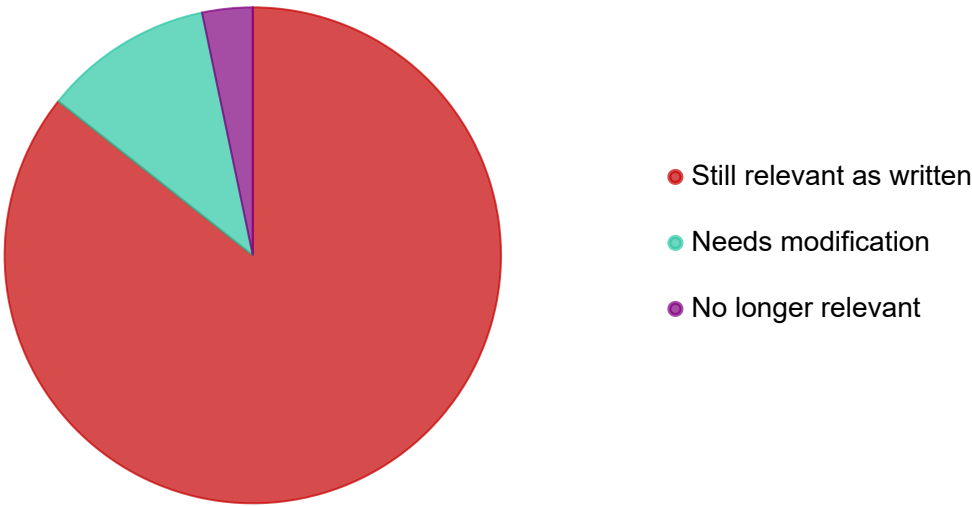
Answered: 333 Skipped: 4

Developments should promote the City's vision

○ Are these policies and goals still relevant?

There are no answers to this question yet.

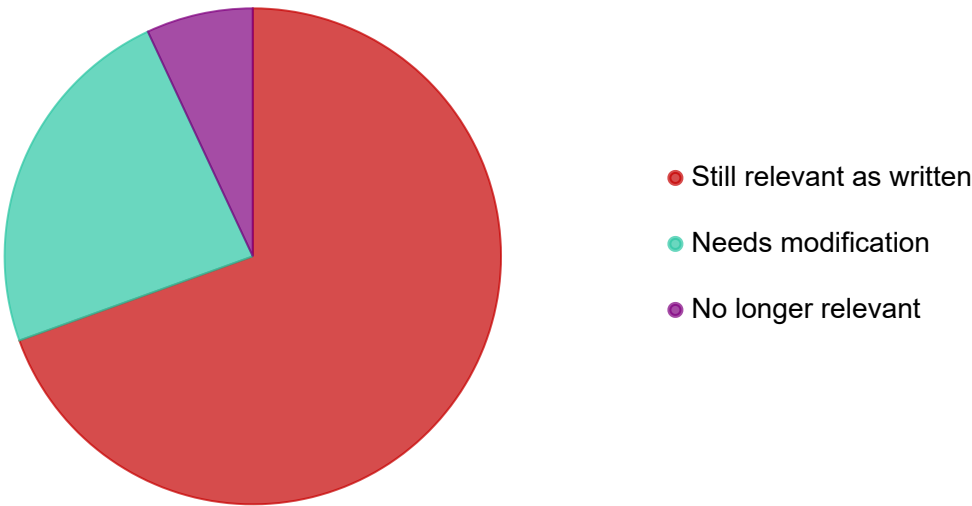
○ 1. Community aesthetics, site and building design all add to the quality of...



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

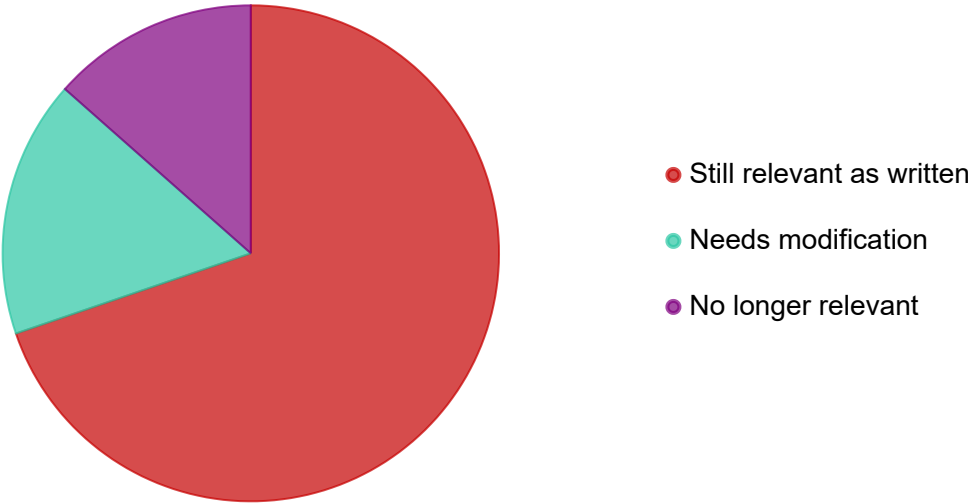
2. Focus development within the urban core and surrounding Urban Livin...



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

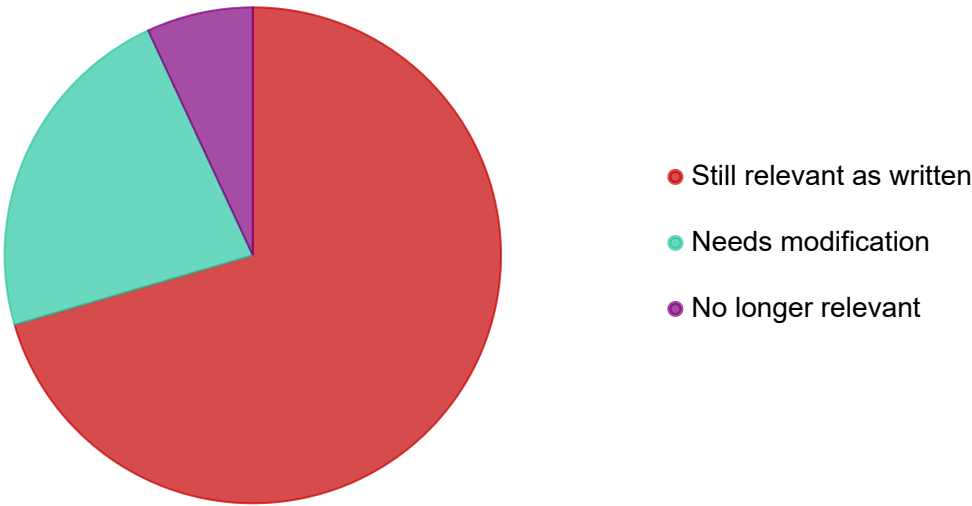
3. Promote the unique aspects of Woodstock in order to overcome past...



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

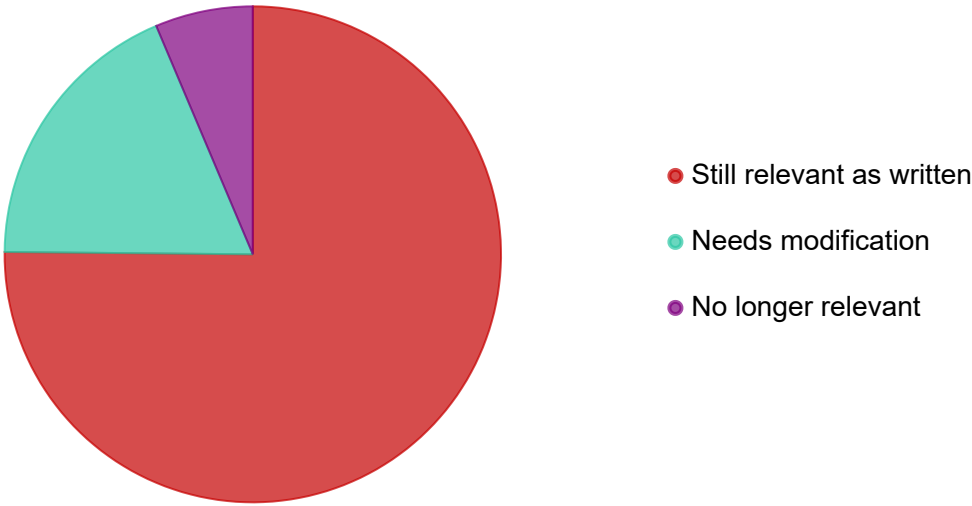
4. Promote a balance of residential and nonresidential development in...



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

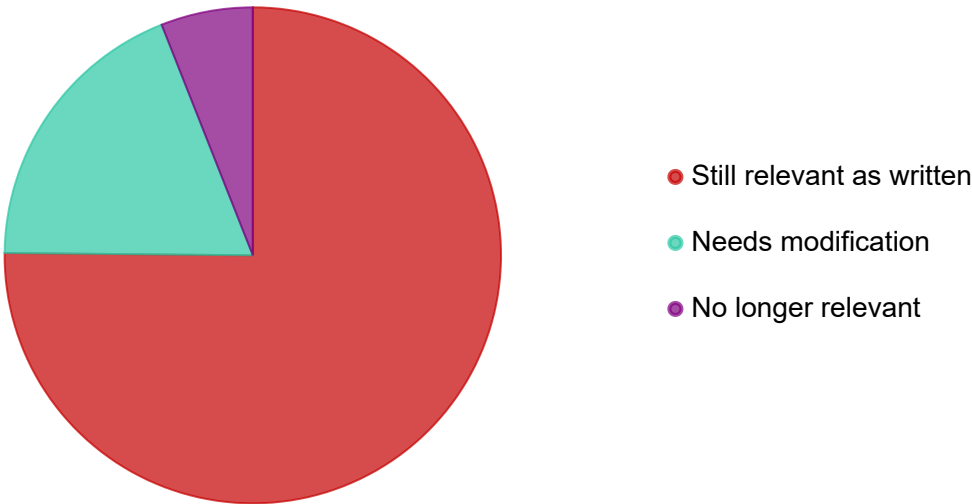
5. The creation of civic buildings or public spaces should be part of each...



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

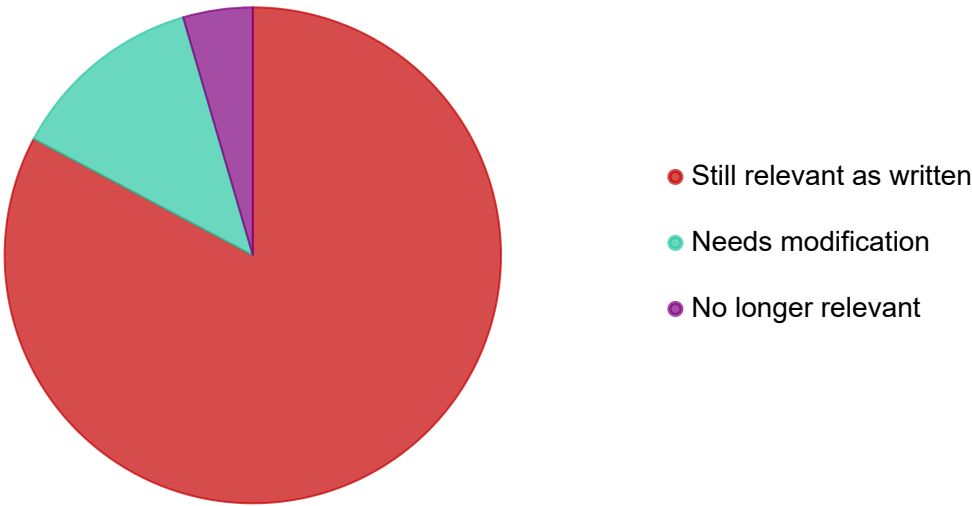
6. Encourage new development to focus on the pedestrian.



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

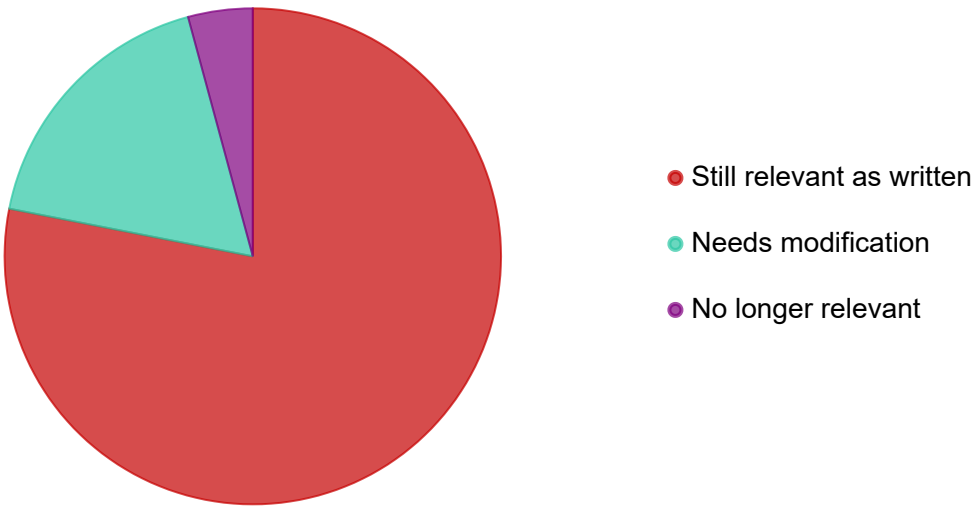
7. Ensure that new development proposals complement Woodstock's...



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%

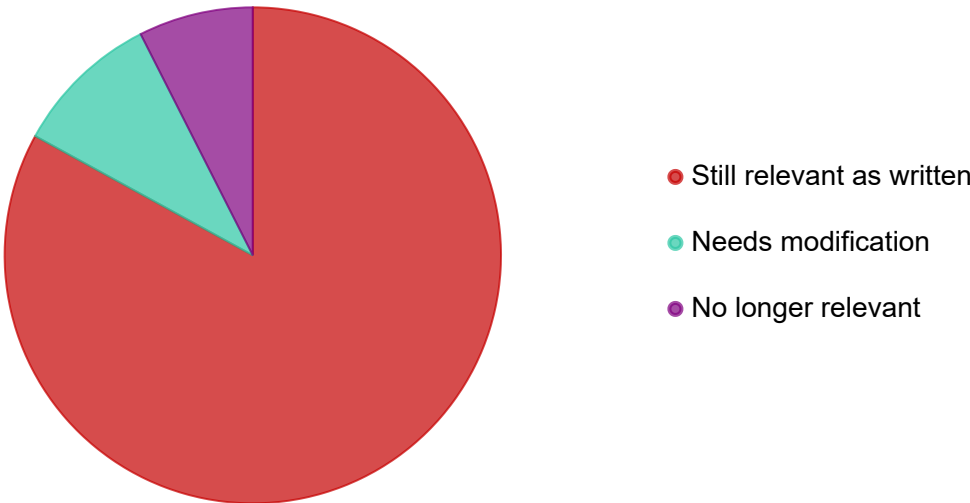
Answered: 333 Skipped: 4

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

○ Are these policies and goals still relevant?

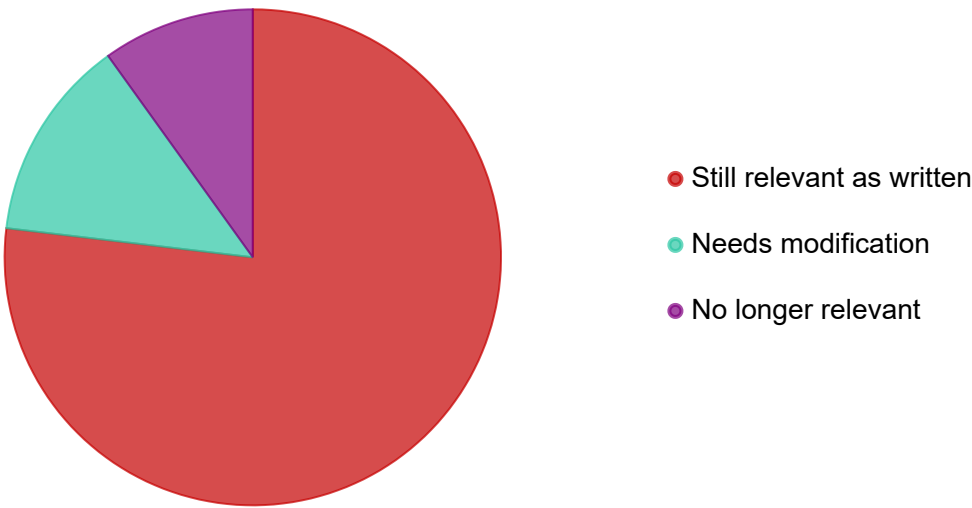
There are no answers to this question yet.

○ 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%

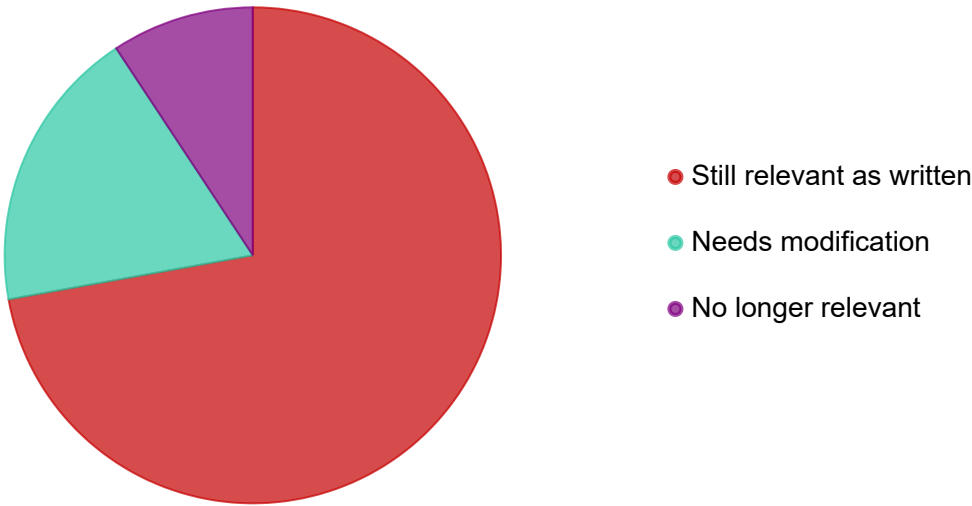
2. Support green architecture and green infrastructure.



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

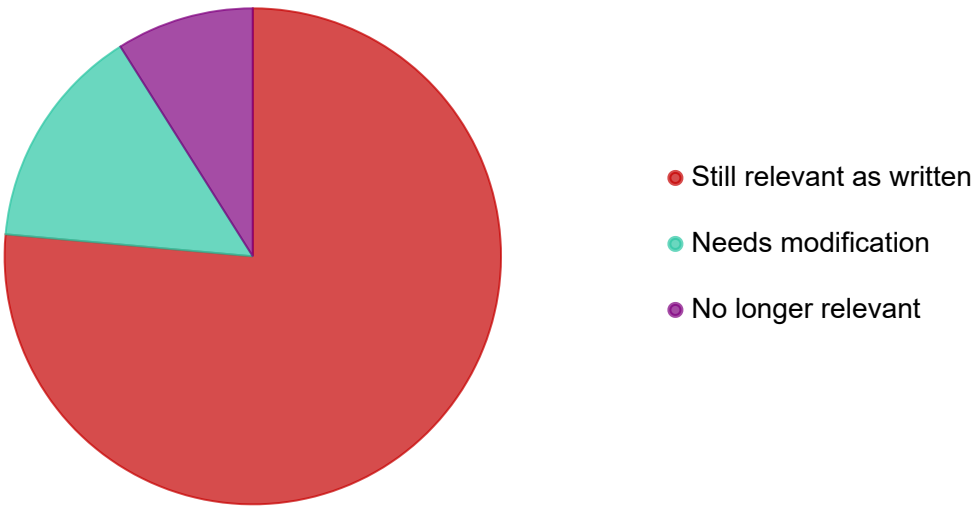
3. Encourage and incentivize environmentally friendly construction and...



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

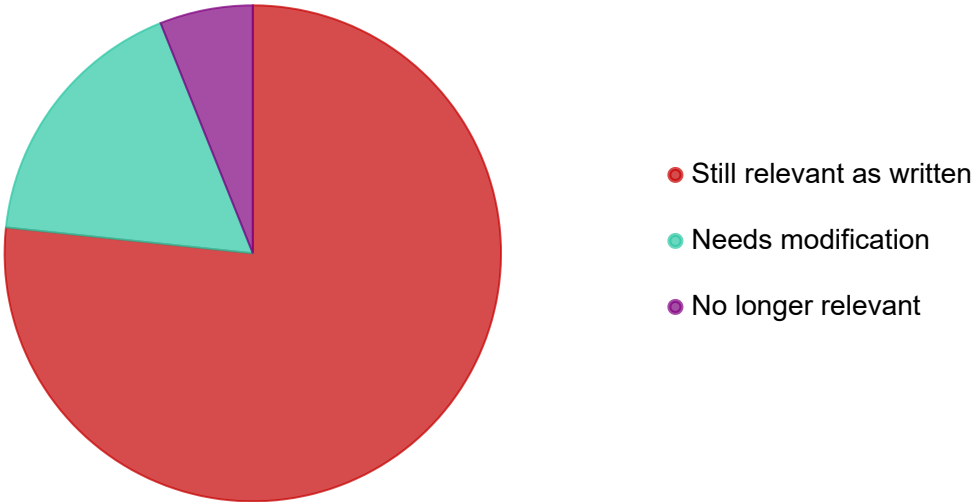
4. Encourage the provision of rainwater harvesting areas and xeriscaping ...



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%

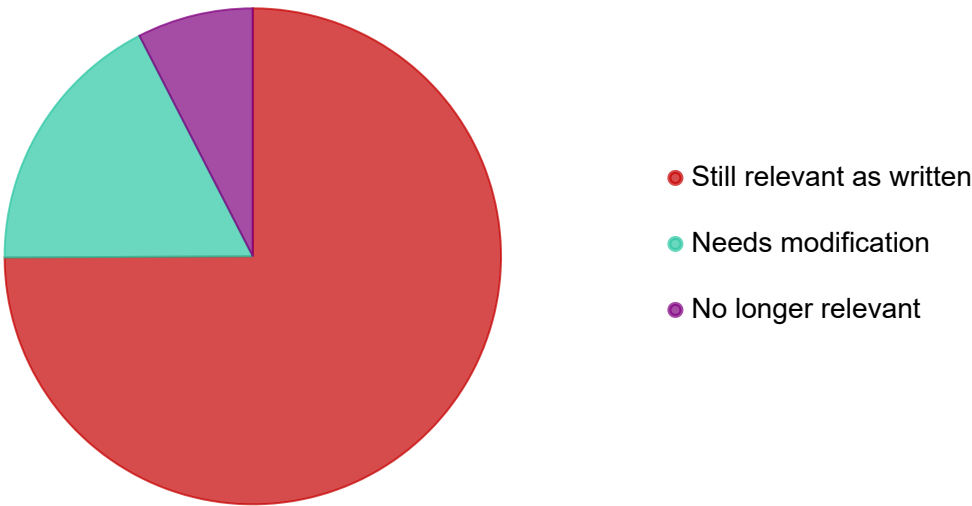
Answered: 330 Skipped: 7

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.

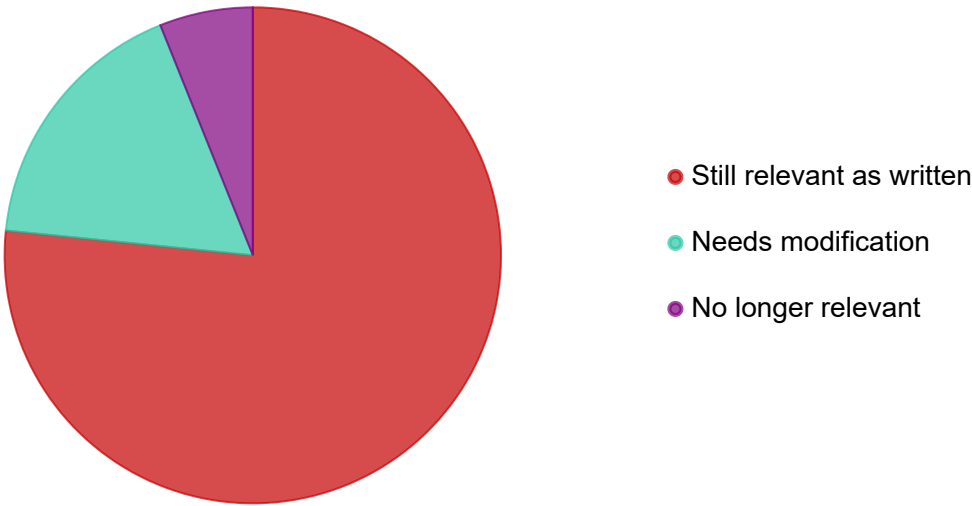
o 1. Expand and diversify the city's economic base to provide employment...



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

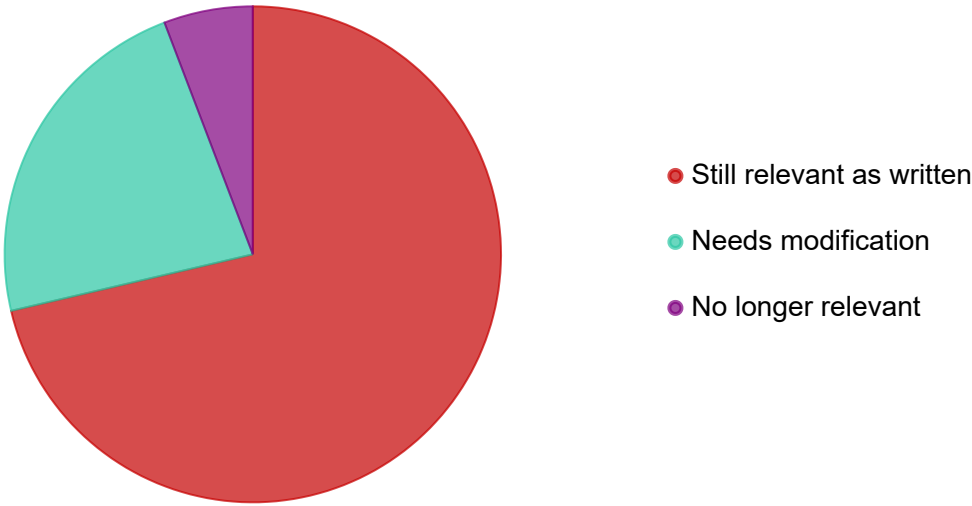
o 2. Encourage neighborhood-serving retail and services in communities...



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

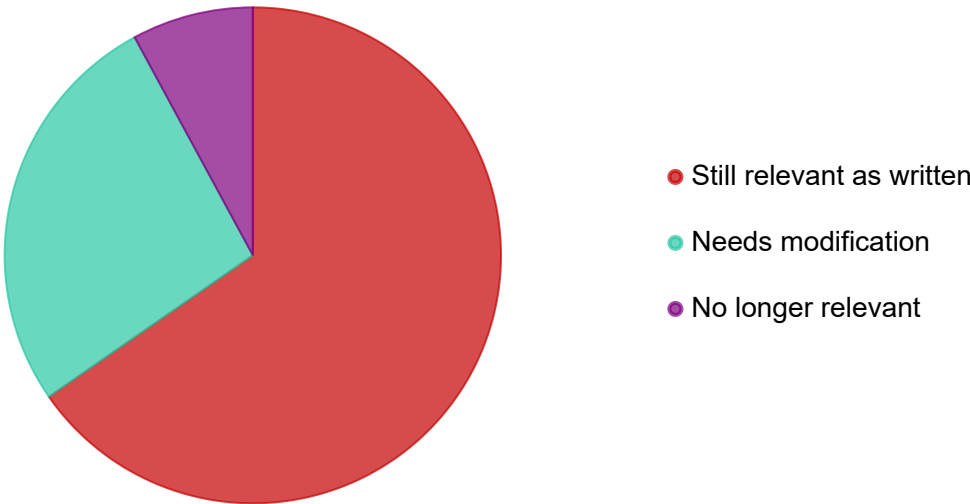
3. Encourage new non-residential, mixed-use development in areas where...



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

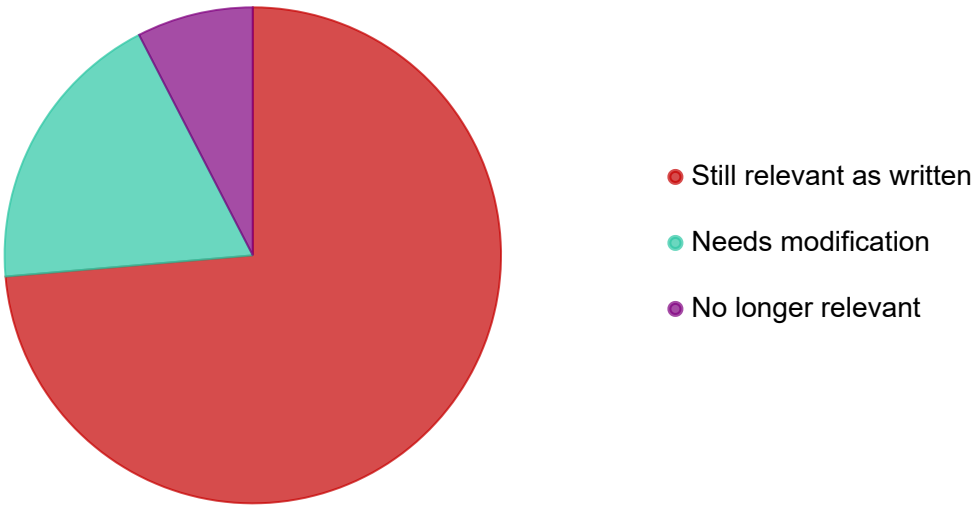
o 4. Encourage office, commercial and light industrial employment...



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

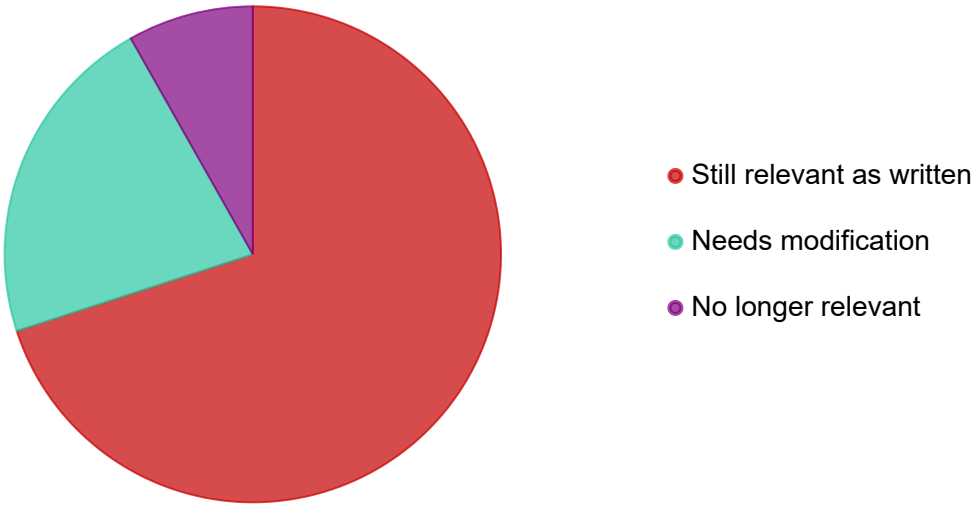
o 5. Encourage and promote clean, high tech industrial development that...



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

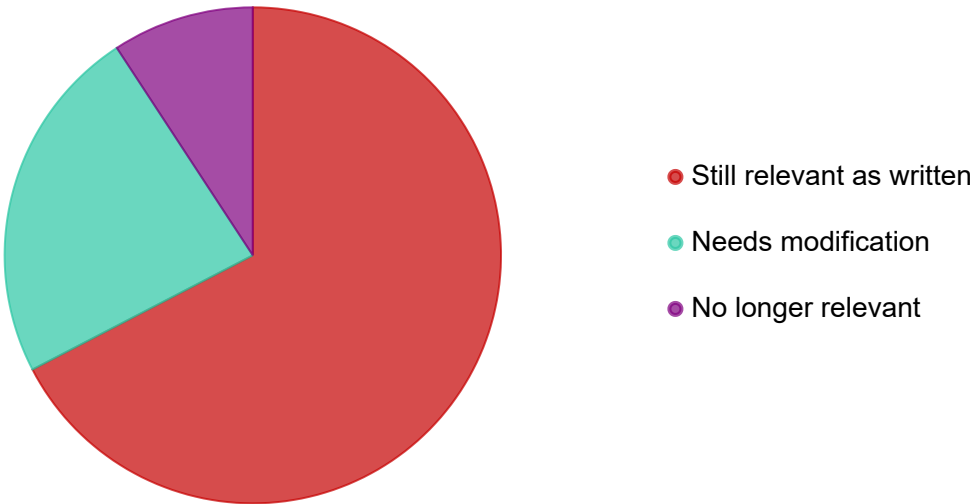
6. Coordinate with State and County agencies and organizations to attract...



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%

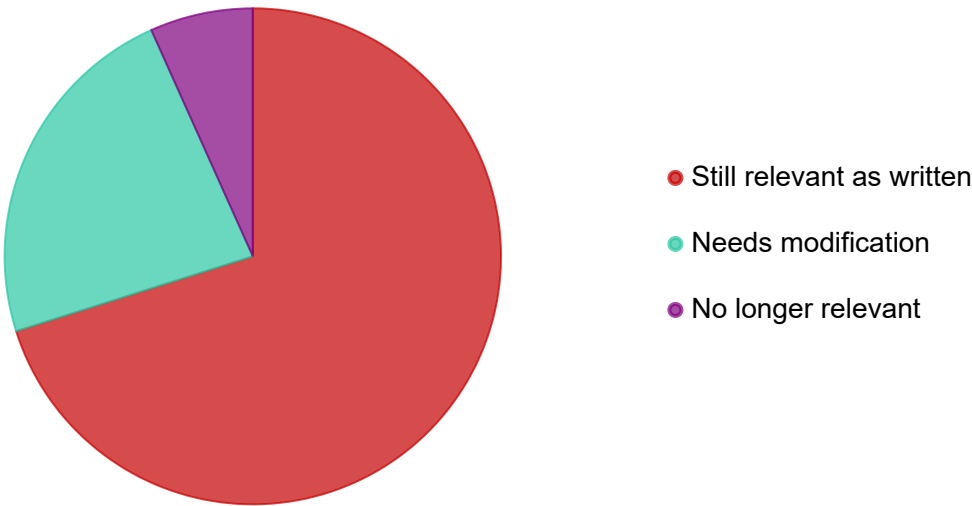
Answered: 325 Skipped: 12

Create a wide range of economic development initiatives

Are these policies and goals still relevant?

There are no answers to this question yet.

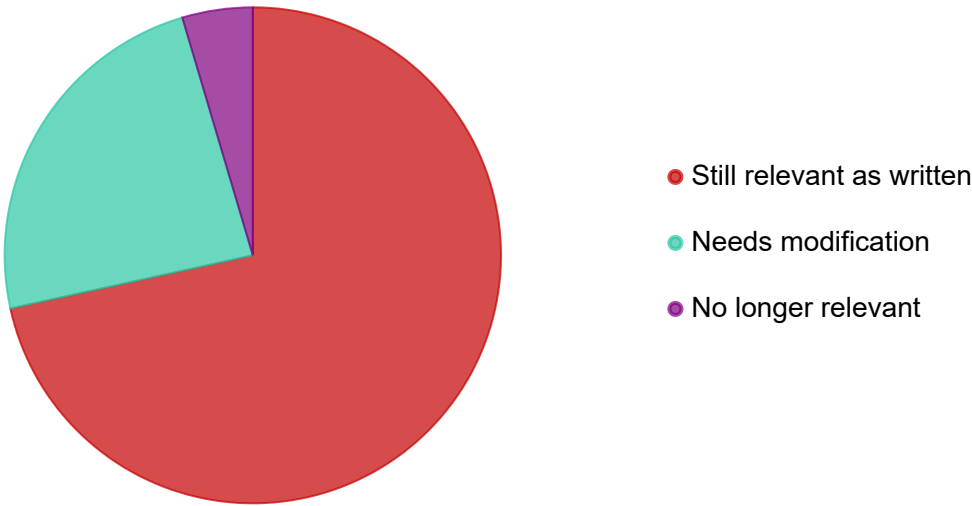
o 1. Expand and diversify the city's economic base to provide employment...



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

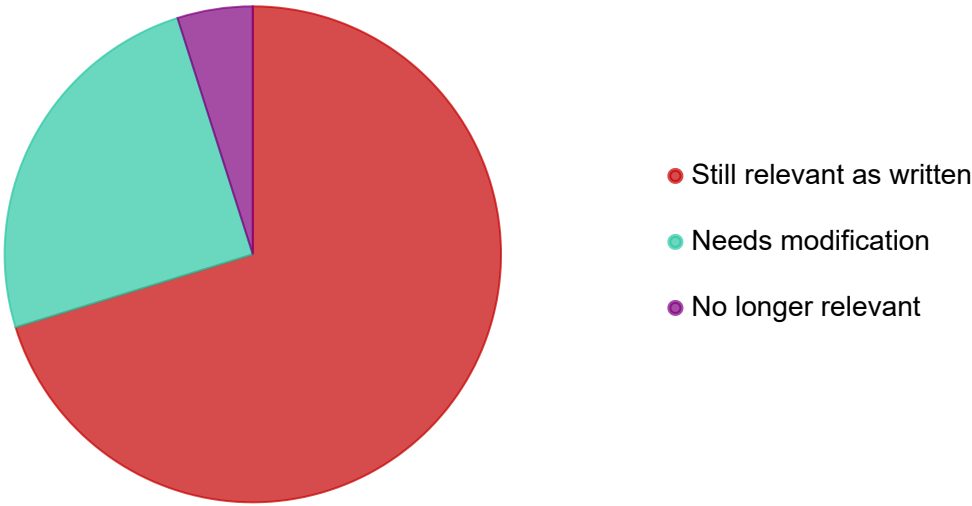
o 2. Encourage neighborhood serving retail and services in communities...



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

Answered: 327 Skipped: 10

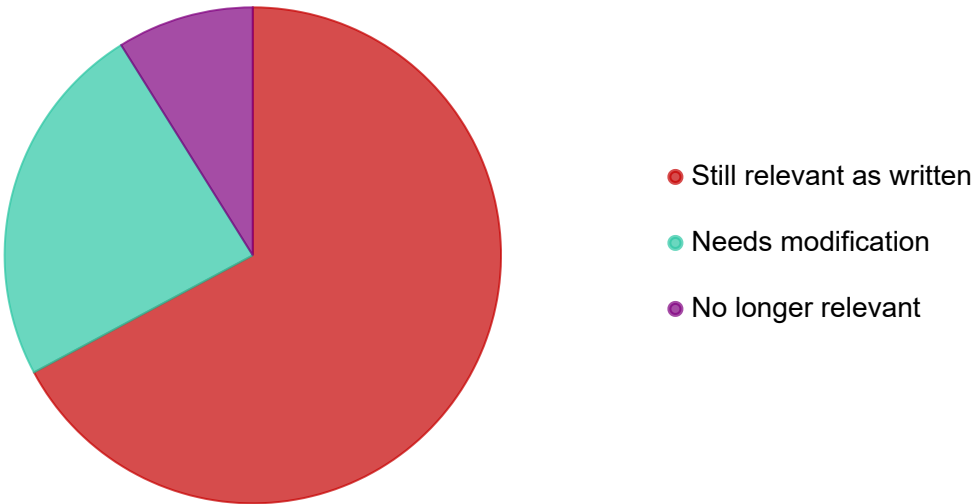
3. Encourage new non-residential development to be mixed use in nature ...



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

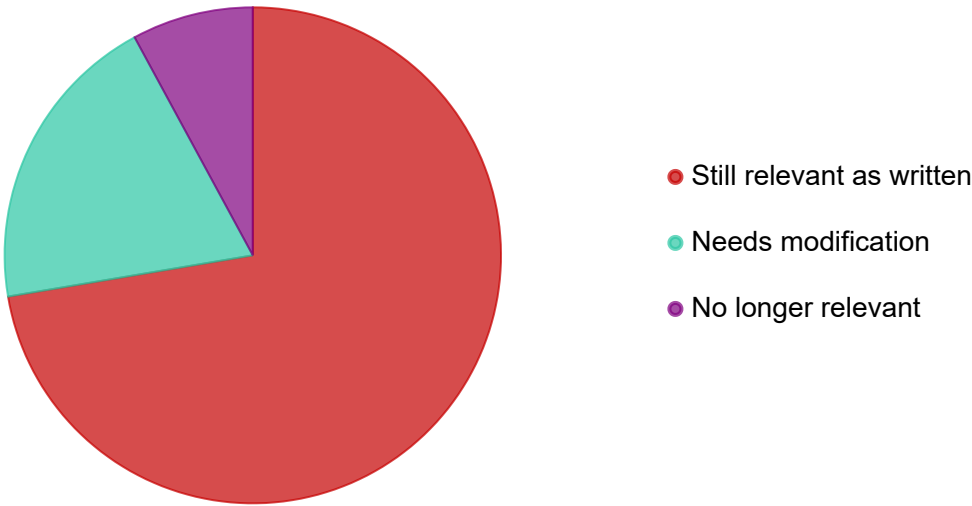
o 4. Encourage office, commercial and light industrial employment...



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...

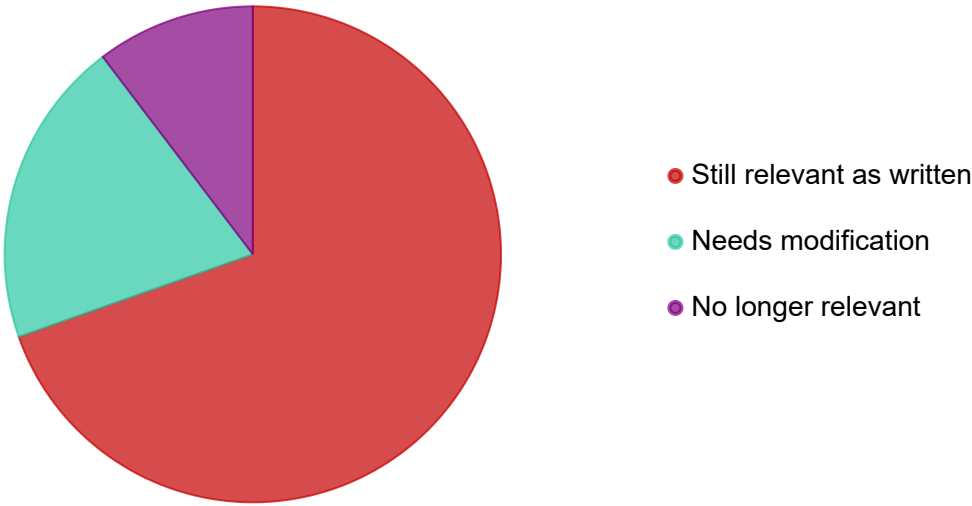


Answers	Count	Percentage
---------	-------	------------

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

Answered: 329 Skipped: 8

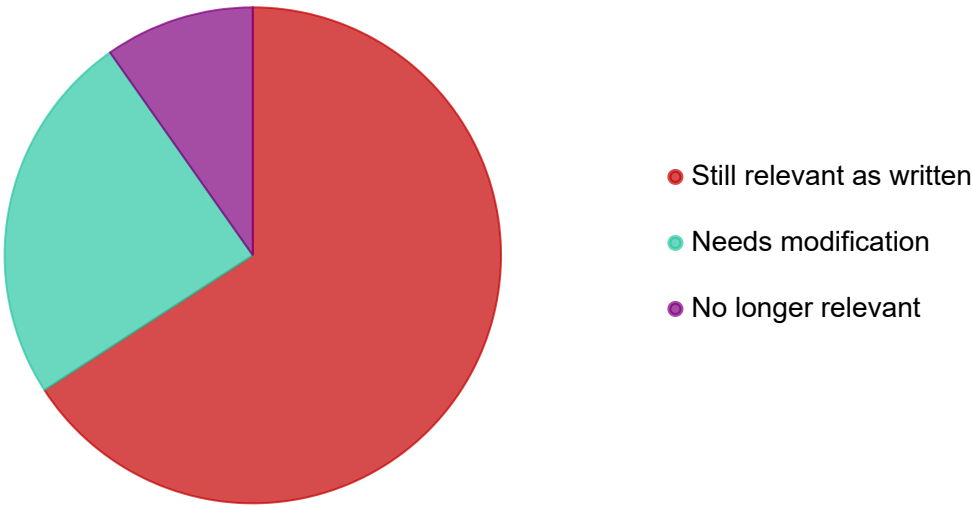
6. Coordinate with State and County agencies and organizations to attract...



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

DRAFT



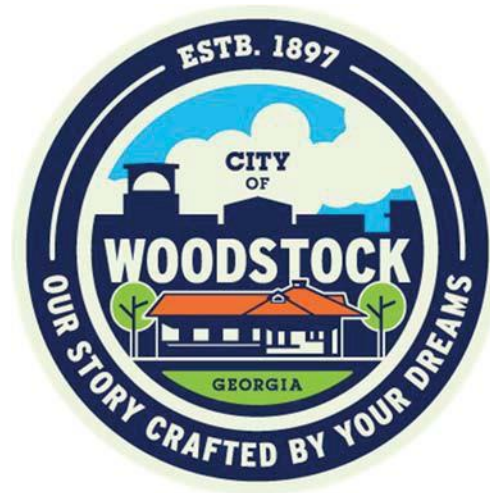
CITY OF WOODSTOCK **COMPREHENSIVE PLAN** 2 0 2 3 U P D A T E

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

Public Facility:	Parks and Recreation							
Service Area:	City-wide							
Project Description	Project Start Date	Project End Date	Project Estimated Cost	% of Funding from Impact Fees	Other Funding Sources	Impact Fee Expenditures for FY 2022	Impact Fees Encumbered	Status/ Notes
Georgia Northeastern Trail Lease Payments	09/15/2022	Lease Term ends 09/2025 with indefinite renewal	\$2,550 annually	100%	N/A	\$ -	\$ -	On Going
Johnston Park Property	01/16/2019	06/2025	\$ 2,000,000.00	40%	SPLOST V	\$ -	\$ -	In Progress
Little River Park (formerly <u>Trickum Rd</u> Park) - Land Purchase	10/30/2017	06/2024	\$ 1,500,000.00	20%	SPLOST V	\$ -	\$ -	In Progress
Rubes Creek Trail Future Expansion - Land Purchase (227 Woodglen Property)	09/29/2020	TBD*	TBD*	100%	TBD*	\$ -	\$ -	In Progress
Dupree Park Future Expansion - Land Purchase (503 Neese Rd Property)	10/19/2020	TBD*	TBD*	100%	TBD*	\$ 5,000.00	\$ -	In Progress
Dupree Park Future Expansion - Land Purchase (505 Neese Rd Property)	10/25/2019	TBD*	TBD*	100%	TBD*	\$ -	\$ -	In Progress

Dupree Park Future Expansion - Land Purchase (273 Park Ave Property)	07/28/2022	TBD*	TBD*	100%	TBD*	\$ 425,353.79	\$ -	In Progress
Fowler Property – Future Trailhead - Land Purchase	10/21/2019	TBD*	TBD*	100%	TBD*	\$ -	\$ -	In Progress
Elm Street Cultural Arts Village Greenspace (Reeves House)	09/12/2016	06/2021	\$ 300,000.00	100%	Private	\$ -	\$ -	Completed
Noonday Creek Trail Extension - Trail Land Purchase	01/03/2019	06/2020	\$ 100,000.00	100%	Grant	\$ -	\$ -	Completed
Bank service charges (wire fees) associated with Property Purchases	n/a	n/a	\$ 30.00	100%	N/A	\$ -		Completed
Debt Service payment transferred to Debt Service Fund	n/a	n/a	\$ 20,000.00	100%	N/A	\$ -	\$ -	Completed
Administrative fee transferred to General Fund	n/a	03/2033	\$63,758.64 annually	100%	N/A	\$ 63,758.64	\$ -	Completed
Total of Costs, Expenditures and Impact Fees Encumbered			\$3,920,030.00			\$ 494,112.43	\$ -	

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

Short Term Work Plan Update 2022-2026 / Report of Accomplishments

Project Description	2022	2023	2024	2025	2026	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Accomplishments/Updates
Natural and Historic Resources										
Dedicate a fund to the yearly purchase and acquisition of greenspace	X	X	X	X	x	Unknown	City Impact Fees	City		
Economic Development										
Develop incentives and project attributes to assist development of new commercial space	X	X	X	X	X	Staff Time	City	City/DDA	COED (Cherokee Office of Econ Dev)	
Continued implementation of wayfinding signage package	X	X	X	X	X	\$240,000	DDA/City/CVB/SPLOST	City		Two new DT monument signs are currently in fabrication, with a tentative installation date of June 2023. Concept design is underway for a monument sign near the Serenade Gateway at Main Street. Note: added SPLOST as funding source.
Expansion of business incubation/maker space Made Mercantile called Made Assembly		X	X			\$50,000	DDA	DDA		Negotiating building out of future space for Made Assembly.
Community Facilities and Services										

Project Description	2022	2023	2024	2025	2026	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Accomplishments/Updates
Execute City Center Plan	X	X	X	X	X	TBD	City/Private Developer	City/DDA/Private Dev.	City/DDA/Private Dev.	Phase I of Public Infrastructure Work – Chambers Street Extension underway (started in April 2023).
Video screen and artificial turf for Woodstock Arts Event Green		X				\$250,000	DDA/CVB/Woodstock Arts	Woodstock Arts	Woodstock Arts/DDA/CVB	Video screen installed. In lieu of turf, green was sodded. TBD if artificial turf will be installed.
Sidewalk maintenance and replacement fund	X	X	X	X	X	\$50,000 annually	General Fund/SPLOST	City		
Acquire property for and build new fire station	X	X	X			\$1,250,000	SPLOST	City		Emergency Services Long Range Master Plan completed in December 2022. New Fire Chief evaluating completed plan. Parcel anticipated for new fire station has not yet been dedicated to City (dedication time-sensitive based on construction of Ridgewalk Park Apartment project).
Housing										
County Housing Study	X					\$25,000 total, \$5,000 contributed by Woodstock	ARC, City, County, Participating Cities	Planning	Cherokee County, Canton, Holly Springs, Ball Ground, Waleska	County study completed. City Housing Study completed in May 2022.

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

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

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

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

Project Description	2022	2023	2024	2025	2026	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Accomplishments/Updates
Construct identified multi-use trails and finalize R/W purchases	X	X	X	X	X	Est. \$29.4M	City, Cherokee Co.	City	Greenprints Alliance, Cherokee Co.	Working toward potential trails bond, for November 2023 ballot.
Connect the Creeks project as recommended by the 2021 LCI		X	X	X						LCI implementation project "Connect the Creeks" is underway.
Four Playgrounds at Trailheads, locations TBD	X	X	X	X	X	\$200,000	98.5% Impact Fees, Gen. Fund, Grant	City		Preparing for a new playground at Springfield Park in FY23/24. Seeking grant funds through GA DNR to assist.
Six (6) Pavilions/Shelters at Trailheads, locations TBD	X	X	X	X	X	\$300,000	98.5% Impact Fees, Gen. Fund	City		Four installed to date. Two pending funds (Springfield, Woofstock).
Complete design study of Little River Park	X					\$96,720	City	City	Greenburg Farrow	Completed – now working on Phase I Construction Documents. Anticipated completion in 12/23.
Little River Park Infrastructure Facilities and Trailhead		X	X	X		\$500,000 \$20 mil for entire park	City	City	Greenprints Alliance	
Little River Park Trails			X	X	X	\$7.5 mil	Impact Fees, Gen. Fund	City	Greenprints Alliance	

Project Description	2022	2023	2024	2025	2026	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Accomplishments/Updates
Complete engineering & design for Noonday Creek Trail connection to Cobb County's trail system	X					Incl. with construction costs	TIP	City	Cherokee & Cobb Co.	Completed. Construction to begin in FY23/24.
Construct Noonday Creek Trail connection		X	X			\$2,800,000	TIP	City	Cherokee & Cobb Co.	Construction planned to begin in FY23/24.
Construct amphitheater concession and restroom facility				X	X	\$750,000	City	Parks & Rec		
Rubes Creek Trail Extension to Springfield then connect to Serenade Trail				X	X	\$8,000,000	Unknown	Parks & Rec		Master plan completed in April 2023. Seeking project funding.
Dupree Park Expansion – Parking, maintenance building, potential new facilities.				X	X	Phase 1 \$350,000	SPLOST	Parks & Rec		City-owned houses adjacent to the park were demolished in April 2023.
Public Relations & Communication										
Establish an Intranet to increase internal communication	X	X	X			Staff Time	City	HR		

Project Description	2022	2023	2024	2025	2026	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Accomplishments/Updates
Utilize social media platforms to educate residents and increase engagement	X	X	X	X	X	Staff Time	City	Economic Development	CVB	Note: Added CVB as Partner & Support for this Item
Create new methods to communicate information	X	X	X	X	X	Staff Time	City	Economic Development	CVB	Note: Added CVB as Partner & Support for this Item
Provide a presence at all major city-sponsored events	X	X	X	X	X	Staff Time	City	City	DDA/CVB	
Sustainability										
Green Roof on Visitor's Center or Living Wall Demonstration Project	X	X	X	X	X	Unknown	Grant/DDA	DDA		Shipping container restroom facilities in DT partially improved with cool roof.
Implement recommendations from the 2020 Sustainability Plan Implementation	X	X	X	X	X	Unknown	City, high potential for grant funding	City – Internal Sustainability Committee	Various depending on the project	
Recycling program in the Downtown District	X	X	X	X	X	Unknown	DDA/ARC Grant	DDA		Cardboard recycling facility provided as part of new DT shared dumpster installed in March 2023.

Project Description	2022	2023	2024	2025	2026	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Accomplishments/Updates
Ensure proper management of recycling for trails	X	X	X	X	X	Unknown	City	City	DDA	
Recycling Waste Diversion Program		X	X			\$35,000	City/Grant	City		NEW program that will allow for City to execute a Hazardous Waste recycling program in Fall FY23/24.
Transportation										
Woodstock Hub Transformation Project	X	X	X			\$4,000,000	SPLOST/Toll Authority Loan	City	GDOT	Will finish by end of FY22/23. A new traffic pattern (from one-way to two-way) on Mill Street took effect in May 2023.
Implement pilot projects and recommendations from the 2020 Smart Woodstock Citywide Strategy & Corridor Study	X	X	X	X	X		City, LCI	City	ARC, Georgia Tech, DDA	Installed one illuminated crosswalk in DT near Main Street & Towne Lake Parkway. Three additional locations under consideration.
Downtown Grid (new roads, extensions, and connections identified in LCI Plans)	X	X	X	X	X	Unknown	SPLOST	City	Developers	
Neese Rd. long-term improvement	X	X	X	X		\$9,000,000	SPLOST	City	Cherokee Co., GDOT	Part I (of III) will be completed in June 2023. Phase II out to bid in July 2023.
Streetscapes III (TLP to RMR)	X					\$300,000	TAD	City		Completed

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

Project Description	2022	2023	2024	2025	2026	Estimated Total Cost	Funding Source	Responsible Party	Partners & Support	Accomplishments/Updates
Investigate different options for providing sewer services to future residents and developments	X	X	X	X	X	Unknown	Unknown	Water & Sewer		Example: added conditions to proposed development projects to require the contribution of sewer infrastructure that would allow for adjacent properties to connect to City facility.
Water wells project	X	X	X	X	X	Unknown	City	Public Works		

DRAFT



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.

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Martyn Detz, Parks & Recreation

ITEM TYPE: Contracts, Agreements, Leases

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Approve New Parks and Recreation Maintenance Building Engineering Contract with Prime Contractors LLC**

SUGGESTED ACTION: Consideration of approval of the engineering services agreement with Prime Contractors LLC for construction document services for the building of the new Parks and Recreation Maintenance Building off Neese Road.

The cost of the engineering services is \$106,103.35. The items covered in this document services agreement are Architect, Civil Engineering and Electrical Engineering.

This contract was sourced through Gordian and utilizes the state contract EZIQC Contract No: GA-ST02-040820-PCI.

Requesting council to award and contract as recommended and authorize the Mayor to execute the Contract.

ATTACHMENTS:

[2023 Gordian ezIQC State Sheet - GA DOAS.pdf](#)

[119945.00 Woodstock - Dupree Park Maintenance Building Design Services WOP.pdf](#)

Georgia Department of Administrative Services Convenience Contract

eziQC is available in Georgia through the Georgia Department of Administrative Services statewide convenience contract 99999-S20200901.

Contractor Service Areas

Statewide

Bayne Development Group, LLC
FH Paschen
JOC Construction LLC
Johnson-Laux Construction
Osprey Management
Prime Contractors, Inc.
Rubio and Son Interiors, Inc.
Ward Humphrey, Inc.

Area A - Northern

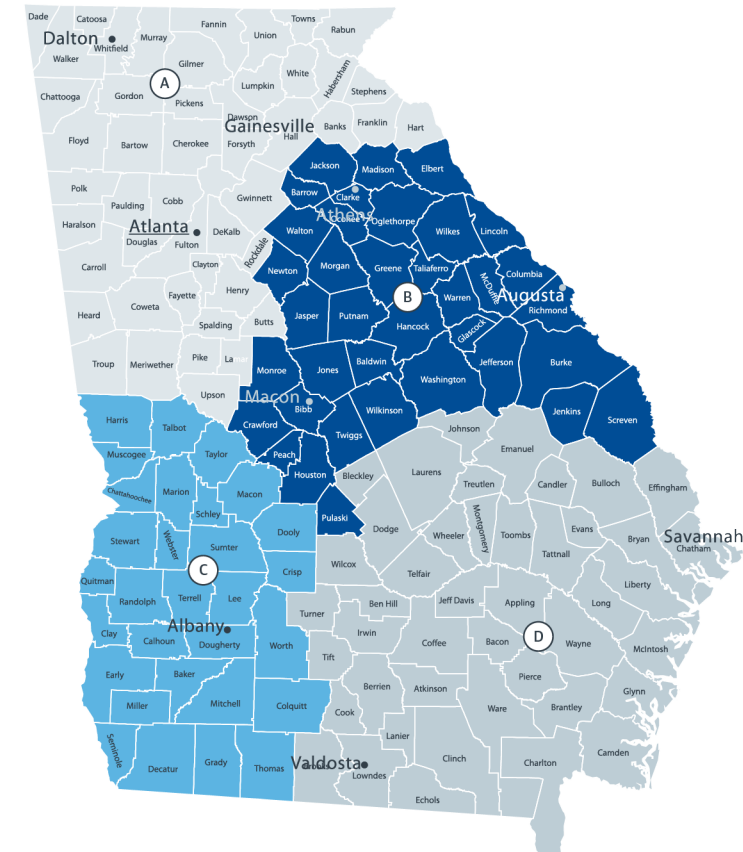
Albion General Contractors, Inc.
Brown & Root Industrial Services, LLC
Crown Service Contractors
Greene and Burdette Property Management LLC
HCR Construction, Inc.
HITT Contracting
Lichty Commercial Construction, Inc.
Paryani Real Estate LLC

Area B - East Central

Albion General Contractors, Inc.
Centennial Contractors Enterprises
Crown Service Contractors
Darsey Construction LLC
Greene and Burdette Property Management LLC
HITT Contracting
Place Services, Inc.
Ujamaa Construction

Area C - Southwest

Albion General Contractors, Inc.
Centennial Contractors Enterprises
Darsey Construction LLC
Engineering Design Technologies, Inc.
Greene and Burdette Property Management LLC
HITT Contracting
Place Services, Inc.
Ujamaa Construction



Area D - Southeast

Albion General Contractors, Inc.
Centennial Contractors Enterprises
Darsey Construction LLC
Engineering Design Technologies, Inc.

Greene and Burdette Property Management LLC
HITT Contracting
Lynn Construction Contracting, Inc.
Place Services, Inc.
Ujamaa Construction

With eziQC, you can start on repairs, renovations, upgrades or even new construction quickly. Simply visit **eziQC.com** and enter a brief project description. We'll contact you to walk you through the process.

Work Order Signature Document

EZIQC Contract No.: GA-ST02-040820-PCI			
☒ New Work Order		☐ Modify an Existing Work Order	
Work Order Number: 119945.00		Work Order Date: 09/21/2023	
Work Order Title: City of Woodstock - Dupree Park Maintenance Building Design Services			
Owner Name: City of Woodstock		Contractor Name: Prime Contractors, Inc.	
Contact: Brian Borden		Contact: Gary Frantz	
Phone: 770-517-6788		Phone: 813-205-9762	
Work to be Performed			
Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No GA-ST02-040820-PCI.			
<u>Brief Work Order Description:</u>			
City of Woodstock - Dupree Park Maintenance Building Design Services			
Time of Performance		<i>See Schedule Section of the Detailed Scope of Work</i>	
Liquidated Damages		Will apply: ☐ Will not apply: ☒	
Work Order Firm Fixed Price: \$106,103.35			
Owner Purchase Order Number:			

Approvals

	Date		Date
Owner		Contractor	

Detailed Scope of Work

To: Gary Frantz
Prime Contractors, Inc.
3406 Florence Circle
Powder Springs, GA 30127
813-205-9762

From: Brian Borden
City of Woodstock

770-517-6788

Date Printed: September 21, 2023

Work Order Number: 119945.00

Work Order Title: City of Woodstock - Dupree Park Maintenance Building Design Services

Brief Scope: City of Woodstock - Dupree Park Maintenance Building Design Services

☐**Preliminary**☐**Revised**☒**Final**

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Please see the attached detailed scope of work (DSOW).

Contractor

Date

Owner

Date

Contractor's Price Proposal - Summary

Date:	September 21, 2023
IQC Master Contract #:	GA-ST02-040820-PCI
Work Order Number:	119945.00
Owner PO #:	
Work Order Title:	City of Woodstock - Dupree Park Maintenance Building Design Services
Contractor:	Prime Contractors, Inc.
Proposal Name:	City of Woodstock - Dupree Park Maintenance Building Design Services rev
Proposal Value:	\$106,103.35

Architect	\$52,102.96
Bond	\$1,722.29
Civil Eng	\$42,579.94
Electrical Eng	\$9,698.16
Proposal Total	\$106,103.35

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Date:	September 21, 2023
IQC Master Contract #:	GA-ST02-040820-PCI
Work Order Number:	119945.00
Owner PO #:	
Work Order Title:	City of Woodstock - Dupree Park Maintenance Building Design Services
Contractor:	Prime Contractors, Inc.
Proposal Name:	City of Woodstock - Dupree Park Maintenance Building Design Services rev
Proposal Value:	\$106,103.35

	Sect.	Item	Modifier	UOM	Description												Line Total
Labor	Equip.	Material	(Excluded if marked with an X)														
Architect																	
1	01	22	20	00	0054	HR	Principal Architect										\$19,702.80
						Installation	Quantity		Unit Price		Factor	=	Total				
							80.00	x	225.00	x	1.0946		19,702.80				
						Arch											
2	01	22	20	00	0055	HR	Senior Architect										\$21,892.00
						Installation	Quantity		Unit Price		Factor	=	Total				
							100.00	x	200.00	x	1.0946		21,892.00				
						Arch											
3	01	22	20	00	0060	HR	Draft Person										\$10,508.16
						Installation	Quantity		Unit Price		Factor	=	Total				
							120.00	x	80.00	x	1.0946		10,508.16				
						Arch											

Subtotal for Architect	\$52,102.96
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4	01	22	16	00	0002	EA	Reimbursable Fees	Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.		\$1,722.29
						Installation	Quantity	Unit Price	Factor	Total
							1,565.72	x	1.00 x	1.1000 = 1,722.29
						P&P Bond				

Subtotal for Bond	\$1,722.29
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5	01	22	20	00	0057	HR	Principal Engineer					\$9,741.94	
								Quantity		Unit Price		Factor	Total
						Installation		40.00	x	222.50	x	1.0946	= 9,741.94
						Civil							
6	01	22	20	00	0058	HR	Senior Engineer						\$15,105.48
								Quantity		Unit Price		Factor	Total
						Installation		80.00	x	172.50	x	1.0946	= 15,105.48
						Civil							

Contractor's Price Proposal - Detail Continues..

Work Order Number: 119945.00

Work Order Title: City of Woodstock - Dupree Park Maintenance Building Design Services

Proposal Name: City of Woodstock - Dupree Park Maintenance Building Design Services rev

Proposal Value: \$106,103.35

Sect.	Item	Modifier	UOM	Description					Line Total
Labor	Equip.	Material	(Excluded if marked with an X)						
Civil Eng									
7	01	22	20	00 0059	HR	Engineer			\$17,732.52
					Installation	Quantity		Unit Price	Factor = Total
						120.00	x	135.00	x 1.0946 = 17,732.52
					Civil				

Subtotal for Civil Eng **\$42,579.94**

Electrical Eng								
8	01	22	20	00 0057	HR	Principal Engineer		\$1,948.39
				Installation	Quantity		Unit Price	Factor = Total
					8.00	x	222.50	1.0946 = 1,948.39
				Electrical				
9	01	22	20	00 0058	HR	Senior Engineer		\$3,021.10
				Installation	Quantity		Unit Price	Factor = Total
					16.00	x	172.50	1.0946 = 3,021.10
				Electrical				
10	01	22	20	00 0059	HR	Engineer		\$4,728.67
				Installation	Quantity		Unit Price	Factor = Total
					32.00	x	135.00	1.0946 = 4,728.67
				Electrical				

Subtotal for Electrical Eng **\$9,698.16**

Proposal Total **\$106,103.35**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Client - City of Woodstock

Detailed Scope of Work

Print Date: September 21, 2023
Work Order Number: 119945.00
Work Order Title: City of Woodstock - Dupree Park Maintenance Building Design Services
Contractor: GA-ST02-040820-PCI - Prime Contractors, Inc.
Brief Scope: City of Woodstock - Dupree Park Maintenance Building Design Services

To: Gary Frantz
Prime Contractors, Inc.
3406 Florence Circle
Powder Springs, GA 30127
813-205-9762

From: Brian Borden
City of Woodstock

770-517-6788

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Detailed Scope:

Please see the attached detailed scope of work (DSOW).

Owner

Date

Contractor

Date



City of Woodstock – Dupree Park Maint Building Design Services
Neese Road @ Dupree Park
Woodstock, GA 30188

Scope of Work

Summary Scope (September 20, 2023)

This work order consists of; Architectural, Civil, and Electrical Engineered designs.

1. Drawings and Specifications

- 1.1 Referenced and attached hereto; site visit. Specifications created from site visit dated 7/31/23, and SGC Engineering LLC. Survey and Mapping drawings dated 9/7/23.

2. Detailed Scope of Work

The Contractor shall perform all work as described below per any and all attached specifications and drawings:

2.1 Architectural

2.1.1 PROJECT SUMMARY

- The Project includes a new pre-engineered one-story maintenance shop of 6,000 SF. This facility will closely resemble the City's existing maintenance building and will house a shop area, storage, tool room, offices, restrooms, break room and laundry area per the concept sketch. The exterior design will utilize metal panels provided by the pre-engineered building supplier.

2.1.2 Design Development

- The Design Development Phase consists of the development of the design documents in accordance with the Concept sketch. This phase will also be focused on local code research for the proposed design and fully understanding the building regulatory requirements of the Authorities Having Jurisdiction (AHJ) for preliminary review. PETRA will produce drawings that include floor plans, ceiling plans, door schedules, and life safety code sheets. The overall mechanical, electrical, and plumbing systems will be defined in diagrammatic drawing form. The drawings will be presented for your review, comment, and approval, and will be used

for more detailed discussions to determine the items necessary to complete the final permit and construction documents.

2.1.3 **Construction Documents**

- The approved Design Development drawings will be the basis for the Construction Documents. In general, PETRA will prepare Construction Documents in sufficient detail for permitting with the Authorities Having Jurisdiction and for construction of the Maintenance Building.

Design services that will be performed for this phase will include:

Architecture

Mechanical/Plumbing Engineering

Electrical Engineering

2.1.4 **DESIGN ASSUMPTIONS**

1. Attendance at Public Hearings or Zoning Commission Meetings is not included as a part of this proposal and if required will be provided on an hourly basis.
2. All site utilities are presumed to be adequate for building requirements without need for supplemental systems.
3. Civil Engineering and Site Design is not included as a part of this proposal and will be performed by others.
4. Geotechnical services are not included as a part of this proposal and will be provided by the owner.
5. Structural Engineering for the pre-engineered building system and foundation is not included as a part of this proposal and will be performed by others.
6. Environmental services are not included as a part of this proposal. If required, owner will contract an environmental engineering firm as needed to provide appropriate reports and recommendations. Environmental reports shall be provided at the start of the project.
7. Renderings and Presentation Materials are not included as part of this proposal.
8. Project Graphics and Signage (both interior and exterior) design, documentation and permitting are not included as a part of this proposal.
9. Value Engineering is not included as a part of this proposal.
10. Design services will include incorporation of minor revisions that arise during the design process but will not include major changes to the project layout or scope. Major plan revisions made after approval of the Concept Design documents by the owner will be additional services.
11. Permitting will be performed by others and is not included as a part of this proposal. Permit set(s) will be forwarded to the general contractor or

Owner Representative for submission to the authorities having jurisdiction. No permitting fees are included as part of this proposal. Support of the permitting process is limited to addressing one round of comments from the review officials. Additional comments will be addressed on an hourly basis.

12. Green Building Compliance Forms are not included as a part of this proposal. If required, time spent will be invoiced as a reimbursable.
13. Energy Management System design is not included as a part of this proposal.
14. Fire protection sprinkler design services are limited to criteria specifications only, with actual hydraulic calculations and system design documents by the sprinkler contractor.
15. Design of fire or domestic water booster pumps or water storage tanks are not included as a part of this proposal.
16. A/V/L Design (Audio, Video and Specialty/ Theatrical lighting) is not included as a part of this proposal. However, coordination of infrastructure, power and conduits for such systems is included.
17. Low voltage electrical systems, including voice, data, security system, CATV and card access/CCTV are not included as a part of this proposal.
18. Construction cost estimates and project budgeting services are not included as a part of this proposal.
19. Preparation of Record Drawings (As-builts) is not included as a part of this proposal. Record Drawings are the responsibility of the general contractor.

2.2 Civil Engineering

2.2.1 Basic Scope of Services

- Consultant will provide professional landscape architecture, site planning, civil engineering, and site work construction observation services for said project. Consultant will prepare site work construction drawings, along with the required stormwater management plan (hydrology analysis and water quality best management practices) and related details. Refer to services excluded from basic scope. The basic scope of services for this project includes the following tasks:

2.2.1.1 Task #1 - Base Data Coordination

- Client will provide Consultant a current and accurate ground run (one [1] foot contour interval) topographic and boundary survey (stamped reproducible) and .DWG digital CAD file of survey. Said survey shall utilize the attached checklist and include local issuing authority requirements for setbacks, zoning, buffers, surrounding land use and zonings, and GIS benchmark reference. Client will provide Consultant

with a final building floor plan print and .DWG or .DXF computer CAD file of said floor plan. Client will provide Consultant with geotechnical exploration report findings if necessary. Client will secure necessary off-site easements and construction encroachment agreements for off-site construction, if necessary. Client will provide additional base data information as identified during the design process and as the project progresses. This additional base data may be required due to submittal requirements or findings made during the research and preliminary phase of the site design. Client will provide Consultant with fire flow and pressure tests for this project site, if necessary. Consultant will coordinate and incorporate base data as required to convert the electronic form of the survey into a format that is best utilized by the software capabilities of Consultant in order to complete the remaining tasks associated with this project.

2.2.1.2 Task #2 - Schematic Drawings and Program Verification

- Consultant will work with Owner, Client, and Design Team to review the program for all site elements including, but not limited to, roads, walks, pavilions, and amenities. Consultant will perform site work related project research with the local governing authority and review project scope with local officials. Preliminary design findings will be incorporated into the schematic drawings. Consultant will attend appropriate design review and development meetings with the Client and/or Owner during the course of the project. Consultant will prepare schematic site plans. Approval of schematic drawings with any associated redline comments is required (in writing) prior to commencement of construction documents.

2.2.1.3 Task #3 - Site Work Design Development Drawings

- Consultant will prepare design development drawings for site work related items based on approved schematic design. These drawings may be combined as determined by Consultant. These site work design development drawings will consist of:
 - a. Preliminary Demolition & Removal Plan addressing existing improvements that need removal, replacement or adjustment for new construction.
 - b. Preliminary Layout & Paving Plan that will include layout of roads, required ADA access and related site improvements.
 - c. Preliminary Grading & Drainage Plan that will include proposed grading for the site improvements, existing and proposed contours, spot elevations, storm drainage system, water quality system, and general notes.
 - d. Preliminary Site Work Construction Details for related site improvements.

- e. Preliminary Site Utility Plan that will include plan for gravity sanitary sewer, fire, and domestic water service.
- f. Preliminary Tree Protection and Replacement Plan.

2.2.1.4 Task #4 - Site Work Construction Drawings

- Consultant will prepare construction drawings for site work related items based on approved preliminary design. These drawings may be combined as determined by Consultant. These site work construction drawings will consist of:
 - a. Demolition & Removal Plan addressing existing improvements that need removal, replacement or adjustment for new construction.
 - b. Layout & Paving Plan that will include layout of sidewalks, vehicle drives, vehicle parking, required ADA access, walls and related site improvements.
 - c. Grading Plan that will include proposed grading for the site improvements, existing and proposed contours, spot elevations, and general notes. ADA access will be graded per ADA requirements.
 - d. Drainage Plan that will include proposed storm drainage system, water quality system, and general notes.
 - e. Erosion, Sedimentation, & Pollution Control Plan that will include Georgia Soil and Water Conservation Commission required checklist information. Said plan will be three phased and will reflect NPDES requirements for sites greater than one acre of disturbed area.
 - f. Site Work Construction Details for related site improvements.
 - g. Site Utility Plan that will include plan, profiles and related details for gravity sanitary sewer, fire and domestic water service.
 - h. Tree Protection/Replacement Plan that conforms to local issuing authority tree protection/replacement requirements. Said plan will include required calculations and necessary details.
 - i. Planting Plan that will include plant location and planting details. This plan will also show a plant list that reflects botanical name, common name, quantity, height, spread, root, spacing and general notes.

2.2.1.5 Task #5 - Stormwater Management Report

- Consultant will prepare a stormwater management report that follows generally accepted standard practice for submittal to the local issuing authority and incorporate this study into the site work construction drawings. This report will generally conform to the Georgia Stormwater Management Manual. This includes channel protection,

water quality calculations and hydrograph routing (detention). Stormwater management facilities will be designed to prevent an increase in peak flow rates (not total volume) of runoff in post-development conditions. Consultant will prepare a downstream analysis that incorporates all downstream stormwater drainage structures and features that lie within the watercourse of the overall drainage basin. The downstream study point will be at a point that is equivalent to ten (10) times the site acreage and will be identified using Geographic Information System maps and topographic information (as available). A Stormwater Performance Review Tool for Total Suspended Solids (TSS Report) will be prepared for each drainage basin and for each stormwater management facility that is designed for the project site. The TSS report will be incorporated into the stormwater management report.

2.2.1.6 Task #6 - General NPDES Permit No. GAR 100001 requirements

- Consultant will perform the following tasks associated with the Georgia Department of Natural Resources - Environmental Protection Division's National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activity #GAR 100001.
 - a. Determination of presence of impacted streams within one mile downstream of site.
 - b. Preparation of Erosion, Sediment and Pollution Control Plan (included in Task #5 above).
 - c. Preparation of Notice of Intent.
 - d. Initial Inspection/Certification.
 - e. Preparation of Notice of Termination.

2.2.1.7 Task #7 - Local Issuing Authority Development/Land Disturbance Permit Submittal

- Consultant will meet with local issuing authority to review the project and research necessary information to be placed on the plans in order to submit for a Land Disturbance/Development Permit. Consultant will handle site work design submittals to local issuing authority and obtain comments. Consultant will revise plans to local issuing authority comments and will resubmit plans. Consultant makes no guarantees to secure LDP, as this is outside of Consultant control. All required fees will be paid by Owner.

2.2.1.8 Task #8 - Technical Site Work Specifications

- Consultant will prepare technical specifications for related site work in accordance with the Client's format.

2.2.1.9 Task #9 - Bidding, Contract Documents and Negotiation

- Client will be responsible for the preparation of the Construction Contract documents such as that which is typical in the A.I.A. format. Consultant will assist the Client in completing the preparation of Addenda, as required. Consultant will attend pre-bid meeting(s).

2.2.1.10 **Task #10 - Construction Administration/Observations**

- Consultant will perform construction administration services regarding the site work, including phone and email communications with the Client and Contractor. Consultant will review shop-drawing and product submittals for general conformance with the intent of construction documents. Consultant will make five (5) site visits (observations) appropriate to the stage, progress, and quality of the work. These site visits include a pre-construction meeting, normal construction observation site visits, a substantial completion inspection and a final inspection. Consultant will make written reports, as necessary, for site observation visits and will make recommendations relative to the progress of the work. This proposal includes all visits (OAC meetings and/or site observations). Should additional site observations be required, they will be invoiced as indicated below. Consultant will assist the Client in the preparation of Change Orders relating to site construction items, if required.
- The Client acknowledges that the Contractor is responsible for the construction of the project and that Consultant is not responsible for the acts or omissions of any Contractor, subcontractor or material supplier; for safety precautions, programs or enforcement; or for construction means, methods, techniques, sequences, and procedures employed by the Contractor.

2.2.1.11 **Task # 11 - Stormwater Management As-Built Certification**

- Consultant will provide an as-built certification of constructed stormwater management facilities per local issuing authority standards. Should the as-built analysis (based on the as-built survey provided by the contractor) show that the facility does not meet the requirements of the contract documents, design solution will be developed.

2.2.1.12 **Additional Services:**

- Should Client request additional work beyond the scope of work (basic services) listed and described herein, the billing will be based on our hourly rates listed below:

Principal	\$200.00/hr
Department Head	\$175.00/hr
Senior Project Manager	\$155.00/hr
Registered Professional/Project Manager	\$145.00/hr
Engineer/E.I.T.	\$125.00/hr
Senior Designer	\$125.00/hr

Designer/Drafter	\$105.00/hr
Clerical	\$85.00/hr
Mileage	\$0.70/mile

- Should site observations/on-site meetings be required (above the quantity itemized in Task #11), they will be invoiced at eight hundred dollars (\$800.00) per site visit. Written notice will be given by Consultant to Client before additional services are incurred. Additional services must be approved in writing before performance of such services. Additional services include requested Change Orders, submittal for permits other than Land Disturbance/Development Permit, and revisions or additions required after Consultant has been given approval to proceed with each phase. Should local issuing authority require any variances, these will be handled as additional services.

2.2.1.13 **Services excluded from basic scope:**

- This proposal specifically excludes any tasks not identified in previous paragraphs, including, but not limited to: state water buffer encroachment variances; US Army Corps of Engineers wetland disturbance permitting; traffic engineering and design work for road improvements and intersection improvements within the public right-of-way; traffic impact studies; signalization design; site lighting design; NPDES weekly inspection and reporting; as-built certifications or studies; lift station or force main design; administrative floodplain determination or HEC analysis of existing floodplains; dam design; siltation studies; structural retaining wall design; special permitting or submittals (variances, waivers, sign permits); preparation of easement/right-of-way Plats and Legal Descriptions and filing of said items with the courthouse. Should any of these or other tasks be required, a separate proposal will be provided.

2.3 **Electrical Engineer**

2.3.1 **Scope of Project**

- We have made some assumptions that are outlined below in an effort to share with you our basis in arriving at the proposed fee. As we understand it, the scope of the project is as follows:
 - a. Electrical service to a panel in a new free-standing maintenance building.
 - b. Conduit for telephone/data service to a new free-standing maintenance building.

2.3.2 **Scope of Engineering Services**

- We will provide the following engineering design services:
 - a. Electrical – Electrical Power Systems

Along with coordination with Civil and other disciplines, we will provide the following deliverables:

- a. Contract Documents – Drawings with Specifications
- b. Construction Contract Administration –
 - 1. Shop Drawing Review
 - 2. Response to questions from contractors

2.3.3 Additional Services:

- We will provide Additional Services at your written request. Additional Services not included under Basic Services would be offered at the following hourly rates, on an as-requested basis:

Principal:	\$225.00
Senior Engineer:	\$150.00
Project Engineer:	\$130.00
Senior Designer:	\$105.00
Designer:	\$100.00
CADD Drafting:	\$95.00

Examples include, but are not limited to:

- a. Work regarding areas, which you would construe as being outside Basic Services.
- b. Revisions to Project Scope.
- c. Redesign due to re-direction from the Owner.
- d. Items listed under Limitations and Items Not Included below.

2.3.4 Excluded in our basic scope of services are the following:

- a. Any interior electrical design past the new panel
- b. Any site lighting design.
- c. Any mechanical, natural gas, sanitary or water service system design.
- d. Any site visits to observe construction.
- e. Any contractor supervision.
- f. Work deemed as outside of the scope of work noted above.
- g. Detailed cost estimates, for other than budgeting purposes.

3. Details that Apply to All Work Areas

- 3.1 Contractor shall utilize the latest issue of the Sourcewell Specifications for all work.
- 3.2 Contractor and all of their subcontractors on site will adhere to the security requirements of the campus including background checks and orientation classes.

- 3.3 Contractor and subcontractors will at all times wear shirts identifying the company they are employed with, accompanied by a badge when deemed necessary.
- 3.4 Contractor shall perform work, schedule deliveries and have access to areas of work during and after normal business hours as agreed upon and coordinated with Owners contact for this project: **Jerry Dove**
- 3.5 Contractor shall work with administrators to coordinate around scheduling conflicts with the occupation in the building.
- 3.6 Contractor shall be responsible for all safety code compliance pertaining to their portion of work.
- 3.7 Contractor shall maintain clean work areas at all times, remove and dispose of all demolished materials and construction debris, rubbish, and waste material from the property of the Owner on a daily basis unless noted otherwise.
- 3.8 No tobacco or alcohol will be permitted on the property of the Owner or in the vehicles of the contractor or their subcontractors.
- 3.9 No radios are permitted.
- 3.10 All measurements and quantities supplied in this scope of work are approximate in nature and are supplied as a convenience for the contractor. The contractor is responsible for field verification of all measurements and quantities.
- 3.11 Contractor shall verify all new and existing conditions and dimensions at job site.
- 3.12 Parking and staging areas will be made available for the Contractor by the Owner and will be coordinated with the Owner prior to beginning work.
- 3.13 Contractor is responsible for protection of all surfaces including those not in the scope of work from construction dust, debris or damage during construction up until final acceptance. The methods of protection including plastic, paper, sealing doors or windows, etc.
- 3.14 Contractor shall install and maintain 48" orange safety fencing around all staging areas or temporary facilities.
- 3.15 Contractor shall not be required to pay Davis Bacon wage rates.

4. Warranty

- 4.1 The Contractor shall provide all extended manufacturers warranties to the owner prior to project closeout.
- 4.2 All documents necessary, will be addressed to the appropriate Owner Representative for energy rebates when applicable.

5. Permitting:

- 5.1 At the time of issuance of a Purchase Order for this work, it is understood that permits and associated fees are not required. If this changes, the Contractor will be responsible for obtaining such applicable permits and the Owner will be responsible for compensating the Contractor for permit fees and any design necessary to obtain such permits or related approvals as described in the EZIQC

master contract documents (i.e. permit fees are dollar for dollar reimbursable and professional design and engineering fees are paid for at hourly rates published in the Construction Task Catalog). At such time of requirement, a scope of work will be agreed upon and approved by all parties before start of additional work.

6. Submittals

- 6.1 The Contractor shall submit for approval the manufacturer's cut sheets for materials and equipment utilized for this project prior to commencing any work.
- 6.2 All finishes and other standard submittals are to be provided to the Owner prior to installation by the contractor.

7. Project Schedule

- 7.1 Majority of work shall be completed during normal working hours 8:00 am – 5:00 pm Monday thru Friday. After hours and weekends when needed will be coordinated with the Owner at no additional cost. Total project duration is expected to be **60 days** upon receipt of purchase order and mobilization.

8. Clarifications

- 8.1 The following items are specifically excluded by Contractor and are not part of this agreement. If at any time during work a hazardous material or unknown condition is uncovered, work will cease until the appropriate scope of work is agreed upon and executed as a supplemental work order package or remedied by the Owner:
 - 8.1.1 Any item not included in the specifications or contract.
 - 8.1.2 Permitting and any associated fees
 - 8.1.3 Hazardous materials not in this scope of work

9. Owner Responsibilities

- 9.1 Coordinate any State/Local Fire Marshal approvals as necessary.
- 9.2 Provide access to the worksite during scheduled working hours.
- 9.3 Provide a staging area for project related materials.
- 9.4 Owner shall be responsible for re-routing employee and student traffic as necessary

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Cassandra Henry, Administration

ITEM TYPE: Deeds, Easements, ROW Abandonments

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Ratify Rope Mill Stormwater Project - Parcel 3 - Dan Barrett**

SUGGESTED ACTION: Council ratification of Parcel 3 Rope Mill Stormwater project. Attached is the sales closing in the amount of \$1,385.75. Owner Dan Barrett.

ATTACHMENTS:

[Parcel 3 Rope Mill Road Stormwater Project. Final Closing Package_Redacted.pdf](#)

AGREEMENT TO PURCHASE RIGHT-OF-WAY AND/OR EASEMENT(S)

Project: Rope Mill Road Stormwater Improvements
Parcel No.: 3

GEORGIA, CHEROKEE COUNTY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned grants to the City of Woodstock, Georgia, an option to acquire the following described real estate:

Right-of-way and/or easement rights upon that tract or parcel of land located in Land Lot 926 of the 15th District, 2nd Section of Cherokee County, Georgia, and being more particularly described on Exhibits "A" & "B" attached hereto and made a part hereof by reference.

For the sum of \$ 906.00 the undersigned agrees to execute and deliver to the City of Woodstock, Georgia, right-of-way and/or easement rights upon the land owned by the undersigned as reflected below and on the attached Exhibits "A" & "B".

The following conditions are imposed upon the grant of this option:

- 1) This option shall extend for 90 days from this date.
- 2) The consideration recited is full payment for the rights conveyed.
238.16 square feet of Required Right-of-Way
-0- square feet of Required Permanent Easement
776.63 square feet of Required Temporary Construction Easement
1 Required Temporary Driveway Easements
- 3) All Temporary Easements will terminate upon completion and acceptance of the same by the City.
- 4) Special Provisions, if any, are listed on Exhibit "C".

{For multiple sellers only}

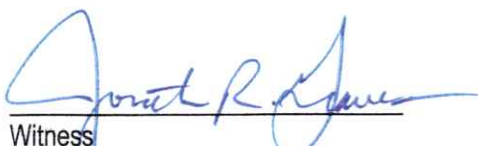
Proceeds shall be allocated among the sellers as follows:

		<u>1.</u>	<u>2.</u>	<u>3.</u>
1. _____	\$ _____	()	()	()
2. _____	\$ _____	()	()	()
3. _____	\$ _____	()	()	()

Print Name of Payee (s) and show allocated share of each

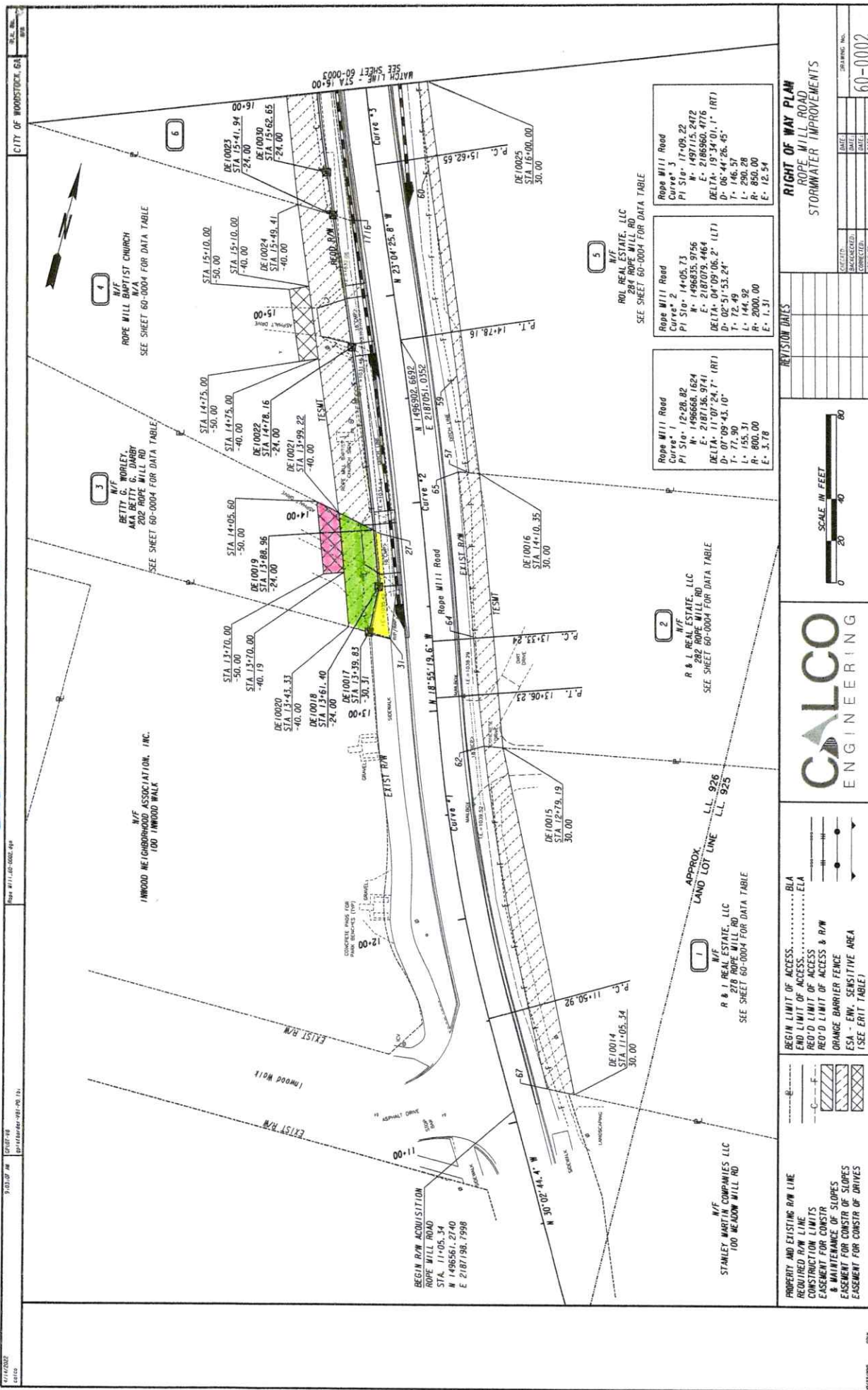
initials of all Sellers

Signed, sealed and delivered
this 15th day of MAY, 2022
in the presence of:


Witness

 (Seal)
Dan Barrett

EXHIBIT "A"



[illegible]

**MOORE INGRAM JOHNSON & STEELE, LLP
ATTORNEYS AT LAW
EMERSON OVERLOOK - 326 ROSWELL STREET
MARIETTA, GEORGIA 30060
(770) 429-1499**

SALE CLOSING STATEMENT

Closing Date: October 4, 2023

Seller: Dan Barrett

Purchaser: City of Woodstock, Georgia

MIJS File No.: 23R163.3

Property: Right of Way Deed (covering 238.16 square feet) and Temporary Construction Easement (covering 776.63 square feet) and Temporary Driveway Easement on Rope Mill Road, Woodstock, Cherokee County, Georgia (Parcel 3-Rope Mill Stormwater)

PURCHASE PRICE:	\$906.00
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ADJUSTMENTS TO PURCHASE PRICE:	\$ -0-
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BALANCE OF PURCHASE PRICE:	\$906.00
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DISBURSEMENTS FOR SELLER:	\$ -0-
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BALANCE TO SELLER:	\$906.00
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DISBURSEMENTS FOR PURCHASER:

1) Balance of Purchase Price:	\$ 906.00
2) Title Exam Fees to Emerson Title	\$ POC
3) Attorney Fees to MIJS	\$ 450.00
4) Recording/Misc. Expenses to MIJS	\$ 29.75
TOTAL	\$1,385.75

CASH TO CLOSE:

FROM SELLER:	\$ -0-
FROM PURCHASER:	\$1,385.75

CONTRACT:

Those terms and conditions as contained in that certain Agreement to Purchase Right-of-Way and/or Easement(s) for the subject property between Seller and Purchaser which are designated to survive the closing and delivery of the Right of Way Deed, shall so survive.

REAL ESTATE AGENTS/COMMISSION:

Seller and Purchaser each warrant to the other that no real estate broker or agent is entitled to a commission as a result of this transaction. Seller and Purchaser each hereby indemnify and agree to hold harmless the other from any claim by any real estate agent or broker for any commission as a result of this transaction, which claim is caused or produced by such party.

PROPERTY TAXES:

There shall not be any proration of property taxes between the parties to this transaction.

DOCUMENT ERROR/OMISSION

Purchaser and Seller agree that should any inadvertent errors or omissions later be discovered in any documents executed at settlement, they shall promptly execute such corrective documents and remit such sums as may be required to adjust or correct such errors or omissions.

SELLER ACKNOWLEDGEMENT OF PROCEEDS

Seller hereby acknowledges receipt and payment in full of the proceeds due from the within settlement.

DISBURSEMENTS APPROVED AND AUTHORIZED

I/We have examined the above closing statement and find it correct; disbursements as above indicated are hereby authorized and directed.

COUNTERPARTS

This Sale Closing Statement may be signed in two or more counterparts, each of which will be deemed to be an original agreement, but all of which will constitute one and the same document. A counterpart signed by a party and transmitted to another party electronically will have the same effect as the delivery of the original counterpart.

"SELLER"



DAN BARRETT

"PURCHASER"

CITY OF WOODSTOCK, GEORGIA

By: _____

Name: _____

Title: _____

MOORE, INGRAM, JOHNSON & STEELE, LLP

By: _____

Lesley M. Rowe
Closing Attorney

STATE OF GEORGIA
COUNTY OF COBB

OWNER'S AFFIDAVIT,
GEORGIA WITHHOLDING TAX AFFIDAVIT
AND CERTIFICATE AND AFFIDAVIT OF NON-FOREIGN STATUS
WHERE OWNER IS SELLER OR BORROWER AND
STATE OF GEORGIA RESIDENT/NOT A FOREIGN PERSON

Personally appeared before the undersigned officer, duly authorized to administer oaths, **DAN BARRETT** (hereinafter referred to as "Affiant"), who, being first duly sworn, deposes and says that Affiant is the "Owner", and that Owner is the owner in fee simple of certain real property located in **Cherokee** County, Georgia, (said real property being more particularly described in Exhibit "A" attached hereto and by reference made a part hereof). Affiant further deposes and says that to the best of his knowledge, **EXCEPT AS MAY BE EXPRESSLY SET FORTH TO THE CONTRARY ON Exhibit "B"** attached hereto and by reference made a part hereof;

Owner is in open and notorious possession of said property and has the lawful right to convey the same; and

There have been no improvements or repairs made to said property within the last ninety-five (95) days; and

There are no liens or claims for past due ad valorem taxes or sanitary taxes, or assessments of any kind against said property. All charges for water and sewer service provided to said property which are currently due have been paid. There are no outstanding unpaid bills for sewage charges, garbage pickup services, street lights, or for the installation of utilities serving said property; and

No party other than Owner claims or has a right to claim any interest in said property, and there is no lien, encumbrance, easement, or other title objection affecting the title to said property; and

There is no claim, pending suit, tax lien, judgment or execution against Owner in any jurisdiction whatsoever that in any way presently affects the title to said property or constitutes a claim, lien or encumbrance thereon or a cloud on the title thereto; and

There is no pending or proposed petition or ordinance for, or proceeding relating to, any condemnation, paving, or assessment for any street improvements or other improvements affecting said property; and

That all compensation due or to become due arising out of any listing agreement or any other agreement for the management, sale, or lease of or otherwise conveying any interest in the real estate has been paid or has been waived in writing by the potential lien claimant entitled to such compensation. This statement is given in accordance with O.C.G.A. Section 44-14-605 in order to dissolve any lien rights which exist pursuant to O.C.G.A. Section 44-14-600, et seq. (Commercial Real Estate Broker Lien Act).

Owner has no knowledge of any use by preceding owners of the property, has not used, nor has permitted any use of the property for any purposes which would have contributed to the contamination of the property by hazardous materials as defined in the Comprehensive Environmental Response Compensation and Liability Act, as amended - CERCLA) and or other hazardous or toxic materials, wastes and substances which are defined, determined or identified as such in the Environmental Laws, whether now existing or hereafter enacted or promulgated, or any judicial or administrative interpretation of such Environmental Laws.

Owner is a State of Georgia resident and not a foreign person. If Owner is an entity other than a person it is a domestic U. S. entity.

Affiant is authorized to make this affidavit; and

This affidavit is given for the purpose of inducing **CITY OF WOODSTOCK, GEORGIA** to purchase said property and to induce **MOORE INGRAM JOHNSON & STEELE, LLP** to certify title to said property. Under penalty of perjury, I swear that the above information is, to the best of my knowledge and belief, true, correct and complete.

 (Seal)
DAN BARRETT, Affiant

Sworn to and subscribed before me,
this 4th day of October, 2023.


NOTARY PUBLIC



EXHIBIT "A"

Legal Description of ROW to be obtained
Parcel 3, Required Right of Way

All that tract or parcel of land lying and being in Land Lot 926, 15th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

Point of beginning at a property corner (with Georgia West Zone State Plane coordinates of North: 1496763.65, East: 2187082.48) on the western right of way of Rope Mill Road, at station 13+36.36, 20.59 feet left of construction centerline of Rope Mill Road; running thence N 89°37'41.6" W a distance of 10.31 feet; thence N 2°53'26.9" W a distance of 22.19 feet; thence northwesterly 27.23 feet along the arc of a curve (said curve having a radius of 1976.00 feet and a chord distance of 27.23 feet on a bearing of N 20°07'25.7" W); thence S 78°24'41.6" E a distance of 3.88 feet; thence S 19°52'42.6" E a distance of 50.00 feet back to the point of beginning.

Containing 238.16 square feet, or 0.005 acres, more or less, as shown on Right-of-Way Plans of Rope Mill Road Stormwater Improvements by Calco Engineering, dated 4-26-2022.

TOGETHER WITH:

Legal Description of Temporary Construction Easement
Parcel 3, Temporary Construction Easement

All that tract or parcel of land lying and being in Land Lot 926, 15th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

Point of beginning (with Georgia West Zone State Plane coordinates of North: 1496763.71, East: 2187072.16) on the southern property line of 202 Rope Mill Road, at station 13+39.83, 30.31 feet left of construction centerline of Rope Mill Road; running thence N 89°37'41.6" W a distance of 10.28 feet; thence N 20°00'43.0" W a distance of 54.77 feet; thence S 78°24'41.6" E a distance of 18.92 feet; thence southeasterly 27.23 feet along the arc of a curve (said curve having a radius of 1976.00 feet and a chord distance of 27.23 feet on a bearing of S 20°07'25.7" E); thence S 2°53'26.9" E a distance of 22.19 feet back to the point of beginning.

Containing 776.63 square feet, or 0.018 acres, more or less, as shown on Right-of-Way Plans of Rope Mill Road Stormwater Improvements by Calco Engineering, dated 4-26-2022.

TOGETHER WITH:
Legal Description of Driveway Easement
Parcel 3, Driveway Easement

All that tract or parcel of land lying and being in Land Lot 926, 15th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

Point of beginning (with Georgia West Zone State Plane coordinates of North: 1496788.34, East: 2187052.94), at station 13+70.00, 40.19 feet left of construction centerline of Rope Mill Road; running thence S 70°01'28.8" W a distance of 9.81 feet; thence N 20°29'14.3" W a distance of 34.85 feet; thence S 78°24'41.6" E a distance of 11.86 feet; thence S 20°00'43.0" E a distance of 28.64 feet back to the point of beginning.

Containing 315.50 square feet, or 0.007 acres, more or less, as shown on Right-of-Way Plans of Rope Mill Road Stormwater Improvements by Calco Engineering.

EXHIBIT "B"

1. Taxes for the year 2023 and all subsequent years not yet due and payable and any and all taxes and assessments which may become due and payable for the current or previous years, due to, but not limited to, reassessments, rebillings, or errors by tax officials or their agents.
2. Easement from Carl Setzer to Georgia Power Company dated July 28, 1965 and recorded in Deed Book 81, page 688, Records of Cherokee County, Georgia.
3. Easement from Carl W. Setser to C.A.C. Trans-World Acceptance Corporation dated October 9, 1970 and recorded in Deed Book 108, page 679, Records of Cherokee County, Georgia.
4. Easement from Gloria Nan Worley to Judy Ford Pickens f/k/a Judy T. Ford dated April 23, 1985, filed for record on May 14, 1985, and recorded in Deed Book 457, page 575, Records of Cherokee County, Georgia.
5. All matters disclosed by that certain plat recorded in Plat Book 13, page 66, Records of Cherokee County, Georgia.
6. All matters disclosed by those certain Right-of-Way Plans of Rope Mill Road Stormwater Improvements by Calco Engineering, dated 4-26-2022.

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME Barrett	FIRST NAME Dan	MIDDLE	Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp	
MAILING ADDRESS (STREET & NUMBER) 8203 Main Street			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$906.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Woodstock, GA 30188 USA		DATE OF SALE 10/4/2023	1A. Estimated fair market value of Real and Personal property	\$0.00	
SECTION B - BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	\$0.00	
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME City of Woodstock, Georgia			3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 12453 Highway 92			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Woodstock, GA 30188 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00	
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 285A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY CHEROKEE	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 15N011 032	ACCOUNT NUMBER	
TAX DISTRICT	GMD	LAND DISTRICT 15th	ACRES	LAND LOT 926	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK		DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

None

_____[Space Above This Line For Recording Data]_____
RETURN TO:
MOORE INGRAM JOHNSON & STEELE, LLP
Emerson Overlook
326 Roswell Street
Marietta, Georgia 30060
23R163.3

RIGHT OF WAY D E E D

STATE OF GEORGIA

COUNTY OF CHEROKEE

THIS INDENTURE, made the 4th day of October, in the year Two Thousand Twenty-Three, between

DAN BARRETT

as party or parties of the first part, hereinafter called Grantor, and

CITY OF WOODSTOCK, GEORGIA

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 926 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE TOGETHER WITH A TEMPORARY

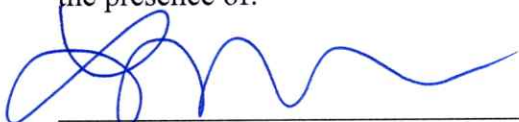
CONSTRUCTION EASEMENT AS MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" (THE "EASEMENT AREA") TO ALLOW GRANTEE, ITS AGENTS, CONTRACTORS, SUCCESSORS AND ASSIGNS TO ACCESS THE EASEMENT AREA AND TO CONSTRUCT ROAD IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO CURBING AND GUTTERS, WITHIN THE PROPERTY DEEDED HEREBY, AND TO CONSTRUCT AND INSTALL SLOPES AND DRAINAGE TO ACCOMODATE SAID ROAD AND ANY DRIVEWAY ACCESS ADJACENT TO SAID ROAD AND TO BE USED AS A STAGING AREA FOR THE FOREGOING.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

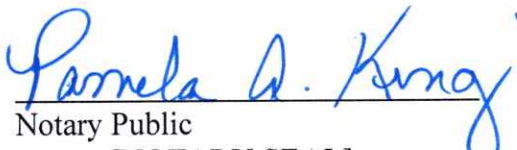
Signed, sealed and delivered in
the presence of:



Unofficial Witness



DAN BARRETT (Seal)



Notary Public
[NOTARY SEAL]
My Commission Expires: _____



EXHIBIT "A"

**Legal Description of ROW to be obtained
Parcel 3, Required Right of Way**

All that tract or parcel of land lying and being in Land Lot 926, 15th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

Point of beginning at a property corner (with Georgia West Zone State Plane coordinates of North: 1496763.65, East: 2187082.48) on the western right of way of Rope Mill Road, at station 13+36.36, 20.59 feet left of construction centerline of Rope Mill Road; running thence N 89°37'41.6" W a distance of 10.31 feet; thence N 2°53'26.9" W a distance of 22.19; feet thence northwesterly 27.23 feet along the arc of a curve (said curve having a radius of 1976.00 feet and a chord distance of 27.23 feet on a bearing of N 20°07'25.7" W); thence S 78°24'41.6" E a distance of 3.88 feet; thence S 19°52'42.6" E a distance of 50.00 feet back to the point of beginning.

Containing 238.16 square feet, or 0.005 acres, more or less, as shown on Right-of-Way Plans of Rope Mill Road Stormwater Improvements by Calco Engineering, dated 4-26-2022, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference.

EXHIBIT "A"

**Page 2, Legal Description of Temporary Construction Easement
Parcel 3**

All that tract or parcel of land lying and being in Land Lot 926, 15th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

Point of beginning (with Georgia West Zone State Plane coordinates of North: 1496763.71, East: 2187072.16) on the southern property line of 202 Rope Mill Road, at station 13+39.83, 30.31 feet left of construction centerline of Rope Mill Road; running thence N 89°37'41.6" W a distance of 10.28 feet; thence N 20°00'43.0" W a distance of 54.77 feet; thence S 78°24'41.6" E a distance of 18.92 feet; thence southeasterly 27.23 feet along the arc of a curve (said curve having a radius of 1976.00 feet and a chord distance of 27.23 feet on a bearing of S 20°07'25.7" E); thence S 2°53'26.9" E a distance of 22.19 feet back to the point of beginning.

Containing 776.63 square feet, or 0.018 acres, more or less, as shown on Right-of-Way Plans of Rope Mill Road Stormwater Improvements by Calco Engineering, dated 4-26-2022, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference.

EXHIBIT "A"

**Page 3, Legal Description of Driveway Easement
Parcel 3**

All that tract or parcel of land lying and being in Land Lot 926, 15th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

Point of beginning (with Georgia West Zone State Plane coordinates of North: 1496788.34, East: 2187052.94), at station 13+70.00, 40.19 feet left of construction centerline of Rope Mill Road; running thence S 70°01'28.8" W a distance of 9.81 feet; thence N 20°29'14.3" W a distance of 34.85 feet; thence S 78°24'41.6" E a distance of 11.86 feet; thence S 20°00'43.0" E a distance of 28.64 feet back to the point of beginning.

Containing 315.50 square feet, or 0.007 acres, more or less, as shown on Right-of-Way Plans of Rope Mill Road Stormwater Improvements by Calco Engineering, dated 4-26-2022, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference.

EXHIBIT "A"

Page 4, Survey showing ROW and Temporary Construction Easement
and Driveway Easement- Parcel 3

CITY OF BOSTON, MA

STORMWATER IMPROVEMENTS

RIGHT OF WAY PLAN

ROPE MILL ROAD

STORMWATER IMPROVEMENTS

REVISION TABLE

NO.	DATE	BY	CHKD.	APP'D.
1	01/11/2022	...	...	...

SCALE IN FEET

0 20 40

LEGEND

- BEGIN LIMIT OF ACCESS
- END LIMIT OF ACCESS
- PRO'D LIMIT OF ACCESS
- PRO'D LIMIT OF ACCESS & R/W
- ORANGE BARRIER FENCE
- ESA - ENV. SENSITIVE AREA (SEE EBIT TABLE)

PROPERTY AND EXISTING R/W LINE

REQUIRED R/W LINE

CONSTRUCTION LIMITS

EASEMENT FOR CONSTR

EASEMENT FOR CONSTR OF SLOPES

EASEMENT FOR CONSTR OF DRAINS

DATA TABLES

Table 1: Rope Mill Road

STATION	ELEVATION	OFFSET
STA 11+00.00	11.00	0.00
STA 11+10.00	11.10	0.10
STA 11+20.00	11.20	0.20
STA 11+30.00	11.30	0.30
STA 11+40.00	11.40	0.40
STA 11+50.00	11.50	0.50
STA 11+60.00	11.60	0.60
STA 11+70.00	11.70	0.70
STA 11+80.00	11.80	0.80
STA 11+90.00	11.90	0.90
STA 12+00.00	12.00	1.00
STA 12+10.00	12.10	1.10
STA 12+20.00	12.20	1.20
STA 12+30.00	12.30	1.30
STA 12+40.00	12.40	1.40
STA 12+50.00	12.50	1.50
STA 12+60.00	12.60	1.60
STA 12+70.00	12.70	1.70
STA 12+80.00	12.80	1.80
STA 12+90.00	12.90	1.90
STA 13+00.00	13.00	2.00
STA 13+10.00	13.10	2.10
STA 13+20.00	13.20	2.20
STA 13+30.00	13.30	2.30
STA 13+40.00	13.40	2.40
STA 13+50.00	13.50	2.50
STA 13+60.00	13.60	2.60
STA 13+70.00	13.70	2.70
STA 13+80.00	13.80	2.80
STA 13+90.00	13.90	2.90
STA 14+00.00	14.00	3.00
STA 14+10.00	14.10	3.10
STA 14+20.00	14.20	3.20
STA 14+30.00	14.30	3.30
STA 14+40.00	14.40	3.40
STA 14+50.00	14.50	3.50
STA 14+60.00	14.60	3.60
STA 14+70.00	14.70	3.70
STA 14+80.00	14.80	3.80
STA 14+90.00	14.90	3.90
STA 15+00.00	15.00	4.00
STA 15+10.00	15.10	4.10
STA 15+20.00	15.20	4.20
STA 15+30.00	15.30	4.30
STA 15+40.00	15.40	4.40
STA 15+50.00	15.50	4.50
STA 15+60.00	15.60	4.60
STA 15+70.00	15.70	4.70
STA 15+80.00	15.80	4.80
STA 15+90.00	15.90	4.90
STA 16+00.00	16.00	5.00

Table 2: Rope Mill Road

STATION	ELEVATION	OFFSET
STA 11+00.00	11.00	0.00
STA 11+10.00	11.10	0.10
STA 11+20.00	11.20	0.20
STA 11+30.00	11.30	0.30
STA 11+40.00	11.40	0.40
STA 11+50.00	11.50	0.50
STA 11+60.00	11.60	0.60
STA 11+70.00	11.70	0.70
STA 11+80.00	11.80	0.80
STA 11+90.00	11.90	0.90
STA 12+00.00	12.00	1.00
STA 12+10.00	12.10	1.10
STA 12+20.00	12.20	1.20
STA 12+30.00	12.30	1.30
STA 12+40.00	12.40	1.40
STA 12+50.00	12.50	1.50
STA 12+60.00	12.60	1.60
STA 12+70.00	12.70	1.70
STA 12+80.00	12.80	1.80
STA 12+90.00	12.90	1.90
STA 13+00.00	13.00	2.00
STA 13+10.00	13.10	2.10
STA 13+20.00	13.20	2.20
STA 13+30.00	13.30	2.30
STA 13+40.00	13.40	2.40
STA 13+50.00	13.50	

EXHIBIT "B"

[illegible]

2023 - 1099-S REPORTING FORM - TRANSFEROR'S COPY

FILER'S NAME, STREET ADDRESS, CITY, STATE AND ZIP CODE

1. DATE OF CLOSING
10/04/2023

2023

MOORE INGRAM JOHNSON & STEELE, LLP
EMERSON OVERLOOK
326 ROSWELL STREET
MARIETTA, GEORGIA 30060

2. GROSS PROCEEDS
\$906.00

FILER'S FEDERAL IDENTIFICATION NUMBER

TRANSFEROR'S NAME, ADDRESS, CITY, STATE AND ZIP CODE

Dan Barrett

3. ADDRESS OR LEGAL DESCRIPTION

Right of Way Area; Temporary Construction
Easement; Driveway Easement on Rope Mill
Road

ACCOUNT NUMBER

23R163.3

4. TRANSFEROR RECEIVED OR WILL RECEIVE PROPERTY OR SERVICES
AS PART OF THE CONSIDERATION (IF CHECKED)

5. BUYER'S PART OF REAL ESTATE TAX

\$

Form 1099-S

(Keep for your Records)

YOU ARE REQUIRED BY LAW TO PROVIDE MOORE INGRAM JOHNSON & STEELE, LLP WITH YOUR CORRECT TAXPAYER IDENTIFICATION NUMBER. IF YOU DO NOT PROVIDE MOORE INGRAM JOHNSON & STEELE, LLP WITH YOUR CORRECT TAXPAYER IDENTIFICATION NUMBER, YOU MAY BE SUBJECT TO CIVIL OR CRIMINAL PENALTIES IMPOSED BY LAW.

THIS IS IMPORTANT TAX INFORMATION AND IT IS BEING FURNISHED TO THE INTERNAL REVENUE SERVICE. IF YOU ARE REQUIRED TO FILE A RETURN, A NEGLIGENCE PENALTY OR OTHER SANCTION WILL BE IMPOSED ON YOU IF THIS INCOME IS TAXABLE AND THE IRS DETERMINES THAT IT HAS NOT BEEN REPORTED.

UNDER PENALTIES OF PERJURY, I CERTIFY THAT THE NUMBER SHOWN ON THIS STATEMENT IS MY CORRECT TAXPAYER IDENTIFICATION NUMBER.

TRANSFEROR:


DAN BARRETT

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Crystal Welch, Police Department

ITEM TYPE: Budget Approval/Amendment

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Approve MAJBA JE 15764 - Fund Police Motorola Radio Maintenance & Recognize Portion of Excess Insurance Premium Tax**

SUGGESTED ACTION: Consideration for requesting to fund FY 2024 Motorola Radio Maintenance by using additional Insurance Premium Tax revenue received that is above budget. This budget amendment is to recognize a portion of excess Insurance Premium to cover the additional expense. Request Council approve MAJBA JE 15764 as presented.

\$27,593.54 07/01/23 - 03/31/24
\$13,098.51 04/01/24 - 06/30/24
 \$40,692.05 FY 2024 Total

ATTACHMENTS:

[MAJBA JE 15764 - 3210 Motorola Radio Maintenance \(FY 2024\).pdf](#)

City of Woodstock, GA
Major Budget Amendment

Name of Department	3210 Police
Budget Amendment #	MAJBA JE 15764

Explanation of Request

The City received Insurance Premium Tax revenue that is above budget and is requesting to recognize a portion of that revenue and use it to cover the cost of FY 2024 Motorola Radio Maintenance for the Police Department

\$27,593.54 07/01/23 - 03/31/24

\$13,098.51 04/01/24 - 06/30/24

\$40,692.05 FY 2024 Total

ACCOUNT NUMBER	ACCOUNT NAME	DEBIT	CREDIT
101-3210-521220-00	Contract Services	\$ 40,692.05	
101-1510-316210-00	Insurance Premium Tax		\$ 40,692.05
TOTALS		\$ 40,692.05	\$ 40,692.05

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Crystal Welch, Finance Department

ITEM TYPE: Budget Approval/Amendment

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Approve Budget Amendment FY 2024 - MAJBA JE 15771 - PTO Payouts**

SUGGESTED ACTION: This budget amendment is to allocate expenses from Transfers and Other Uses (Dept 9999) to respective departments for the PTO payout in accordance with City personnel policy Sec 70-177 (1). Funds for this item were budgeted for in Transfers & Other Uses (Dept 9999) within each respective fund. The budget amendment will disperse the funds to the individual departmental budgets upon approval.

Request Council approve the PTO payout and budget amendment (MAJBA JE 15771) as presented.

ATTACHMENTS:

[MAJBA JE 15771 - PTO Payout.pdf](#)

City of Woodstock, GA
Major Budget Amendment

Name of Department
Budget Amendment #

VARIOUS
MAJBE JE 15771

Date 10/23/2023

Account Number	Account Title	Debit Amount	Credit Amount
101-1510-511110-00	Salary & Wages	\$ 733.35	
101-1510-512215-00	Social Security Taxes	\$ 56.10	
101-1545-511110-00	Salary & Wages	\$ 2,601.97	
101-1545-512215-00	Social Security Taxes	\$ 199.05	
101-3210-511110-00	Salary & Wages	\$ 37,386.09	
101-3210-512215-00	Social Security Taxes	\$ 2,860.04	
101-3510-511110-00	Salary & Wages	\$ 5,797.97	
101-3510-512215-00	Social Security Taxes	\$ 443.54	
101-4121-511110-00	Salary & Wages	\$ 1,810.40	
101-4121-512215-00	Social Security Taxes	\$ 138.50	
101-4215-511110-00	Salary & Wages	\$ 6,109.55	
101-4215-512215-00	Social Security Taxes	\$ 467.38	
101-5535-511110-00	Salary & Wages	\$ 2,232.00	
101-5535-512215-00	Social Security Taxes	\$ 170.75	
101-7220-511110-00	Salary & Wages	\$ 530.95	
101-7220-512215-00	Social Security Taxes	\$ 40.62	
101-7410-511110-00	Salary & Wages	\$ 1,634.44	
101-7410-512215-00	Social Security Taxes	\$ 125.03	
101-7510-511110-00	Salary & Wages	\$ 4,556.00	
101-7510-512215-00	Social Security Taxes	\$ 348.53	
505-4335-511110-00	Salary & Wages	\$ 5,070.40	
505-4335-512215-00	Social Security Taxes	\$ 387.89	
505-4415-511110-00	Salary & Wages	\$ 1,939.20	
505-4415-512215-00	Social Security Taxes	\$ 148.35	
507-4325-511110-00	Salary & Wages	\$ 2,501.60	
507-4325-512215-00	Social Security Taxes	\$ 191.37	
742-7610-511110-00	Salary & Wages	\$ 1,898.15	
742-7610-512215-00	Social Security Taxes	\$ 145.21	
101-9999-511110-00	Salary & Wages		\$ 68,242.26
505-9999-511110-00	Salary & Wages		\$ 7,545.84
507-9999-511110-00	Salary & Wages		\$ 2,692.97
742-9999-511110-00	Salary & Wages		\$ 2,043.36
Total Amount of Transfers		\$ 80,524.43	\$ 80,524.43

Explanation of Request Allocation of expenses from Transfers & Other Uses to respective departments for PTO payout in accordance with City personnel policy Sec 70-177 (I).

FY 2024 PTO Payout					
Fund	Dept #	Dept Name	Salary Payout	FICA	Total by Dept
101	1510	Finance	\$ 733.35	\$ 56.10	\$ 789.45
101	1545	HR	\$ 2,601.97	\$ 199.05	\$ 2,801.02
101	3210	Police	\$ 37,386.09	\$ 2,860.04	\$ 40,246.13
101	3510	Fire	\$ 5,797.97	\$ 443.54	\$ 6,241.51
101	4121	PW - Bldg & Grounds Maint	\$ 1,810.40	\$ 138.50	\$ 1,948.90
101	4215	Streets	\$ 6,109.55	\$ 467.38	\$ 6,576.93
101	5535	Parks & Rec	\$ 2,232.00	\$ 170.75	\$ 2,402.75
101	7220	Building	\$ 530.95	\$ 40.62	\$ 571.57
101	7410	Comm Dev	\$ 1,634.44	\$ 125.03	\$ 1,759.47
101	7510	Econ Dev	\$ 4,556.00	\$ 348.53	\$ 4,904.53
505	4335	Water/Sewer	\$ 5,070.40	\$ 387.89	\$ 5,458.29
505	4415	Metering	\$ 1,939.20	\$ 148.35	\$ 2,087.55
507	4325	Stormwater	\$ 2,501.60	\$ 191.37	\$ 2,692.97
742	7610	DDA/CVB	\$ 1,898.15	\$ 145.21	\$ 2,043.36
			\$ 74,802.07	\$ 5,722.36	\$ 80,524.43

7.65%

FY 2024 PTO Payout				
Fund	PTO Payout	P/R Taxes	Total	
101	\$ 63,392.72	\$ 4,849.54	\$	68,242.26
505	\$ 7,009.60	\$ 536.24	\$	7,545.84
507	\$ 2,501.60	\$ 191.37	\$	2,692.97
742	\$ 1,898.15	\$ 145.21	\$	2,043.36
Total	\$ 74,802.07	\$ 5,722.36	\$	80,524.43

FY 2024	
Budget	
\$	106,661.00
\$	7,230.00
\$	2,693.00
\$	2,553.00
\$	119,137.00

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Karen Gammill, Public Works

ITEM TYPE: Bids, Authorize, Solicit, Award, Reject, Rebid

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Proposal For Long-Term Monitoring Of Watershed Assessment Area**

SUGGESTED ACTION: Consideration of the attached proposal for RINDT to perform mandatory monitoring and reporting activities to meet annual requirements to maintain permit compliance.

ATTACHMENTS:
[Woodstock Long Term Monitoring Proposal 2023 - IWP Amendment.pdf](#)



June 12, 2023

Jeremy Parker
Director – Public Works
City of Woodstock
12453 Highway 92
Woodstock, Georgia 30188

RE: **Proposal for Long-Term Monitoring of Watershed Assessment Area**

Dear Mr. Parker,

RINDT, Inc. sincerely appreciates the opportunity to submit this proposal to the City of Woodstock. The services we are proposing herein would be to provide the annual services for the City's Watershed Protection Plan (WPP). The proposal is for RINDT to perform mandatory monitoring and reporting activities to meet annual requirements to maintain permit compliance. Specific activities include: planning and conducting long-term water quality monitoring, habitat and benthic macroinvertebrate assessment and preparation of the Watershed Protection Plan (WPP) Annual Progress Reports due to Georgia Environmental Protection Division (GA EPD) by June 30th of each year.

SCOPE OF WORK

1. Water Quality Assessments (WPP WQ):

A total of four sampling events (three dry and one wet) shall be conducted as well as 2 geometric mean samples for E. coli for five (5) sites during the year 2023. All samples are to be collected per the terms of the WPP.

Water quality monitoring will be conducted at five (5) study locations in 2023

- ND-1A, Noonday Creek at Stone Bridge Parkway (34.101527, -84.537241)
- RB-A, Rubes Creek Tributary at Independence Way (34.100278, -84.500556)
- RB-B1, Rubes Creek Tributary at Brooke Blvd (34.113014, -84.502747)
- RB-3, Rubes Creek at 227 Woodglen Dr. (34.091779, -84.510635)
- LR-1, Little River Tributary at Trickum Rd. (34.093991, -84.475030)

1a. Impaired Waters Plan Water Quality (IWP WQ): Four (4) geometric mean samples for E. coli for three (3) sites during the year 2023:

- LRIMP-1, Little River (34.102700, -84.454750)
- LRIMP-2, Little River (34.132085, -84.522862)
- ND-1A, Noonday Creek at Stone Bridge Parkway (34.101527, -84.537241)

2. Habitat and Biological Assessments:

- a) **Fish Assessments:** Fish sampling will be conducted at designated study sites using the GDNr's Wildlife Resources Division most current protocol for sampling. Fish sampling will occur from approximately April– October.
- b) **Macroinvertebrates Assessments:** Habitat and macroinvertebrate assessments will be conducted at the necessary study sites under the GAEPD most current SOP Macroinvertebrate Biological Assessment of Wadeable Streams in Georgia. Sampling will occur during the period of October 2023 – February.
- c) **Fish and Macroinvertebrate assessments will be conducted at one (1) site:**
 - RB-3, Rubes Creek at 227 Woodglen Dr. (34.091779, -84.510635)

Two (2) macroinvertebrate assessments and two (2) fish assessments are required in a period of 5 years.

- 3. **Annual Report:** Submitted to EPD each June 30th including an annual certification statement documenting that the plan is being implemented as approved; all watershed plan data collected during the previous year in an electronic format developed in coordination with EPD; a progress report that provides a summary of the BMPs that have been implemented and documented water quality improvements, including any necessary changes to the WPP.

COMPENSATION & INVOICING

RINDT proposes to complete the scope of services describes herein based on a fixed fee. This fee includes labor and all expenses required to complete the work stated in the scope of services. A detailed breakdown for this work can be provided upon request. Invoicing will occur monthly, on a percent-complete basis. Cost itemizations are shown below:

Task	Cost
<i>Annual Tasks (Fees shown per year)</i>	
1 – Long-Term Monitoring (2023)*	\$30,200.00
2 – Habitat Assessments: Fish & Macroinvertebrates (2023)	\$6,600.00
3 – Annual Report	\$9,500.00
Annual Tasks Total	\$46,300.00

*For all sites in WPP and IWP

Additional work will be billed at our regular rates as contained on Exhibit A – Standard Rates or as mutually agreed before the start of the extra. All work for this contract will be governed by Exhibit B - Standard Contract Conditions. This proposal will be the binding contract for RINDT's services.

EXCLUSIONS

The above cost is for work performed during years that have the assessments included. On the year that no assessments are required, the costs of the work will be adjusted accordingly.

RINDT can provide many other services that may be beneficial to you, essentially all of the excluded services. Please contact us if you have any questions or needs that we have not anticipated.

The following tasks are excluded from the scope of work for this contract:

- BMP implementation, coordination, and/or measurement
- Modifications due to new/changed regulations after the date of this proposal
- Meetings
- Project funding assistance

SCHEDULE

The project tasks will begin immediately upon our notice to proceed. We anticipate the following Project Schedule:

- A. Long-term monitoring for Current Reporting Year
- B. Draft Report Submittal – March 30 Following the Reporting Year
- C. Final Report Submittal – April 30 Following the Reporting Year

ACCEPTANCE

Thank you for your review of this proposal. Our Standard Contract Conditions (Attachments B&C) are attached to this proposal and will be a part of our contract. We welcome the opportunity to discuss this project further with the City of Woodstock. If you have any questions concerning this proposal or would like to discuss this matter in greater detail, please call. We look forward to working together.

Sincerely,

RINDT, INC.



Meg Mbugua, PE
Department Manager

LONG-TERM MONITORING OF WATERSHED ASSESSMENT AREA PROPOSAL ACCEPTED:

City of Woodstock:

Signature

Print Name

Title

Date

Attachment A
2023 RATE SCHEDULE
RINDT, INC.

Admin/Clerical I	\$55.00
Admin/Clerical II	\$65.00
Environmental Technician I	\$60.00
Environmental Technician II	\$70.00
Environmental Specialist I	\$85.00
Environmental Specialist II	\$95.00
Environmental Specialist III	\$105.00
Environmental Specialist IV	\$115.00
Environmental Specialist V	\$130.00
Senior Environmental Specialist	\$155.00
Environmental Manager	\$155.00
Construction Inspector I	\$80.00
Construction Inspector II	\$90.00
Construction Inspector III	\$100.00
Construction Inspector IV	\$110.00
Construction Inspector V	\$120.00
CADD Designer I	\$70.00
CADD Designer II	\$85.00
CADD Designer III	\$100.00
CADD Designer IV	\$115.00
Engineer Technician I	\$60.00
Engineer Technician II	\$75.00
Engineer I	\$90.00
Engineer II	\$105.00
Engineer III	\$120.00
Engineer IV	\$135.00
Engineer V	\$150.00
Engineer VI	\$160.00
Engineer VII	\$170.00
Engineer VIII	\$180.00
Principal	\$185.00
Senior Principal	\$205.00
Expenses	
Mileage	\$0.57
Per Diem	\$35.00
Other Direct Charge Mark up	15%

(Effective January 2023)

334 Cherokee Street, Marietta, GA 30060 P (770)427-8123 F (770)425-8930
200 West Academy Street NW, Suite 121, Gainesville, GA 30501

www.rindt.com

**ATTACHMENT B
RINDT, INC.**

STANDARD CONTRACT CONDITIONS

TRANSFER OF RIGHTS HEREUNDER

It is agreed that the Client and RINDT, Inc. (Consultant) each binds itself and themselves, its or their successors, executors, administrators and assigns to the other party to this Agreement and to its or their successors, executors and assigns in respect to all covenants of this Agreement. Neither of the parties hereto shall assign, sublet or transfer its or their interest in this Agreement without prior written consent of the other party hereto.

CREDIT APPROVAL, STOP WORK AND HOLDING WORK PRODUCT

Contract contingent upon credit approval. Consultant may "stop work" on Client's project if Consultant's invoices have not been paid within 45 days of the date of issuance. All of Consultant's Work Product may be held by Consultant until Consultant has been paid in full for the Work.

TERMINATION

This Agreement may be terminated in whole or part in writing by either party in the event of substantial failure by the other party to fulfill its obligations under this Agreement through no fault of the terminating party; provided, that no such termination may be effected unless the other party is given (a) not less than ten (10) calendar days written notice (delivered by certified mail, return receipt requested) of intent to terminate, and (b) an opportunity for consultation with the terminating party prior to termination. If the Client decides to terminate this Agreement, the Client shall reimburse the Consultant for all equipment, devices, and material installed at the Consultants cost plus interest (0.8% per month) since the date of installation.

REMEDIES

All claims, disputes, and controversies arising out of or in relation to the performance, interpretation, application, or enforcement of this Agreement, including but not limited to breach thereof, shall be referred to mediation under the then current Construction Industry Mediation Rules of the American Arbitration Association prior to any recourse to arbitration or a judicial forum.

CONSULTANT'S STANDARD OF CARE

The consulting services provided on this project will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No additional warranties are provided either express or implied unless agreed to in writing.

LIMIT OF LIABILITY

The Client agrees to limit the Consultant's liability on the project, including its agents and employees, due to the Consultant's negligent acts, errors or omissions, such that the total aggregate liability of the Consultant shall not exceed \$50,000 or the Consultant's total fee for services rendered on this project, whichever is less. However, at Client's discretion, the Consultant's limit of liability may be increased to \$1,000,000. The consideration to the Consultant for such increase will be a ten percent (10%) increase in the fee(s) proposed herein. If the Client desires to have the \$1,000,000 limit of liability, along with the increased fees, please initial the box at the end of this paragraph. ☐

HOLD HARMLESS

The Client agrees to indemnify and hold harmless the Consultant, its principals, employees and agents against any claims arising out of the project based in whole or in part by the conduct or actions of the Client. The Consultant agrees to indemnify and hold harmless the Client against the negligent acts of the Consultant to the extent provided above. To the extent that the proposed services of the Consultant are for design which does not include construction phase services such as the review or site observation of the contractor's work or performance and the review of shop drawings, then the Client agrees to defend, indemnify and hold harmless the Consultant from any claim or suit whatsoever, including but not limited to all payments, expenses or costs involved, arising from or alleged to have arisen from the contractor's performance or the failure of the contractor's work to conform to the design intent and the contract documents.

PAST DUE PAYMENTS

Payment is due upon the presentation of invoice and is past due thirty (30) days from the invoice date. Client agrees to pay a finance charge of one and one-half percent (1.5%) per month, or the maximum rate allowed by law, whichever is less, on past due accounts.

SAFETY

Should the Consultant provide observations or monitoring services at the job site during construction, Client agrees that, in accordance with the generally accepted construction practice, the contractor will be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performance of the work, and compliance with OSHA regulations.

EXCLUSIONS

Specifically excluded from the Consultant's responsibility are the following:

- Actual, alleged or threatened pollution damages; that being damages caused by the release of solids, liquids or gases which cause environmental damages or require cleanup.
- Fines or penalties.
- Consultant's advice on bonds or insurance.
- Damages arising from handling or disposal of asbestos, asbestos containing materials, or hazardous waste in any of its various forms, as defined by the Environmental Protection Agency.
- Project cost estimates.

ATTACHMENT "C"

RINDT, INC.

1. **RIGHT OF ENTRY AND RIGHT TO PROCEED:** Owner grants a right of entry from time to time to RINDT, Inc. (RINDT), its agents, staff, consultants, contractors and subcontractors, for the purpose of performing and with the right to perform all acts, studies and research including the making of tests and evaluations pursuant to the services provided hereunder.
2. **DOCUMENT, TITLE, CONFIDENTIALITY:** Owner will furnish or cause to be furnished from time to time as requested by RINDT all such reports, data, studies, plans, specifications, documents and other information deemed necessary by RINDT for performance of the services contemplated hereunder. RINDT may rely upon Owner-provided documents in performing the services contemplated hereunder; however, RINDT assumes no responsibility or liability for the accuracy of such documents. Owner-provided documents will remain the property of Owner. Owner agrees that all documents of any nature furnished by RINDT to Owner or Owner's agents or designees, if not paid for, will be returned upon demand and will not be used by Owner for any purpose whatsoever. Owner further agrees that under no circumstances shall any documents produced by RINDT pursuant to this Agreement be used at any location or for any project not expressly provided for in this Agreement without such consent of RINDT. Owner shall to the maximum extent permitted by law save RINDT harmless from any and all claims arising from such unauthorized reuse. Further, no part of any document delivered by RINDT to Owner shall be reproduced or distributed, whether for advertising or any other purpose, without the prior written consent of RINDT. Any such reproduction or distribution shall be at Owner's sole risk and without liability or legal exposure to RINDT.
3. **SAMPLE HANDLING AND RETENTION:** Generally, test samples or specimens are consumed and/or substantially altered during the conduct of tests and RINDT, at its sole discretion, will dispose (subject to the following) of any remaining residue immediately upon completion of test unless requested in writing by the Owner to store or otherwise handle the samples. (a) **NON HAZARDOUS SAMPLES:** At Owner's written request, RINDT will maintain preservable test samples and specimens or the residue therefrom for thirty (30) days after submission of RINDT's report to Owner free of storage charges. After the initial thirty (30) days and upon written request, RINDT will retain test specimens or samples for a mutually acceptable storage charge and period of time. (b) **HAZARDOUS OR POTENTIALLY HAZARDOUS SAMPLES:** In the event that samples contain substances or constituents hazardous or detrimental to human health, safety or the environment as defined by federal, state or local statutes, regulations, or ordinances ("Hazardous Substances" and "Hazardous Constituents," respectively), RINDT will, after completion of testing and at Owner's expense, (i) return such samples to Owner; (ii) using a manifest signed by Owner as generator, will have such samples transported to a location selected by Owner for final disposal. Owner agrees to pay all costs associated with the storage, transport, and disposal of such samples. Owner recognizes and agrees that RINDT is acting as a bailee and at no time does RINDT assume title of said waste.
4. **HAZARDOUS SUBSTANCES AND CONSTITUENTS:** Owner agrees to promptly notify RINDT of any Hazardous Substances and any special risk to human health, the environment or equipment on the site of which client is or becomes aware. By virtue of entering into this Agreement or of providing services hereunder, RINDT does not assume control of or responsibility for reporting to any federal, state or local public agencies any conditions at the site that may present a potential danger to health, safety, or the environment. Owner agrees to notify the appropriate federal, state or local public agencies as required by law, or otherwise to disclose, in a timely manner, any information that may be necessary to prevent any danger to health, safety, or the environment. In connections with Hazardous Substances and Constituents, Owner agrees to the maximum extent permitted by law to defend, hold harmless and indemnify RINDT from and against any and all claims and liabilities resulting from the following: (a) Owner's violation of any federal, state or local statutes, regulations or ordinances relating to the disposal of Hazardous Substances or Constituents; (b) Owner's undertaking of or arrangement for the handling, removal, treatment, storage, transportation or disposal of Hazardous Substances or Constituents found or identified at the site; and (c) Changed conditions or Hazardous Substances or Constituents introduced at the site by Owner or third persons before or after the completion of services herein.
5. **REPORTING:** By virtue of entering into this Agreement or of providing services hereunder, RINDT does not assume control of or responsibility for federal, state or local public agencies for any conditions at the site that may present a potential danger to health, safety or the environment. RINDT will assist the Client in his efforts to understand and take action on Owner's federal, state or local reporting responsibilities relative to the presence of contamination on Owner's property. RINDT agrees to assist in the preparation of licenses and permits in the name of the Owner for the services provided, and submit such applications to the Owner for review and further action. Owner agrees to notify the appropriate federal, state or local public agencies as required by law, or otherwise to disclose on a timely manner any information that may be necessary to prevent any danger to health, safety or the environment.
6. **CONTAMINATED EQUIPMENT:** All laboratory and field equipment contaminated in performing the services contemplated hereunder which cannot be reasonably decontaminated by RINDT shall become the responsibility of the Owner to decontaminate, or become the property and responsibility of Owner. All such equipment shall be delivered to Owner or disposed of in a manner similar to that indicated for hazardous samples. Owner agrees to pay the fair market value of any such equipment which cannot reasonably be decontaminated.
7. **LIABILITY OF RINDT:** (a) **GENERAL:** Owner recognizes that the use of exploration and test equipment may unavoidably affect, alter or damage the terrain and affect subsurface vegetation, buildings, structures and equipment in, at or upon the site. Owner hereby acknowledges that this is inherent to RINDT's work and will not hold RINDT liable or responsible for any such effect, alteration or damage except that which is a direct result of the negligence of RINDT; (b) **DAMAGE AT SITE:** RINDT will not be liable for any property damage or bodily injury arising from damage to, or interference with surface or subterranean structures (including, without limitation, pipes, tanks, telephone cables, etc.), which are not called to RINDT's attention in writing and correctly shown on the plans furnished by Owner in connection with work performed under this Agreement unless such damage or injury is the direct result of the negligence of RINDT.
8. **UNFORESEEN OCCURRENCES:** If, during the performance of RINDT's services hereunder, any unforeseen Hazardous Substances or Constituents or other unforeseen conditions or occurrences are encountered which, in RINDT's sole judgment, significantly affect the services, the risk involved in providing such services, or the recommended scope of services, RINDT will promptly notify Owner thereof. Subsequent to the notification RINDT may: (a) If practicable, in RINDT's sole judgment, complete the original scope of services; (b) Agree with Owner to modify the scope of services and the estimate of charges to include study of the previously unforeseen conditions or occurrences, such revision to be in writing and signed by the parties and incorporated herein; or (c) Terminate the services effective on the date specified by RINDT in writing.
9. **RCRA COMPLIANCE:** Nothing contained in this Agreement shall be construed or interpreted as requiring RINDT to assume the status of a generator, storer, treater, transporter or disposal facility within the meaning of any similar federal, state or local regulation or law.
10. **FORCE MAJEURE:** RINDT shall not be held responsible for any delay or failure in performance of any part of this Agreement to the extent such delay or failure is caused by fire, flood, explosion, war, strike, embargo, government requirement, civil or military authority, acts of God, act or omission of subcontractors, carriers, client or other similar causes beyond its control.
11. **ENTIRE AGREEMENT:** Owner agrees that this Agreement is intended by the parties as the final, complete and exclusive expression of the terms and conditions of their Agreement. No course or prior dealings between the parties and no usage of the trade shall be relevant to supplement this Agreement. This Agreement shall supersede all prior written or oral agreements between the parties hereto.
12. **SEVERABILITY:** In the event that any provision herein shall be deemed invalid or unenforceable the other provisions hereof shall remain in full force and effect and binding upon the parties hereto.
13. **SURVIVAL:** All obligations arising prior to the termination of this Agreement allocating responsibility or liability between Owner and consultant shall survive the completion of the services a written instrument signed by both parties.
14. **INTEGRATION:** This Agreement and the documents attached hereto, and which are incorporated herein, constitute the entire Agreement between the parties and cannot be changed except by a written instrument signed by both parties.
15. **GOVERNING LAW, JURISDICTION:** The parties agree that all lawsuits or other claims which either of them may bring against the other shall be commenced and maintained only in the federal or state court which sits in the jurisdiction of RINDT's home office.
16. **CAPTIONS:** Title or captions contained in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of this Agreement or the intent of any provision hereof.
17. **COMMON USAGE:** The term Owner as used herein shall refer to the party to the contract who is receiving the services provided thereunder, the Owner of the property or the agent of the property Owner, as appropriate.

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CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Crystal Welch, Public Works

ITEM TYPE: Budget Approval/Amendment

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Approve MAJBA JE 15776 - Additional Funding for Arnold Mill Improvements Project**

SUGGESTED ACTION: There were quantity changes (increases) during the Arnold Mill Improvements project that caused the final project cost to exceed budget. This budget amendment is to repurpose budgeted funds from Streetscapes brick inventory & Pinehill Ln Drainage projects to fund these quantity overages and which will close out the project.

Request Council approve MAJBA JE 15776 as presented.

ATTACHMENTS:

[MAJBA JE 15776 - 4215 AMR Improvements Add'l Funding.pdf](#)

City of Woodstock, GA
Major Budget Amendment

Name of Department 4215 - PW Streets (Fund 201 TAD)
Budget Amendment # MAJBA JE 15776

Explanation of Request

There were quantity changes (increases)during the project that caused the final project cost to exceed budget. This budget amendment is to repurpose budgeted funds from Streetscapes brick inventory & Pinehill Ln Drainage projects to fund these quantity overage expenses and close out the project.

ACCOUNT NUMBER	ACCOUNT NAME	DEBIT	CREDIT
201-4215-541410-00-AMIP	Infrastructure - Arnold Mill Improvement	\$ 50,297.01	
201-4215-541410-00	Streetscapes Brick (Inventory for Projects)		\$ 44,898.13
201-4325-541410-00-PINE	Infrastructure - Pinehill Ln Roadway Drainage		\$ 5,398.88
TOTALS		\$ 50,297.01	\$ 50,297.01

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CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Coty Thigpen, Administration

ITEM TYPE: Personnel

AGENDA SECTION: CONSENT AGENDA

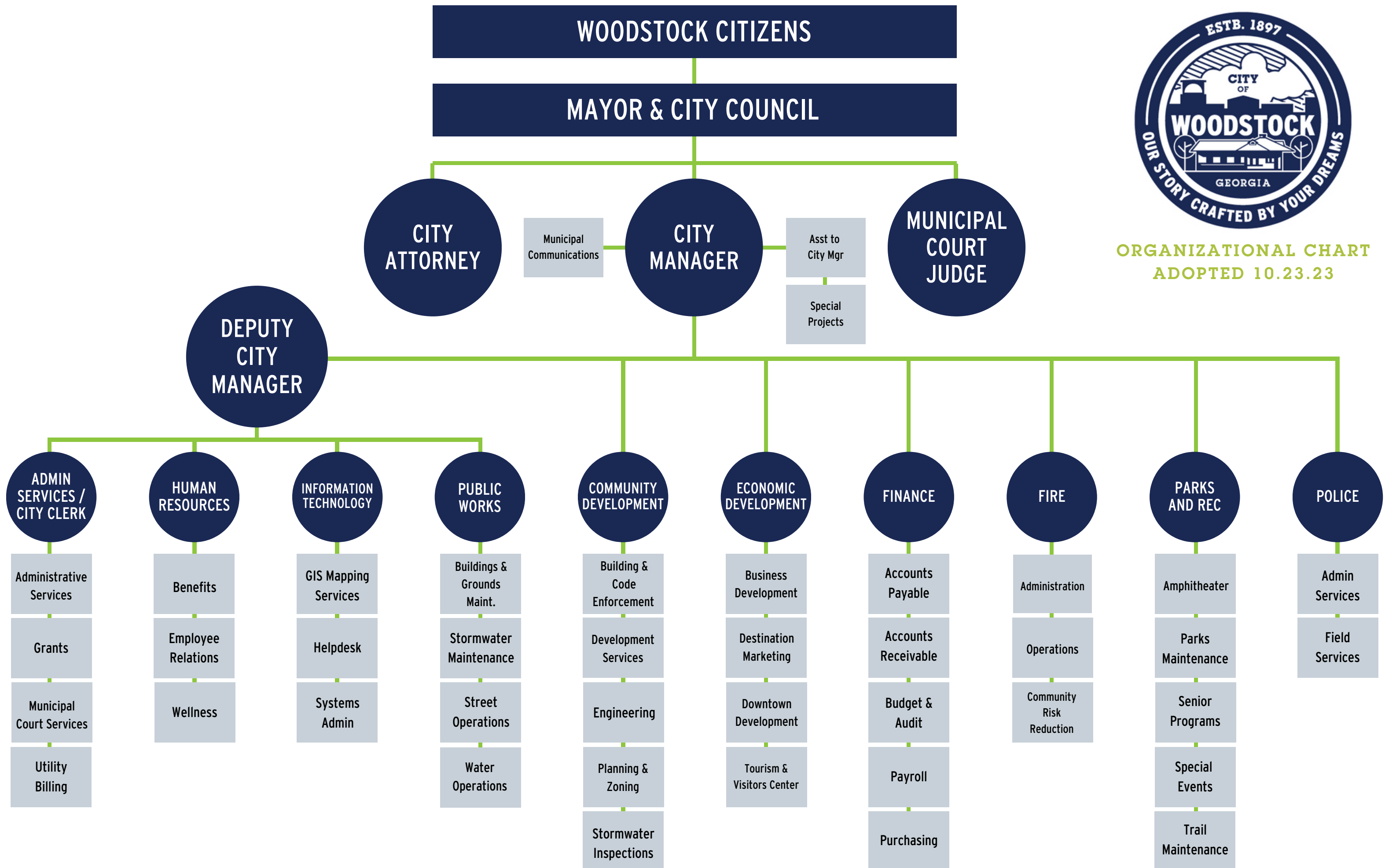
SUBJECT: **Consideration to Approve Revised City of Woodstock
Organizational Chart**

SUGGESTED ACTION:

ATTACHMENTS:
[CITY OF WOODSTOCK ORG CHART 102023.pdf](#)



ORGANIZATIONAL CHART
ADOPTED 10.23.23



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CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Coty Thigpen, Administration

ITEM TYPE: Personnel

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Consideration to Approve Revised Exempt and Non-Exempt Pay Grade Schedules

SUGGESTED ACTION:

ATTACHMENTS:

[non-exempt pay grades 01012024.pdf](#)

[exempt pay grades 01012024.pdf](#)

General Employee

Non-Exempt Pay Grades with Titles 1.11.2024

Job	Recommended Class Title	Proposed Grade	Proposed Minimum	Proposed Midpoint	Proposed
8516	Building Services Technician	102	\$20.60	\$26.37	\$32.14
XXXX	Building & Grounds Maintenance Technician				
8517	Downtown Grounds Technician				
8500	Parks Maintenance Worker				
8515	Streets Maintenance Worker				
5920	Tourism Information Assistant				
5911	Year Round Recreation Aide				
5105	Administrative Assistant I				
5505	Customer Service Representative I				
5910	Recreation Specialist				
8513	Water & Sewer Maintenance Technician	103	\$21.22	\$27.16	\$33.10
XXXX	Administrative Assistant II				
5508	Customer Service Representative II				
3630	Development Services Representative				
7512	Equipment Operator				
8514	Pump Station Maintenance & Operations Technician				
XXXX	Records Clerk				
5911	Senior Center Bus Driver				
8520	Storm Water Maintenance Technician				
5704	Records/Court Services Specialist (TAC)				
7511	Equipment Operator - Trainer	104	\$21.85	\$27.97	\$34.09
3710	Evidence Custodian				
3711	Evidence Custodian/Open Records				
3405	Help Desk - IT Technician I				
5705	Deputy Clerk 1 (Formerly Record Court Services Specialist Grade 103)				
3705	Crime Analyst	105	\$22.51	\$28.81	\$35.12
5110	Public Works Senior Administrative Assistant				
8521	Stormwater Compliance Technician				
5510	Utility Billing Coordinator				
5112	Administrative Coordinator				
3530	Building & Grounds Maintenance Coordinator	106	\$23.19	\$29.68	\$36.17
9600	Code Enforcement Officer				
XXXX	Deputy Clerk II (07.14.22)				
XXXX	Help Desk - IT Technician II				
3558	HR Coordinator				
5825	Parks Maintenance Crew Leader				
5111	Project Coordinator				
3525	Stormwater Inspector				
7515	Streets Maintenance Crew Leader				
5709	Training/Administrative Services Coordinator				
8506	Wastewater Maintenance And Operations Technician				
M00002	Wastewater Treatment Plant Crew Leader				
XXXX	Wastewater Treatment Plant Operator				
7510	Water & Sewer Crew Leader				
XXXX	Water & Sewer Infrastructure Inspector				
3555	HR Generalist	107	\$23.88	\$30.57	\$37.25
3505	Lead Wastewater Treatment Plant Operator				
XXXX	Office Manager				
9605	Senior Code Enforcement Officer	108	\$24.60	\$31.48	\$38.37
5305	Accounting Technician				
5715	Accreditation & Compliance Coordinator (05.20.22)				
5880	Amphitheater Operations Manager				
9601	Code Enforcement/Building Inspector				
XXXX	Crime & Intel Analyst/PIO (eff. 1.11.24)				
5815	Parks Maintenance Manager				
5885	Recreation Operations Manager (moved to 110)				
5310	Purchasing Coordinator				
7525	Streets Maintenance Supervisor				
5850	Trail Maintenance Manager				
1510	Water & Sewer Maintenance Supervisor				
5525	Water Production Supervisor				
3605	Building Inspector	109	\$25.34	\$32.43	\$39.52
3631	Development Services Specialist				
2615	Development Services Supervisor	110	\$26.10	\$33.40	\$40.71
5860	Parks Operations Coordinator				
5885	Recreation Operations Manager (moved from 108)				
1910	Senior Center Coordinator				
5707	Assistant Court Administrator/Chief Court Clerk (Eff. 7.14.22)				
5950	Special Events Coordinator				
5509	Utility Billing Supervisor (Eff.04.05.23)				

Exempt Pay Grades with Titles 1.11.2024

Job Class	Recommended Class Title	Proposed Grade	Proposed Minimum	Proposed Midpoint	Proposed Maximum
3614 5931 2625 1150	Economic Development Marketing Coordinator GIS Analyst I Operations Manager Planner I (07.13.23) Public Information Officer	201	\$47,207.56	\$60,662.96	\$74,118.36
7521 2621 1275 3615 XXXX 3556 3606 1525 7530 M00005 XXXX	Special Projects Manager Planner II (07.13.23) Financial Analyst GIS Analyst II Grants Manager Senior HR Generalist Senior Inspector Storm Water Operations Manager Streets Operations Manager Tourism Manager Water & Sewer Operations Manager 1.11.24	202	\$50,048.65	\$64,299.56	\$78,550.46
1610 5130 3607 1505	Deputy Building Official Deputy City Clerk (moved from 201) Speciality Inspector/Arborist Wastewater Treatment Superintendent	203	\$53,048.84	\$68,163.44	\$83,278.04
	Finance Controller	204	\$56,230.86	\$72,254.61	\$88,278.36
XXXX 1310 5924 5930 5710 2605 3616	Assistant to City Manager 1.11.24 Human Resource Manager Marketing Manager (DDA) 08.14.23 Marketing and Communications Manager Police Records/Court Administrator Program Manager (moved from 204) Senior GIS Analyst	205	\$60,162.93	\$77,300.38	\$94,437.84
		206	\$64,367.74	\$82,709.82	\$101,051.89
1270 2610 3450	Budget Analyst Senior City Planner (moved from 205) Systems Administrator	207	\$68,868.03	\$88,505.65	\$108,143.26
1605 3451	Building Official IT Network Administrator Sr. Systems Administrator	208	\$73,686.52	\$94,699.22	\$115,711.92
1501 1100 1001 2010 1531 1620	Assistant Public Works Director City Clerk (Effective 03.24.22) Deputy Chief Financial Officer Deputy Director of Community Development (2.28.22) Deputy Chief Information Officer (01.23.23) Engineering Manager GIS Manager Administrative Services Manager (07.13.23)	209	\$81,073.35	\$104,177.09	\$127,280.84
XXXX 2000 2500 1310 1400 2100 1500 1503	Administrative Services Director/City Clerk 1.11.24 Director Of Community Development Economic Development Director Human Resources Director Information Technology Director Parks And Recreation Director Public Works Director Water & Sewer Director	210	\$93,234.35	\$119,339.97	\$145,445.59
1000 1401	Chief Financial Officer Chief Information Officer (01.23.23)	211	\$107,219.51	\$137,240.97	\$167,262.43
0009 0008	Assistant City Manager/Public Works Assistant City Manager	212	\$123,302.43	\$157,827.12	\$192,351.80
XXXX	Deputy City Manager 1.11.24	213	\$141,797.80	\$181,501.18	\$221,204.57

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CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Coty Thigpen, Administration

ITEM TYPE: Budget Approval/Amendment

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Approve MAJBA JE 15763 - to Fund Compensation Review
Adjustments and Organizational Restructuring**

SUGGESTED ACTION:

ATTACHMENTS:
[MAJBA JE 15763 - 1545 Comp Adjustments.pdf](#)

City of Woodstock, GA
Major Budget Amendment

Name of Department
Budget Amendment #

VARIOUS
MAJBE JE 15763

Date 10/23/2023

Account Number	Account Title	Debit Amount	Credit Amount
101-1320-511110-00	Salary & Wages		\$ 29,265.35
101-1320-512215-00	Social Security Taxes		\$ 2,238.80
101-1320-512412-00	401 A - City Match		\$ 1,463.26
101-1335-511110-00	Salary & Wages	\$ 71,311.76	
101-1335-512215-00	Social Security Taxes	\$ 5,455.35	
101-1335-512412-00	401 A - City Match	\$ 3,565.59	
101-1510-511110-00	Salary & Wages	\$ 8,216.45	
101-1510-512215-00	Social Security Taxes	\$ 628.56	
101-1510-512412-00	401 A - City Match	\$ 410.82	
101-1535-511110-00	Salary & Wages	\$ 3,456.30	
101-1535-512215-00	Social Security Taxes	\$ 264.41	
101-1535-512412-00	401 A - City Match	\$ 172.81	
101-1545-511110-00	Salary & Wages	\$ 2,759.95	
101-1545-512215-00	Social Security Taxes	\$ 211.14	
101-1545-512412-00	401 A - City Match	\$ 138.00	
101-2115-511110-00	Salary & Wages	\$ 1,405.98	
101-2115-512215-00	Social Security Taxes	\$ 107.56	
101-2115-512412-00	401 A - City Match	\$ 70.30	
101-3210-511110-00	Salary & Wages	\$ 9,299.70	
101-3210-512215-00	Social Security Taxes	\$ 711.43	
101-3210-512412-00	401 A - City Match	\$ 464.98	
101-3510-511110-00	Salary & Wages	\$ 831.49	
101-3510-512215-00	Social Security Taxes	\$ 63.61	
101-3510-512412-00	401 A - City Match	\$ 41.57	
101-4121-511110-00	Salary & Wages	\$ 750.67	
101-4121-512215-00	Social Security Taxes	\$ 57.43	
101-4121-512412-00	401 A - City Match	\$ 37.53	
101-4215-511110-00	Salary & Wages	\$ 5,273.77	
101-4215-512215-00	Social Security Taxes	\$ 403.44	
101-4215-512412-00	401 A - City Match	\$ 263.69	
101-5525-511110-00	Salary & Wages	\$ 816.06	
101-5525-512215-00	Social Security Taxes	\$ 62.43	
101-5525-512412-00	401 A - City Match	\$ 40.80	
101-5535-511110-00	Salary & Wages	\$ 3,987.27	
101-5535-512215-00	Social Security Taxes	\$ 305.03	
101-5535-512412-00	401 A - City Match	\$ 199.36	
101-7220-511110-00	Salary & Wages	\$ 10,339.46	
101-7220-512215-00	Social Security Taxes	\$ 790.97	
101-7220-512412-00	401 A - City Match	\$ 516.97	

Account Number	Account Title	Debit Amount	Credit Amount
101-7410-511110-00	Salary & Wages	\$ 3,870.75	
101-7410-512215-00	Social Security Taxes	\$ 296.11	
101-7410-512412-00	401 A - City Match	\$ 193.53	
101-7510-511110-00	Salary & Wages	\$ 2,087.51	
101-7510-512215-00	Social Security Taxes	\$ 159.69	
101-7510-512412-00	401 A - City Match	\$ 104.38	
505-1512-511110-00	Salary & Wages	\$ 2,481.20	
505-1512-512215-00	Social Security Taxes	\$ 189.81	
505-1512-512412-00	401 A - City Match	\$ 124.06	
505-4335-511110-00	Salary & Wages	\$ 4,694.95	
505-4335-512215-00	Social Security Taxes	\$ 359.16	
505-4335-512412-00	401 A - City Match	\$ 234.75	
505-4415-511110-00	Salary & Wages	\$ 926.17	
505-4415-512215-00	Social Security Taxes	\$ 70.85	
505-4415-512412-00	401 A - City Match	\$ 46.31	
505-4335-511110-00	Salary & Wages		\$ 65,523.00
505-4335-511414-00	Employee Allowance		\$ 2,836.15
505-4335-512215-00	Social Security Taxes		\$ 5,229.48
505-4335-512412-00	401 A - City Match		\$ 3,417.96
507-4325-511110-00	Salary & Wages	\$ 5,710.77	
507-4325-512215-00	Social Security Taxes	\$ 436.87	
507-4325-512412-00	401 A - City Match	\$ 285.54	
505-1599-611123-00	Transfer Out - GF	\$ 69,446.15	
101-1510-391021-00	Transfer In - WS		\$ 69,446.15
505-1599-611130-00	Transfer Out - SW	\$ 3,433.18	
507-1599-391021-00	Transfer In - WS		\$ 3,433.18
101-9999-511110-00	Salary & Wages		\$ 37,731.05
505-9999-511110-00	Salary & Wages		\$ 5,000.00
507-9999-511110-00	Salary & Wages		\$ 3,000.00
Total Amount of Transfers		\$ 228,584.38	\$ 228,584.38

Explanation of Request To fund compensation review adjustments as presented to Council
on 10/23/2023. Pay adjustments would be effective first full payperiod in January 2024 (01/11/2024).

FY 2024 Comp Adjustments			
Fund	Salary & PR Taxes	Repurpose Dept Funds	Total
101	\$ 232,580.76	\$ (125,403.55)	\$ 107,177.21
505	\$ 9,127.26	\$ (77,006.59)	\$ (67,879.33)
507	\$ 6,433.18	\$ -	\$ 6,433.18
Total	\$ 248,141.20	\$ (202,410.14)	\$ 45,731.06

FY 2024 Comp Adjustments						
Fund	Dept #	Dept Name	Salary	FICA	401 A	Total by Dept
101	1320	Admin	\$ (29,265.35)	\$ (2,238.80)	\$ (1,463.26)	\$ (32,967.41)
101	1335	City Clerk	\$ 71,311.76	\$ 5,455.35	\$ 3,565.59	\$ 80,332.70
101	1510	Finance	\$ 8,216.45	\$ 628.56	\$ 410.82	\$ 9,255.83
101	1535	IT	\$ 3,456.30	\$ 264.41	\$ 172.81	\$ 3,893.52
101	1545	HR	\$ 2,759.95	\$ 211.14	\$ 138.00	\$ 3,109.09
101	2115	Municipal Court	\$ 1,405.98	\$ 107.56	\$ 70.30	\$ 1,583.84
101	3210	Police	\$ 9,299.70	\$ 711.43	\$ 464.98	\$ 10,476.11
101	3510	Fire	\$ 831.49	\$ 63.61	\$ 41.57	\$ 936.67
101	4121	PW - Bldg & Grds	\$ 750.67	\$ 57.43	\$ 37.53	\$ 845.63
101	4215	PW - Streets	\$ 5,273.77	\$ 403.44	\$ 263.69	\$ 5,940.90
101	5525	Senior Center	\$ 816.06	\$ 62.43	\$ 40.80	\$ 919.29
101	5535	Parks & Rec	\$ 3,987.27	\$ 305.03	\$ 199.36	\$ 4,491.66
101	7220	Bldg Insp	\$ 10,339.46	\$ 790.97	\$ 516.97	\$ 11,647.40
101	7410	Comm Dev	\$ 3,870.75	\$ 296.11	\$ 193.53	\$ 4,360.39
101	7510	Econ Dev	\$ 2,087.51	\$ 159.69	\$ 104.38	\$ 2,351.58
505	1512	UB	\$ 2,481.20	\$ 189.81	\$ 124.06	\$ 2,795.07
505	4335	Water/Sewer	\$ (63,664.20)	\$ (4,870.32)	\$ (3,183.21)	\$ (71,717.73)
505	4415	Metering	\$ 926.17	\$ 70.85	\$ 46.31	\$ 1,043.33
507	4325	Stormwater	\$ 5,710.77	\$ 436.87	\$ 285.54	\$ 6,433.18
Total			\$ 40,595.71	\$ 3,105.57	\$ 2,029.77	\$ 45,731.05

FY 2024 Compensation Review Budgets			
Fund	Budget	Amount Used	Remaining Balance
101	\$ 90,000.00	\$ 37,731.05	\$ 52,268.95
505	\$ 5,000.00	\$ 5,000.00	\$ -
507	\$ 3,000.00	\$ 3,000.00	\$ -
Total	\$ 98,000.00	\$ 45,731.05	\$ 52,268.95

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CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Coty Thigpen, Administration

ITEM TYPE: Personnel

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Consideration to Approve Proposed Changes to Position Control**

SUGGESTED ACTION: Changes formalize proposed recommendations associated with compensation review and organization restructuring. To be effective first pay period in January 2024.

ATTACHMENTS:
[Position Control Amendments.pdf](#)

Position Control Changes January 2024

- Administrative Coordinator (Grade 106) reclassified to Office Manager (Grade 107)

321058 to 321070

351047 to 351059

553509 to 553524

741005 to 741012

- Water & Sewer Maintenance Supervisor (Grade 108) to Water & Sewer Operations Manager (Grade 202)

433509 to 433512

- Crime Analyst (Grade 105) to Crime & Intel Analyst/PIO (Grade 108)

321056 to 321071

- Recreation Operations Manager (Grade 108) reclassified to Grade 110, no change to position control
- Program Manager (Grade 204) reclassified to Grade 205, no change to position control
- Senior City Planner (Grade 205) reclassified to Grade 207, no change to position control

- Assistant City Manager Public Works # 433510 – *Unfunded**

- Special Projects Manager 433511 reclassified to 132006

- Assistant to City Manager – New 132007

- Assistant City Manager Administration (Grade 212) reclassified to Deputy City Manager (Grade 213)

132004 to 132008

- City Clerk #133501 – *Unfunded**

- Manager, Grants & Administrative Services (Grade 209) reclassified to Administrative Services Director/City Clerk (Grade 210)

132005 to 133502

- Deputy City Clerk (Grade 201) reclassified to Grade 203

132002 to 133503

- Grants Manager (Grade 202) – New 133504

**(Unfunded) Any funds budgeted for these positions for Jan-Jun 2024 will be re-purposed as part of the overall organizational changes.*

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CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Cassandra Henry, Administration

ITEM TYPE: Surplus Request

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Approve Surplus & Dispose - Various IT Equipment, Computers & Cell Phones**

SUGGESTED ACTION: Requesting Council's approval to surplus and dispose of various IT desktop monitors, smart phones, and miscellaneous IT equipment that are no longer used and have reached end of useful life. List of items is included for ease of reference. The equipment will be disposed via E-recycle, GovDeals online auction or other appropriate method. Recommend Council approve and authorize surplus and disposal of the various equipment as presented.

ATTACHMENTS:

[2023_ITSurplus_2023OCT23.xlsx](#)

Asset Tag#	Item Description
none	iPhone 7 BLACK 32GB
none	iPhone 8 PLUS SP GRAY 64GB VZ
none	iPhone SE (2020) 64GB Black
2642249	iPhone SE BLACK 64GB
none	Sprint Sierra Wireless Wifi Hotspot
none	Verizon Novatel Wireless Mifi Hotspot 7730L
71399940	ATT Netgear Aircard 815S
1268	HP ProDesk 600 G2 Desktop Mini
1142	Panasonic CF-52 Toughbook
1390	Microsoft Surface Pro
none	Assorted PC VGA Monitors x 5
1252	HP EliteBook 840 G3 Laptop
2641965	Panasonic CF-53 Toughbook
1129	Panasonic CF-53 Toughbook
2642276	Apple iPad Air 2 Wi-Fi + Cellular
2642275	Apple iPad Air 2 Wi-Fi + Cellular
none	iPhone SE (2020) 64GB Black
none	iPhone SE (2020) 64GB Black
none	Verizon Novatel Wireless Mifi Hotspot 8800L
none	Verizon Novatel Wireless Mifi Hotspot 8800L
none	Verizon Novatel Wireless Mifi Hotspot 7730L
2642223	Verizon Novatel Wireless Mifi Hotspot 8800L
none	Verizon Novatel Wireless Mifi Hotspot 7730L
none	Verizon Novatel Wireless Mifi Hotspot 7730L
2642246/2642247	Verizon Orbic RC400L Mifi Hotspot
none	Verizon Ellipsis Jetpack
none	Verizon Novatel Wireless Mifi Hotspot 7730L
none	Verizon Novatel Wireless Mifi Hotspot 8800L
none	Verizon Ellipsis Jetpack
2642225	Verizon Novatel Wireless Mifi Hotspot 8800L
none	Verizon Novatel Wireless Mifi Hotspot 7730L
none	ATT Netgear Aircard 815S
none	Dell DLP Front Projector and Accessories
none	InFocus Projector X2 and Accessories
none	APC UPS Smart-lithion Battery Backup
1182	HP ProDesk Desktop Mini

Manufacturer	Model
Apple	MNAC2LL/A
Apple	MQ962LL/A
Apple	MHG43LL/A
Apple	MHG43LL/A
Sprint	Qualcomm 3G
Verizon	MIFI7730L
ATT	815S
HP	TPC-P055-DM
Panasonic	CF-52PGNBX2M
Microsoft	Model 1865
HP	Various
HP	T6F44UT#ABA
Panasonic	CF-53SJCZYL
Panasonic	CF-532LCAYM
Apple	A1567
Apple	A1567
Apple	MHG43LL/A
Apple	MHG43LL/A
Verizon	MIFI8800L
Verizon	MIFI8800L
Verizon	MIFI7730L
Verizon	MIFI8800L
Verizon	MIFI7730L
Verizon	MIFI7730L
Verizon	DC210302
Verizon	MHS900L
Verizon	MIFI7730L
Verizon	MIFI8800L
Verizon	MHS900L
Verizon	MIFI8800L
Verizon	MIFI7730L
ATT	815S
Dell	3400MP
InFocus	X2
APC	450VA
HP	TPC-F064-DM

Serial Number	Surplus Reason
DX3X214JHG6W	End of life. Ready for tech recycle.
FD1ZR8ZBJCLY	End of life. Ready for tech recycle.
DX3GKRRLPLJM	End of life. Ready for tech recycle.
SDX3G1G4PPLJM	End of life. Ready for tech recycle.
9612648093	End of life. Ready for tech recycle.
649496023232	End of life. Ready for tech recycle.
4K0278N70297F	End of life. Ready for tech recycle.
2UA62018BB	End of life. Ready for tech recycle.
OHTSA46986	End of life. Ready for tech recycle.
01000903053	Broken. Ready for tech recycle.
Various	End of life. Ready for tech recycle.
5CG61647ZL	End of life. Ready for tech recycle.
3ITSA15949	End of life. Ready for tech recycle.
4JTSA59894	End of life. Ready for tech recycle.
DMPQD2ZZG5WQ	Broken. Ready for tech recycle.
DMPS7C5YG5WQ	Broken. Ready for tech recycle.
none	Broken. Ready for tech recycle.
none	Broken. Ready for tech recycle.
949496024116	End of life. Ready for tech recycle.
649496024116	End of life. Ready for tech recycle.
649496023232	End of life. Ready for tech recycle.
99000312409447	End of life. Ready for tech recycle.
990006383128401	End of life. Ready for tech recycle.
990006386816796	End of life. Ready for tech recycle.
353977571124652	End of life. Ready for tech recycle.
354147087485364	End of life. Ready for tech recycle.
990006385132856	End of life. Ready for tech recycle.
990015595156522	End of life. Ready for tech recycle.
354147087554987	End of life. Ready for tech recycle.
990009312423075	End of life. Ready for tech recycle.
990006386815236	End of life. Ready for tech recycle.
4K0278NJ02B10	End of life. Ready for tech recycle.
CN-OM8591-S0081-62B-0131	End of life. Ready for tech recycle.
AMMC4260756	End of life. Ready for tech recycle.
5S1807T26229	Broken. Ready for tech recycle.
MXL5502FRG	End of life. Ready for tech recycle.

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CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Cameron Dunn, Community Development

ITEM TYPE: Presentation and Discussion Items

AGENDA SECTION: PUBLIC HEARINGS

SUBJECT: Public Hearing/Vote - CUP#076-23 Ridge Trail Self Storage

SUGGESTED ACTION:

Staff recommends that the City Council approve of an Ordinance approving CUP#076-23 to allow for the construction of a ± 100,000 SF self-storage facility along Ridge Trail, subject to staff-recommended conditions of approval. The project site is located southwest of the Ridgewalk Parkway and Ridge Trail intersection. The proposed project requires approval of a Conditional Use Permit (CUP) to allow self-storage and a CUP to allow the Applicant to exceed the maximum square footage of a single tenant use.

ATTACHMENTS:

[CUP#076- MCSR.pdf](#)
[Attachment A.pdf](#)
[Attachment B.pdf](#)
[Attachment C.pdf](#)
[Attachment D.pdf](#)
[Attachment E.pdf](#)
[Attachment F.pdf](#)
[Attachment G.pdf](#)
[Attachment H.pdf](#)
[Attachment I.pdf](#)



DATE: October 23, 2023
TO: Woodstock City Council
FROM: Cameron Dunn, Planner II
SUBJECT: Ridge Trail Self Storage (CUP#076-23)

RECOMMENDATION

Staff recommends that the City Council approve of an Ordinance (Attachment A) approving CUP#076-23 to allow for the construction of a $\pm 100,000$ SF self-storage facility along Ridge Trail, subject to staff-recommended conditions of approval. The project site is located southwest of the Ridgewalk Parkway and Ridge Trail intersection. The proposed project requires approval of a Conditional Use Permit (CUP) to allow self-storage and a CUP to allow the Applicant to exceed the maximum square footage of a single tenant use.

EXECUTIVE SUMMARY

The Applicant, Dakota Carruthers, on behalf of Coro Realty Advisors, LLC, has submitted a request for two CUPs to allow for the use of a self-storage facility in the Neighborhood Commercial (NC) zoning district, and for the proposed use to exceed 8,000 SF in size. Section 7.505 (Use/Zoning District Matrix) of the Land Development Ordinance (LDO) identifies *Self Storage, Mini-Warehouse* as a conditionally permitted use within the NC zoning district. Section 7.808. (Zoning and Structures) limits all single tenant uses in the NC zoning district of the Ridgewalk Overlay to be limited to 8,000SF. This standard may be exceeded through issuance of a CUP.

BACKGROUND

General Property Information

Table 1 provides general property information for the project site and surrounding land uses.



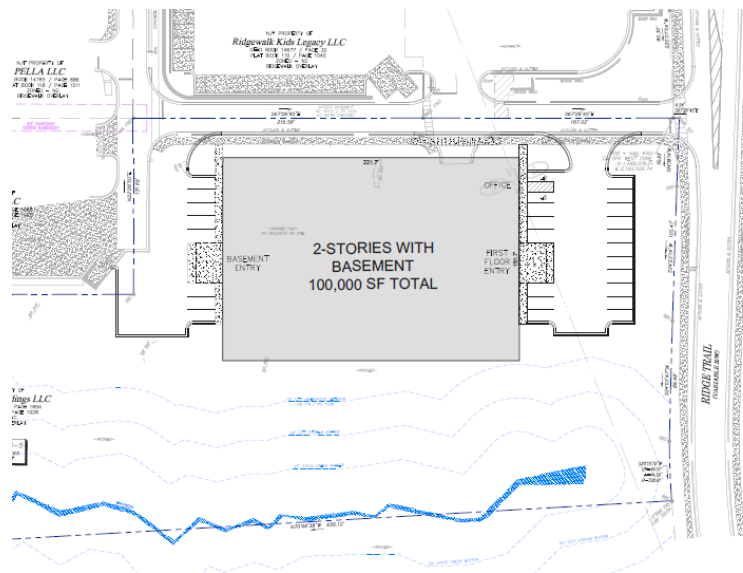
Table 1: General Property and Surrounding Land Use Information	
Address	Ridge Trail (no numbered address currently)
Council Ward	6
Tax ID # (TIN)	15N17 001
Parcel ID #	15-0877-0003
Site Acreage	3.827 ac
Building/Tenant Space	± 100,000 SF
Future Development Map	Community Village Center (CVC)
Zoning	NC with Ridgewalk Overlay
Current Development	Vacant
Street Information	Ridge Trail is a Public street
Surrounding Neighborhood:	NC with Ridgewalk Overlay- multi-tenant shopping center
North	
South	R-5 (High Density Residential)- Alta at Ridgewalk
East	NC with Ridgewalk Overlay- Woodstock City Church
West	GC (General Commercial) with Ridgewalk Overlay- Big Dan's Carwash

Past Zoning History

The subject parcel was a part of the 2019 rezoning of the Ridgewalk Corridor. Prior to that rezoning, the parcel was zoned T5 (Urban Center).

PROJECT DESCRIPTION

The proposed project would develop a property along Ridge Trail, southwest of the intersection of Ridge Trail and Ridgewalk Parkway, with a ± 100,000 SF two story self-storage facility with a basement and 27 parking spaces. Tenants would have access to their storage units via remote key fob from 7 AM to 10 PM, seven days a week. Office employees would be onsite daily from 9 AM to 6 PM. The project site would have two points of ingress and egress, one on the eastern side of the building facing Ridge Trail and the other on the western elevation. These points would not be gated. Additional information regarding the proposed project may be found in Attachments B through E.



A self-storage use in NC zone requires a CUP. Additionally, the Ridgewalk Overlay prescribes development standards (setbacks, buffers, architectural standards, size) that must be adhered to. A single tenant building is limited to 8,000 SF in NC zone. This standard may be exceeded through issuance of a CUP.

ANALYSIS

A CUP is intended for land uses that require special consideration before they are allowed in a particular zone. The CUP is intended to ensure a degree of compatibility shall be maintained with respect to a particular site, giving consideration to the other existing and potential uses within the general area where the use is located or proposed to be located. To aid in this determination, on September 6, 2023, the DPC met with the Applicant to learn more about the proposed business, including, but not limited to the building design, project site, services offered, hours of operation, etc.

Consistency with the Land Development Ordinance

The LDO states that the NC zone should encourage suitable areas for limited retail activities, personal services, and professional offices to serve the needs of a residential neighborhood. Staff believes that a self-storage facility would be suitable given the limited impact and traffic yield that the proposed use would have on the surrounding area. The parcel that the Applicant seeks to develop is set off the main Ridgewalk parkway corridor, to the south of an existing multi-tenant commercial use (Attachment F). This is in keeping with the Intent and Purpose of the Ridgewalk Overlay to “create and maintain an environment where commercial development can flourish and remain viable and visible in the Woodstock market.” The proposed project is consistent with the provisions of the Ridgewalk Overlay because the site does not front Ridgewalk Parkway, ensuring that the intent and character of the corridor is maintained. This is shown in **Figure 1**. Residential units (Alta Apartments), located to the south of the project site, are buffered from the proposed use by a stream buffer, which at a minimum would separate the building footprint from the property line by 86 feet.

Figure 1. View of Proposed Facility from Ridgewalk Parkway.



LDO Sec. 7.801 (Ridgewalk Parkway Overlay's Intent and Purpose) details that sites along the corridor shall "provide an appropriate transition of density and intensity, which should be situated in a decreasing pattern, radiating outward from the interstate interchange." Analysis presented later in this report speaks to the proposed facility's compliance with this intent.

Appropriateness of Use and Size

LDO Sec. 7.801 (Ridgewalk Parkway Overlay's Intent and Purpose_ details that sites along the corridor shall "provide an appropriate transition of density and intensity, which should be situated in a decreasing pattern, radiating outward from the interstate interchange"

The intensity of the use was discussed by staff at length in Development Process Committee meetings. Staff compared the size of the proposed facility with other self-storage facilities in the city, as well as other parcels in the Ridgewalk Overlay, to determine if the intensity as presented was acceptable. Staff used floor area ratio (FAR) as a comparative metric for the intensity of the use. The FAR of a property is determined by dividing the building space square footage of a lot by the land square footage. The higher the number that this calculation outputs, the higher the intensity of the use is. Below, you will see the FAR calculations in comparison to other self-storage facilities in the city (**Table 2**) as well as in comparison to other developments in the Ridgewalk Overlay (**Table 3**).

Table 2. FAR Comparison to Self-Storage Facilities.

PROJECT	SQFT OF BUILDING	SITE ACREAGE	SQFT OF SITE	FAR	ZONING	OVERLAY	CHARACTER AREA
CUP#076-23	100000	3.82	166399.2	<u>0.600</u>	NC	RW	Community Village Center
Life Storage	150408	3.23	140698.8	<u>1.069</u>	GC	PW	Community Village Center
Extra Space	104708	3.011	131159.16	<u>0.798</u>	GC	PW	Community Village Center
Extra Space (TLP)	97700	1.78	77536.8	<u>1.260</u>	GC	None	Urban Core

The FAR analysis shows that the intensity of use for the proposed self-storage facility is less than existing self-storage facilities within the community. The other self-storage facilities in this analysis are all in the General Commercial (GC) zoning district, with two of the three being in the Parkway Overlay. These facilities are located "along major thoroughfares to concentrate commercial activities," and despite their similar character areas, the Neighborhood Commercial zoning designation is meant to be less intense than

that of GC zone development. In comparison to other self-storage facilities, the intensity of use is less, keeping with the difference between the NC and GC zone; the intensity is therefore appropriate.

Table 3. FAR Comparison to Ridgewalk Overlay Properties.

PROJECT	SQFT OF BUILDING	SITE ACREAGE	SQFT OF SITE	FAR	ZONING	OVERLAY	CHARACTER AREA
CUP#076-23	100000	3.82	166399.2	<u>0.600</u>	NC	RW	Community Village Center
Costco	158832	16.84	733550.4	<u>0.216</u>	NC	RW	Community Village Center
Woodstock City Church	176000	33.36	1453161.6	<u>0.121</u>	NC	RW	Community Village Center
Outlet Shoppes	406494	38.48	1676188.8	<u>0.243</u>	GC	RW	Regional Activity Center

The FAR analysis shows that the intensity of the site is in keeping with the intent of the Ridgewalk Overlay. While the intensity is higher than that of the Outlet Shoppes that directly fronting the I-575 interchange, the FAR of the proposed facility is increased by the amount number of floors it has. The basement floor, due to topography and grading of the site, would be largely hidden from view. If this floor was not considered in the FAR calculation, then the FAR of the proposed facility would be lower and more palatable in comparison to other Ridgewalk Parkway uses. Additionally, the site does not front Ridgewalk Parkway, and the multi-tenant commercial use to the north serves as a visual screen to the intensity, maintaining the corridor and stealthing the subject property. From the perspective of the Ridgewalk Overlay, the site intensity is appropriate.

Traffic Study

For proposed commercial projects over 25,000 SF, a traffic study is required as part of the public hearing application. On September 28, 2023, the Applicant provided this study to staff (Attachment G). Self-storage, as a use, typically does not cause much additional traffic due to the infrequent nature that which tenants visit their units; the provided study confirms this. The trip generation calculations indicated by the traffic study note that over a 24 hour period, the use as self-storage will generate around 145 daily trips. Peak hour traffic in the morning will, on average, generate around 9 total trips. Evening peak hour traffic will, on average, generate around 15 total trips. The study indicates that changes between the “no-build” state, or if the proposed facility is not built, and the “build” state are minimal. The integrity of traffic flow along the Ridgewalk Parkway Corridor will not be affected.

Consistency with the 2018 Comprehensive Plan

The 2018 Comprehensive Plan Future Development Map identifies the project site as CVC (Attachment H). Typically located at the convergence of major local transportation corridors, CVC are envisioned as places where a compatible mixture of modest to higher intensity uses are located, such as larger scale shopping centers, professional offices, and services serving several neighborhoods. Staff believes the proposed use, as conditioned by staff, is consistent with the intent of the Community Village Character Area. Adjacent areas to the west include the Regional Activity Center Character Area, which includes “a relatively high intensity mix of business and retail.” The use is concurrent



with the 2018 Comprehensive Plan as a use within the CVC Character Area, especially as it is adjacent to the higher density character area of a Regional Activity Center. The property's border with the Urban Village character area to the south is protected through an existing stream buffer that runs along the southern property line. At a minimum, this buffer is 86 feet between where the proposed development would be located and the property line. This natural buffer serves to screen the residents of the Alta at Ridgewalk from the proposed use.

PUBLIC INPUT

Public notice for the public hearing has been provided in accordance with State and local law. On or around August 14, 2023, public notices were mailed to property owners within 500' and three parcels deep of the project site. The notice informed them of the public input meeting, Planning Commission public hearing, and City Council public hearing. Additionally, a public notice was published in the local newspaper and signs were posted on the property at least 45 days prior to the public hearing.

On August 30, 2023, the Applicant hosted a public input meeting at the Cherokee County Recreation and Parks Facility, located at 7545 Main Street in Woodstock, beginning at 7:00 PM. The informal meeting is intended to give the Applicant an opportunity to explain the proposal and to answer any questions the public might have about the project or public hearing process. There was one attendee at the public meeting, the General Manager of the Outlet Shoppes at Atlanta. The public input report is attached as Attachment I.

DPC RECOMMENDATION

On September 13th and September 22nd, 2023, the DPC considered the proposed project and recommended by a 5-0 vote that the Planning Commission recommend approval of the proposed project. At the meeting on September 13th, staff initially recommended denial of the size CUP. However, the item was tabled to allow both staff and the Applicant time to prepare additional information requested by the DPC that would be helpful in their deliberations. The item was then tabled to September 22nd. At that meeting, staff reconsidered the size CUP and changed the recommendation to approval by a vote of 5-0. The following conditions were recommended:

1. No rental vehicles shall be offered, stored, or permitted to rent on the site. There shall be no outdoor storage on-site, including but not limited to the storage of vehicles, boats, storage pods, or containers.
2. No fencing is allowed along the Ridge Trail facing elevation of the facility.
3. The Applicant shall meet the Ridgewalk Overlay Architectural Standards. Greater Articulation Shall be provided along the northern building elevation by increasing the use of brickwork, by adding windows or glass, or other means. To ensure this is achieved, the architectural elevations shall be provided to the City as part of the site plan submittal and reviewed by the DPC for compliance.
4. No changeable copy signs shall be allowed.
5. Signage along the northern elevation of the building shall be limited to building/wall signs only.
6. No building signs shall be allowed on the southern or western facing elevations of the project site.
7. Street trees per the City Arborist's Procedures Policy, shall be planted 40 feet on center along the northern property line (south of the shared access road).
8. Additional low-rise landscaping shall be required in parking lot and shall be approved the Community Development Director or designee.
9. The Applicant shall submit a building foundation and façade survey to ensure that the footing of the building does not encroach into the Impervious Setback on the southern side of the parcel.
10. If any buffer trees are removed during construction, a fine shall be levied commensurate with the provisions outlined in LDO Chapter IX.
11. As a part of site plan review, the Applicant shall submit a plan that demonstrates how any construction within the 75-foot stream buffer will be mitigated. The plan shall be subject to review by the City Engineer and the City Arborist.
12. To ensure emergency personnel access, the Applicant shall extend the required Ridgewalk Overlay pedestrian access around the south side of the building.
13. All refuse/recycling shall be contained in the interior of the building prior to collection by refuse hauler. No trash service or deliveries shall occur between the hours of 10:00 PM and 6:00 AM.

These conditions of approval, as proposed by staff and/or modified by the Commission, shall be reviewed by the City Attorney prior to the October 23, 2023, City Council meeting.

PLANNING COMMISSION RECOMMENDATION

On October 5, 2023, Planning Commission considered the proposed project and recommended City Council approval, as recommended by staff, by a 4-1 vote (Commissioner Williams against). Commissioner Westrick inquired about condition number 3, regarding the architecture along the northern building elevation. Staff noted that the intent behind providing this condition was to establish more articulation and less monotony along the building fact that is oriented towards Ridgewalk Parkway. Commissioners also had questions for the Applicant based on the proximity of the building to the 75' Impervious Buffer to the south of the building, and how the Applicant would mitigate encroachment during construction. The applicant responded with a willingness to work with staff through the site plan review process, and expressed openness to a smaller building footprint should the site conditions prove difficult to contend with in practice.

CRITERIA FOR CONSIDERATION OF CUP REQUEST

Pursuant to LDO Section 7.503 (Conditional Use Permit Review Criteria) the Planning Commission shall consider, at a minimum, the following in its determination of whether or not to grant a CUP to allow for a self-storage use and to allow for a use in excess of 8,000 SF.

CUP to Allow for a Self-Storage Use.

- A. *Whether or not there will be a significant adverse effect on the surrounding area in which the proposed use will be located.*

As conditioned, the proposed use will not have a significant adverse effect on the surrounding area. The parcel is vacant currently.

- B. *Whether or not the use is otherwise compatible with the surrounding area.*

The use is compatible with the surrounding area and businesses. The use will be located immediately behind commercial uses that front the Ridgewalk Parkway corridor. Additionally, there is a minimum 86-foot stream buffer between the self-storage use and the property line of the Alta at Ridgewalk to the south.

- C. *Whether or not the use proposed will result in a nuisance as defined under State law.*

The use will not result in a nuisance as defined under State law.

D. *Whether or not quiet enjoyment of surrounding property will be adversely affected.*

Self-storage uses typically do not generate much traffic on a daily basis, as tenants do not visit their storage areas regularly. Quiet enjoyment of surrounding property would not be adversely affected, as a result. Additionally, there is a minimum 86-foot buffer between the self-storage use and the property line of the Alta at Ridgewalk apartments to the south. A condition of approval has been placed on the project prohibiting the offering of rental vehicles (trailers, moving trucks, etc.) and prohibiting outdoor storage.

E. *Whether or not property values of surrounding property will be adversely affected.*

The property values of surrounding property will not be adversely affected.

F. *Whether or not adequate provisions are made for parking and traffic considerations.*

The proposed facility meets the parking requirements for a 100,000 SF storage facility as per LDO Section 7.518 with 27 parking spaces. The property does not have frontage on Ridgewalk Parkway but is easily accessed from Ridgewalk Parkway via Ridge Trail and the private access road to the north of the project site. The property has two means of ingress/egress: one off Ridge Trail, and the other through the private access road. The traffic study provided with the application indicates minimal impact on the surrounding area by the use as a self-storage facility.

G. *Whether or not the site or intensity of the use is appropriate*

The site and intensity of the self-storage use is appropriate. The size of the building (intensity of the use) is not indicative of its patronage or impact. The gross floor area of the building is not the leasable area to the business. The Applicant has stated that two-thirds of the building footprint is dedicated to corridors, restrooms, office area, and refuse storage. The size and intensity of the self-storage use is consistent with other self-storage uses in the community.

H. *Whether or not special or unique conditions created by the use are consistent with the purpose, intent, and goals of the Comprehensive Town Plan.*

There are no special or unique conditions created by the use that are not already anticipated by the purpose, intent, and goals of the 2018 Comprehensive Plan. The future development map identifies the project site as Community Village Center (CVC). CVC provides “a mix of retail, office, services, and employment to serve a wide array of typical neighborhood needs.” Self-storage is a service that is present in other CVC areas around the city, including Life Storage off Trickum Road, and Extra Space Storage off S Cherokee Lane. CVC encourages a

pedestrian friendly environment, and the site is already improved in its current state with a 5-foot sidewalk along Ridge Trail that connects residential areas to the commercial area north of the subject property. Additionally, the site features an existing 5-foot sidewalk that fronts the access road to the north of the site. Conditions of approval proposed by staff ensure pedestrian access and consistency with the character area.

I. *Whether or not adequate provisions are made regarding hours of operation.*

Tenants would be able to access their storage spaces by remote key fob from 7:00 AM to 10:00 PM daily. Business operating hours proposed by the Applicant are 9:00 AM to 6:00 PM. These are the hours which staff would be onsite. The proposed hours of operation would not be detrimental to existing business nor residential uses located near the project site.

J. *Whether or not adequate controls and limits are placed on commercial and business deliveries.*

Deliveries will be limited to business hours (9:00 AM to 6:00 PM). A self-storage use will not generate deliveries like a retail, restaurant, or office use. Additional controls are not warranted for the business.

K. *Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.*

LDO Section 7.806 ensures that street trees, landscaping, and other features will populate the Ridge Trail street frontage of the proposed business, along with parking lot trees standards that would be enforced during site plan review. Additionally, there is a stream buffer on the southern side of the property that functions as a natural buffer between the proposed development and the Alta at Ridgewalk apartments to the south. Staff-proposed conditions require additional landscaping provisions for the subject property, including street trees, enhanced landscaping, and buffer maintenance assurances.

L. *Whether or not the public health, safety, welfare, or moral concerns that the surrounding neighborhood will be adversely affected.*

There will be no adverse impacts to public health, safety, welfare or resulting moral concerns from the use sought.

M. *Whether the application complies with any applicable specific requirements in this chapter for conditional use permit for particular types of uses.*

LDO Section 7.808 (Zoning and Structures) notes that the maximum square footage of a single-tenant commercial space is 8,000 SF. The second CUP that

the Applicant is seeking would nullify the requirements set forth by these two specific regulations.

- N. *Whether the applicant has provided sufficient information to allow for a full consideration.*

The Applicant has provided sufficient information for the proposed use to allow for a full consideration of this Conditional Use Permit.

- O. *Whether the conditional use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.*

No odors are emitted by the proposed use that would warrant use of an odor elimination/attenuation system.

CUP to Allow for the Self-Storage Use to exceed the maximum size (8,000 SF) for single-tenant buildings in the NC zone. The proposed self-storage facility is ± 100,000 SF.

- A. *Whether or not there will be a significant adverse effect on the surrounding area in which the proposed use will be located.*

As conditioned, the proposed self-storage facility will not have a significant adverse impact on the surrounding area. The proposed self-storage facility has two stories and a basement, having a total of ± 100,000 SF. However, it is believed that approximately two-thirds of the building is leasable area. The rest is corridors, hallways, restrooms, office area, refuse area, etc. The size of the leasable area is not indicative of its traffic generation nor impact to the surrounding area.

- B. *Whether or not the use is otherwise compatible with the surrounding area.*

LDO Section 7.801 (Intent and Purpose) of the Ridgewalk Overlay (LDO Section 7.801.) notes that the Ridgewalk Parkway corridor “will provide an appropriate transition of intensity and density, which should be situated in a decreasing pattern, radiating outward from the interstate interchange.” A self-storage facility of this size is in keeping with the purpose given the uses in the surrounding area. The facility is located to the southwest of the Ridgewalk Parkway and Ridge Trail intersection, with multi-tenant commercial partially obscuring view from Ridgewalk Parkway. The intensity is higher than the uses surrounding the subject property, but the topography and grade of the site stealth one of the three floors from view, making the intensity more palatable. Elevations and renderings presented by the Applicant indicate that the proposed building’s massing is consistent with the area when viewed from the right of way of Ridgewalk Parkway.

- C. *Whether or not the use proposed will result in a nuisance as defined under State law.*

The proposed self-storage facility will not result in a nuisance as defined under state law.

D. *Whether or not quiet enjoyment of surrounding property will be adversely affected.*

The quiet enjoyment of surrounding property will not be adversely impacted by the proposed self-storage facility. The southern portion of the parcel features a minimum 86-foot stream buffer that will shield the nearby Alta at Ridgewalk apartment development from the commercial use. Conditions of approval are proposed to ensure that stream buffer is maintained throughout the development process.

E. *Whether or not property values of surrounding property will be adversely affected.*

The property values of surrounding property will not be adversely affected.

F. *Whether or not adequate provisions are made for parking and traffic considerations.*

The proposed facility meets the parking requirements for a 100,000 SF storage facility as per LDO Section 7.518 with 27 parking spaces. On their application, the applicant uses International Traffic Engineers (ITE) Code 151 (mini warehouse) to determine the common trip generation rate for a self-storage facility. For a 100,000 SF facility, this would calculate to 0.17 trips for every 1,000SF of gross floor area, resulting in 17 daily trips. The attached traffic study (Attachment G) notes negligible impact upon the Ridgewalk Parkway corridor from the development.

G. *Whether or not the site or intensity of the use is appropriate*

The size and intensity of the use is mitigated by the subject property. The grade and topography shield the basement floor from view, and the multi-tenant commercial use to the north shields the Ridgewalk Parkway corridor from the proposed facility. The intensity of the proposed facility is appropriate, given both site conditions and staff-recommended conditions of approval meant to shield the massing of the building and limit intensity.

H. *Whether or not special or unique conditions created by the use are consistent with the purpose, intent, and goals of the Comprehensive Town Plan.*

The parcel where the self-storage facility is proposed to be located is in an area defined as Community Village Center and is adjacent to the more intense Regional Activity Center. Self-storage is a use that is seen in other areas of Community Village Center across the City, and aligns with the purpose, intent, and goals of the 2018 Comprehensive Plan.



I. Whether or not adequate provisions are made regarding hours of operation.

Open Hours for tenants of the property are from 7:00 AM to 10:00 PM with remote key fob access. The hours of operation proposed by the Applicant are 9:00 AM to 6:00 PM. The proposed hours of operation will not be detrimental to existing business nor residential uses located near the project site.

J. Whether or not adequate controls and limits are placed on commercial and business deliveries.

Controls and/or limits are not warranted for the proposed business. The Applicant plans for deliveries to be confined to the subject property during the business hours of 9:00 AM to 6:00 PM. It is not expected that any deliveries would conflict with Ridgewalk Parkway. The size of the proposed use is not proportionate to the amount of deliveries that they are expected to receive.

K. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.

Staff has incorporated conditions of approval through DPC vote that seek to ensure that the proposed use is shielded through enhanced landscaping, street trees, and other means given the proposed size. Additional conditions are proposed so that the stream buffer is maintained throughout the development process, and that encroachment shall be discouraged through potential fines or review by staff.

L. Whether or not the public health, safety, welfare, or moral concerns that the surrounding neighborhood will be adversely affected.

There will be no adverse impacts to public health, safety, welfare or resulting moral concerns from the use sought.

- M. *Whether the application complies with any applicable specific requirements in this chapter for conditional use permit for particular types of uses.*

The CUP requesting the ability to exceed the maximum size for a single-tenant space in the NC-zoned portion of the Ridgewalk Parkway Overlay is an additional specific requirement as listed in Section 7.506 (Additional Development Regulations Required) of the LDO.

- N. *Whether the applicant has provided sufficient information to allow for a full consideration.*

The Applicant has provided sufficient information, and when asked, provided information to staff that allowed for a full consideration.

- O. *Whether the conditional use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.*

No odors are emitted by the proposed use that would warrant use of an odor elimination/attenuation system.

ATTACHMENTS

Attachment A- Draft Ordinance
Attachment B- Application
Attachment C- Applicant Response Statement
Attachment D- Location Map
Attachment E- Proposed Site Plan
Attachment F- Zoning Map
Attachment G- Traffic Study
Attachment H- Future Development Map
Attachment I- Public Input Report

CITY OF WOODSTOCK
ORDINANCE CUP#076-23

(Conditional Use Permits to LDO Sec. 7.502 & 7.808 to allow for construction of a ±100,000 SF self-storage facility on Ridge Trail.)

REZONING property within the corporate limits of the City of Woodstock, Georgia to allow a Conditional Use Permit to operate a self-storage facility (use: *Self- Storage, Mini Warehouse*) on a certain property zoned Neighborhood Commercial (NC) with Ridgewalk Overlay, and to allow for the self-storage facility to exceed the maximum allowed 8,000 square feet for a single tenant building; said property being a tract of ±3.83 acres located in Land Lots 877 and 878 of the 15th District, 2nd Section, Cherokee County, Georgia, and being a portion of tax map and parcel number 15N17 001, Parcel G-5, located at an unaddressed location on Ridge Trail, Woodstock, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference (the "Property"); and

WHEREAS, the City of Woodstock (hereinafter sometimes referred to as the "City") is a municipality duly formed and existing pursuant to Georgia law; and

WHEREAS, the 1983 Constitution of the State of Georgia provides for the self-government of municipalities without the necessity of action by the General Assembly¹; and

WHEREAS, the City of Woodstock, Georgia, has the legislative power to adopt clearly reasonable ordinance, resolutions, or regulations relating to its property, affairs and local government for which no provision has been made by general law, and which are not inconsistent with the Constitution or any charter provision applicable thereto²; and

WHEREAS, the Mayor and Council of the City of Woodstock have determined that rezoning the above identified Property would be in the best interest of the property owners of the area and of the citizens of the City of Woodstock; and

WHEREAS, Section 7.502. of the Land Development Ordinance of the City of Woodstock, Georgia states that a Conditional Use Permit may be applied for a use that generally would not be appropriate throughout a zoning district, but which, if controlled as to the

¹ Ga. Const., 1983, Article IX, Section II, Paragraph II provides in pertinent part as follows:

"The General Assembly may provide by law for the self-government of municipalities and to that end is expressly given the authority to delegate its power so that matters pertaining to the municipalities may be dealt with without the necessity of action by the General Assembly."

² O.C.G.A. §36-35-3(a) provides the following:

"(a) The governing authority of each municipal corporation shall have legislative power to adopt clearly reasonable ordinance, resolutions, or regulations relating to its property, affairs, and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any charter provision applicable thereof. Any such charter provision shall remain in force and effect until amended or repealed as provided in subsection (b) of this Code section. This Code section, however, shall not restrict the authority of the General Assembly, by general law, to define this home rule power further or to broaden, limit, or otherwise regulate the exercise thereof. The General Assembly shall not pass any local law to appeal, modify, or supersede any action taken by a municipal authority under this Code section, except as authorized under Code Section 36-36-6."

visual appearance, number, area, height, location or relation to abutting or nearby uses, would not be injurious to the public health, safety, appearance or general welfare; and

WHEREAS, Section 7.808 of the Land Development Ordinance of the City of Woodstock, Georgia states that a Conditional Use Permit may be applied for a single-tenant use that exceeds 8,000 square feet in the Neighborhood Commercial zone of Ridgewalk Overlay; and

WHEREAS, in accordance with Section 7.503. of the Land Development Ordinance for the City of Woodstock, Georgia, the Mayor and City Council may grant a Conditional Use Permit for the uses enumerated in Section 7.505. of the Land Development Ordinance of the City of Woodstock, Georgia. In addition to district regulation, the Mayor and City Council shall consider, at a minimum, the following in its determination of whether or not to grant a Conditional Use Permit, whether to limit the time such conditional use is allowed and whether to restrict the conditional use to a particular owner or party:

- a) Whether or not there will be significant adverse effect on the surrounding area in which the proposed use will be located.
- b) Whether or not the use is otherwise incompatible with the surrounding area.
- c) Whether or not the use proposed will result in a nuisance as defined under state law.
- d) Whether or not quiet enjoyment of surrounding property will be adversely affected.
- e) Whether or not the property values of surrounding property will be adversely affected.
- f) Whether or not adequate provisions are made for parking and traffic consideration.
- g) Whether or not the site or intensity of the use is appropriate.
- h) Whether or not special or unique conditions created by the use are consistent with the purpose, intent, and goals of the Comprehensive Town Plan.
- i) Whether or not adequate provision are made regarding hours of operation.
- j) Whether or not adequate controls and limits are placed on commercial and business deliveries.
- k) Whether or not adequate landscape plans are incorporated to ensure appropriate transitions between adjacent or nearby properties.
- l) Whether or not the public health, safety, welfare, or moral concerns of the surrounding neighborhood will be adversely affected.
- m) Whether the application complies with any applicable specific requirements set forth in Chapter VII for conditional use permits for particular types of uses.
- n) Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.
- o) Whether the conditional use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.

WHEREAS, THE Mayor and Council of the City of Woodstock, using the criteria enumerated above, have determined that granting the Conditional Use Permit as set forth herein would be in the best interest of the property owners of the area and of the citizens of the City of Woodstock, Georgia; and

WHEREAS, said amendments are and have been accessible to members of the public who are, or may be, affected by them, said amendments having been kept and maintained for public inspection during the normal business hours at Woodstock City Hall, and notice of intent to take action having been published in the Cherokee Tribune, a newspaper of general circulation within the territorial boundaries of the municipality of the City of Woodstock, for a period of at least fifteen (15) days prior to but no more than forty-five (45) days prior to the public hearing date; and

WHEREAS, the governing authority of the City of Woodstock has read and considered the proposed amendments;

THE COUNCIL OF THE CITY OF WOODSTOCK HEREBY ORDAINS:

NOW THEREFORE, BE IT RESOLVED AND ORDAINED by the Mayor and Council for the City of Woodstock that the aforesaid amendments shall now and hereafter be maintained for public inspection during the normal business hours at the City Hall under the custody of the City Clerk of the City of Woodstock; and

NOW THEREFORE, BE IT RESOLVED AND ORDAINED by the Council of the City of Woodstock, Georgia, by the lawful authority vested in them that the Property more particularly described on Exhibit "A" attached hereto and made a part hereof by reference, which is designated as zoning designation Neighborhood Commercial (NC) with Ridgewalk Overlay District is granted a Conditional Use Permit to allow a self-storage facility on said Property and a Conditional Use Permit to exceed the maximum allowed 8,000 square feet for a single tenant building on a Neighborhood Commercial zoned Property in the Ridgewalk Overlay. Said conditional use is defined and regulated by the City of Woodstock Land Development Ordinance and is subject to the Conditions of Zoning attached hereto as Exhibit "B" and made a part hereof by reference.

Date of Public Hearing: October 23, 2023

Advertisement: Cherokee Tribune: September 14, 2023

APPROVED, ADOPTED, AND ENACTED this 23rd day of October 2023.

Michael Caldwell, Mayor
City of Woodstock, Georgia

Coty Thigpen, Interim City Clerk
City of Woodstock, Georgia



Exhibit A

Legal Description

PARCEL G-5

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 877 AND 878, 15TH DISTRICT, 2ND SECTION, CITY OF WOODSTOCK, CHEROKEE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CAPPED IRON PIN FOUND (5/8" REBAR) LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RIDGEWALK PARKWAY (VARIABLE RIGHT-OF-WAY) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIDGE TRAIL (VARIABLE RIGHT-OF-WAY), SAID POINT BEING THE POINT OF COMMENCEMENT (POC);

THENCE RUNNING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF RIDGE TRAIL SOUTH 22 DEGREES 33 MINUTES 34 SECONDS WEST, A DISTANCE OF 37.48 FEET TO A POINT; THENCE SOUTH 67 DEGREES 26 MINUTES 26 SECONDS EAST, A DISTANCE OF 22.07 FEET TO A POINT; THENCE SOUTH 02 DEGREES 57 MINUTES 03 SECONDS WEST, A DISTANCE OF 7.73 FEET TO A POINT; THENCE SOUTH 24 DEGREES 32 MINUTES 44 SECONDS WEST, A DISTANCE OF 43.81 FEET TO A POINT; THENCE SOUTH 24 DEGREES 48 MINUTES 14 SECONDS WEST, A DISTANCE OF 42.65 FEET TO A POINT; THENCE SOUTH 20 DEGREES 37 MINUTES 04 SECONDS WEST, A DISTANCE OF 26.65 FEET TO A POINT; THENCE SOUTH 20 DEGREES 37 MINUTES 04 SECONDS WEST, A DISTANCE OF 80.30 FEET TO A NAIL FOUND, SAID POINT BEING THE POINT OF BEGINNING (POB);

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF RIDGE TRAIL SOUTH 67 DEGREES 26 MINUTES 45 SECONDS EAST, A DISTANCE OF 4.54 FEET TO A NAIL SET; THENCE SOUTH 24 DEGREES 38 MINUTES 14 SECONDS WEST, A DISTANCE OF 50.93 FEET TO A CAPPED IRON PIN SET (5/8" REBAR); THENCE SOUTH 24 DEGREES 23 MINUTES 19 SECONDS WEST, A DISTANCE OF 100.47 FEET TO A CAPPED IRON PIN SET (5/8" REBAR); THENCE SOUTH 24 DEGREES 03 MINUTES 47 SECONDS WEST, A DISTANCE OF 89.98 FEET TO A CAPPED IRON PIN SET (5/8" REBAR); THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 44.52 FEET, WITH A RADIUS OF 728.81 FEET, WITH A CHORD BEARING OF SOUTH 20 DEGREES 15 MINUTES 10 SECOND WEST, WITH A CHORD LENGTH OF 44.51 FEET, TO A CAPPED IRON PIN SET (5/8" REBAR); THENCE LEAVING SAID RIGHT-OF-WAY, PROCEED NORTH 70 DEGREES 46 MINUTES 38 SECONDS WEST, A DISTANCE OF 656.12 FEET TO A CAPPED IRON PIN SET (5/8" REBAR); THENCE NORTH 22 DEGREES 28 MINUTES 50 SECONDS EAST, A DISTANCE OF 191.85 FEET TO A CAPPED IRON PIN SET (5/8" REBAR); THENCE SOUTH 67 DEGREES 31 MINUTES 10 SECONDS EAST, A DISTANCE OF 252.95 FEET TO A CAPPED IRON PIN SET (5/8" REBAR); THENCE NORTH 22 DEGREES 28 MINUTES 50 SECONDS EAST, A DISTANCE OF 131.69 FEET TO A NAIL FOUND; THENCE SOUTH 67 DEGREES 26 MINUTES 45 SECONDS EAST, A DISTANCE OF 216.58 FEET TO A NAIL FOUND; THENCE SOUTH 67 DEGREES 26 MINUTES 45 SECONDS EAST, A DISTANCE OF 187.02 FEET TO A NAIL FOUND ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIDGE TRAIL (VARIABLE RIGHT-OF-WAY), SAID POINT BEING THE POINT OF BEGINNING (POB);

THENCE SAID TRACT OR PARCEL OF LAND HAVING AN AREA OF 166,720 SQUARE FEET OR 3.827 ACRES, MORE OR LESS.

Exhibit B

Conditions of Zoning for CUP#076-23

A Conditional Use Permit is granted to Coro Realty Advisors, LLC (the “Business”), to allow for a self-storage facility, and to exceed the maximum allowable of 8,000 square feet for a single tenant building in the Neighborhood Commercial (NC) zoned portion of the Ridgewalk Overlay at the above described property at Ridge Trail (“Subject Property” or the “Premises”), subject to the following conditions:

1. No rental vehicles shall be offered, stored, or permitted to rent on the site. There shall be no outdoor storage on-site, including but not limited to the storage of vehicles, boats, storage pods, or containers.
2. No fencing is allowed along the Ridge Trail facing elevation of the facility.
3. The Applicant shall meet the Ridgewalk Overlay Architectural Standards. Greater articulation shall be provided along the northern building elevation by increasing the use of brickwork, by adding windows or glass, or other means. To ensure this is achieved, the architectural elevations shall be provided to the City as part of the site plan submittal and reviewed by the DPC for compliance.
4. No changeable copy signs shall be allowed.
5. Signage along the northern elevation of the building shall be limited to building/wall signs only.
6. No building signs shall be allowed on the southern or western facing elevations of the project site.
7. Street trees per the City Arborist’s Procedures Policy, shall be planted 40 feet on center along the northern property line (south of the shared access road).
8. Additional low-rise landscaping shall be required in parking lot islands and shall be approved the Community Development Director or designee.
9. The Applicant shall submit a building foundation and façade survey to ensure that the footing of the building does not encroach into the Impervious Setback on the southern side of the parcel.
10. If any buffer trees are removed during construction, a fine shall be levied commensurate with the provisions outlined in LDO Chapter IX.
11. As a part of site plan review, the Applicant shall submit a plan that demonstrates how any construction within the 75-foot stream buffer will be mitigated. The plan shall be subject to review by the City Engineer and the City Arborist.
12. To ensure emergency personnel access, the Applicant shall extend the required Ridgewalk Overlay pedestrian access around the south side of the building.

13. All refuse/recycling shall be contained in the interior of the building prior to collection by refuse hauler. No trash service or deliveries shall occur between the hours of 10:00 PM and 6:00 AM.

These conditions of zoning are consented to and approved by Ridgewalk Holdings, LLC.

Signed By: _____ Date: _____

Printed Name: _____

Title: _____



CITY OF WOODSTOCK

Application for Public Hearing

Important Notes:

1. Please check all information supplied on the following pages to ensure that all spaces are filled out accurately before signing this form. This page should be the first page of your completed application package.
2. All documents required as part of the application package shall be submitted at the same time as the application. Incomplete application packages **WILL NOT BE ACCEPTED.** **One hard copy and one PDF should be submitted.**
3. Please contact the Planning and Zoning Division of the Community Development Department at 770-592-6050 if you have any questions regarding the application package, this application or the public hearing process.

Contact Person: Dakota Carruthers Phone: 678.690.5710
 Email: dakotacarruthers@parkerpoe.com

Applicant's Information:

Name: CORO REALTY ADVISORS, LLC
 Address: 3715 Northside Parkway, NW Bldg 400-100 Phone: 404-846-4019
 City, State, Zip: Atlanta, GA 30327 Email: aholland@cororealty.com

Property Owner's Information: ☐ same as above Please attach a list if multiple property owners

Name: Ridgewalk Holdings, LLC c/o Horizon Group Properties
 Address: 131 W. Seaway Drive, suite 220 Phone: 231.798.9235
 City, State, Zip: Muskegon, MI 49444 Email: trumtptz@horizongroup.com

Requested Public Hearing (check all that apply):

- | | |
|--|--|
| ☐ Annexation | ☒ Conditional Use Permit |
| ☐ Rezoning | ☐ Comprehensive Plan Amendment |
| ☐ Condition Amendment | ☐ Other: _____ |
| ☐ Variance | _____ |

STAFF USE ONLY:

Case: _____ # _____ - _____
 Received by: _____
 Date Received: _____
 Fee Paid: \$ _____
 Date Accepted: _____

PUBLIC HEARING SCHEDULE:

Pre-Application Meeting: _____
 Public Input Meeting: _____
 DPC Meeting: _____
 Planning Commission: _____
 City Council: _____

Property Information:

Location: Ridge Trail, south of Ridgewalk Parkway

Current Zoning: Neighborhood Commercial (NC) Total Acreage: 3.82

Portion of
Tax Map #: 15 N 17 Parcel #: 001 Future Development Map Designation: Community Village Center

Adjacent Zonings: North NC South R-5 East NC West GC

Applicant's Request (Itemize the Proposal, including code sections for Variance requests):

Applicant is requesting two conditional use permits as follows 1) Construct a self-storage facility in the NC zoning district 2) exceed the 8,000 square foot building maximum per section 7.808.(1) of Article VIII.

Proposed Use(s) of Property:

Self-storage Facility

Infrastructure Information:

Is water available to this site? ☒ Yes ☐ No Jurisdiction: _____

How is sewage from this site to be managed?

Sewer line connection available

Will this proposal result in an increase in school enrollment? ☐ Yes ☒ No

If yes, what is the projected increase? _____ students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home		0.287	

Traffic Generation:

If a traffic study is not required as part of this application, complete the following charts to estimate traffic generated by the proposal. Information for additional residential and all commercial/industrial development shall follow the summary of ITE Trip Generation Rates published in the Transportation Planning Handbook by the Institute of Transportation Engineers.

What is the estimated number of trips generated? 152 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome		9.57	
220	Apartment		6.63	
<u>151</u>	<u>mini warehouse</u>	<u>100,000</u>		

• A unit for residential purposes is equal to one residential unit. For commercial/industrial uses it is defined in the ITE table, but most often is equal to 1,000 square feet of floor area for the use specified.

Authorization:

Upon acceptance of the completed application package, the Community Development Department will notify the applicant of scheduled date, times, and locations of the public meetings/hearings. The applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

This form is to be executed under oath. I, Adam Holland, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 3 day of August, 20 23.

Print Name Adam Holland

Applicant Signature [Signature]

Consent to publish copyrighted documents on the City of Woodstock website:

If any of the documents submitted with this application are copyrighted, I hereby attest that I am the owner of this copyright and give my consent to allow these documents to be published on the City of Woodstock website (www.woodstockga.gov) for public access and for inclusion in all agenda materials published by the City of Woodstock.

This 3 day of August, 20 23.

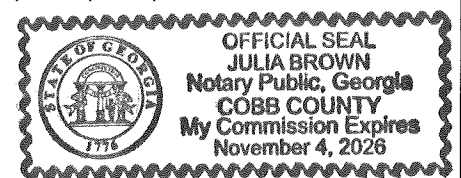
Copyright Owner Print Name Adam Holland

Copyright Owner Signature [Signature]

Sworn to and Subscribed before me this: 3rd day of August, 20 23.

Notary Signature: [Signature]

(Notary Seal)



APPLICANT RESPONSE STATEMENT CONDITIONAL USE PERMITS

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power. If this application is in response to a conditional use permit, please respond to the following standards in the form of a written narrative:

1. Explain requested conditional use permit.

Applicant requests a conditional use permit to construct a self-storage facility in the Neighborhood Commercial zoning district.

2. Whether or not there will be significant adverse effect on the surrounding area in which the proposed use will be located.

The proposed use will not have an adverse effect on the surrounding area. The proposal, if approved, will provide a service to surrounding residents.

3. Whether or not the use is otherwise compatible with the surrounding area.

The use is compatible with the surrounding residents and provides additional storage space to fill a community need.

4. Whether or not the use proposed will result in a nuisance as defined under state law.

The proposed use will not result in a nuisance.

5. Whether or not quiet enjoyment of surrounding property will be adversely effected.

Quiet enjoyment of surrounding property will not be impacted as the proposed use of the property does not add additional noise and has low foot traffic compared to other uses in the surrounding area.

6. Whether or not property values of surrounding property will be adversely effected.

Surrounding property values should not be adversely effected by the approval of the proposed use.

7. Whether or not adequate provisions are made for parking and traffic considerations.

Parking standards will be met at the property. A traffic study is in progress and will be available made available for review as part of this application. No new ingress and egress point will be made from Ridge Trail.

8. Whether or not the site or intensity of the use is appropriate.

The proposed use is a low intensity use and is appropriate.

9. Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Town Plan.

The Comprehensive Town Plan character area designation is Community Village Center which promotes uses such as larger scaled shopping centers, professional offices and services serving several neighborhoods. The proposed use will directly service residents in this character district and immediate area, especially lending service to those residents of existing and new apartment and townhome developments.

10. Whether or not adequate provisions are made regarding hours of operation.

Office Hours of the self-storage facility are 9 to 6pm with Open Hours to unit renters from 7am to 10pm, accessible by key fob access only. The facility is fully closed beyond the open hours.

11. Whether or not adequate controls and limits are placed on commercial and business deliveries.

Deliveries to the proposed use are limited to storage unit renters during the above hours of operation.

12. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.

Landscaping and buffers will be provided to adhere to the Neighborhood Commercial District standards as well as standards of the Ridgeway Overlay. No variances are being requested as part of this application.

13. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.

The public health, safety, welfare or moral concerns of the surrounding neighborhoods will not be adversely affected.

14. Whether the application complies with any applicable specific requirements set forth in this chapter for conditional use permits for particular types of uses.

The application complies with all Neighborhood Commercial district requirements as well as those requirements set forth in the Ridgeway Overlay, outside of an additional conditional use permit to increase the maximum size of the facility to 100,000 square feet.

15. Whether the applicant has provided sufficient information to allow full consideration of all relevant factors.

The application as submitted is fully complete, providing sufficient information regarding all relevant factors, pending the completion of a traffic study.

16. Whether the conditional use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended.

The proposed use does not emit or create unusual odors.

APPLICANT RESPONSE STATEMENT CONDITIONAL USE PERMITS

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power. If this application is in response to a conditional use permit, please respond to the following standards in the form of a written narrative:

1. Explain requested conditional use permit.

Applicant is requesting a conditional use permit to construct a self-storage facility within the Neighborhood Commercial District with the Ridgewalk Overlay larger than the maximum of 8,000 square feet. The applicant is proposing a 100,000 square foot facility.

2. Whether or not there will be significant adverse effect on the surrounding area in which the proposed use will be located.

The proposed use will not have an adverse effect on the surrounding area. The proposal, if approved, will provide a service to surrounding residents.

3. Whether or not the use is otherwise compatible with the surrounding area.

The applicant is requesting no variances with this proposal and will otherwise adhere to all requirements of the Ridgewalk Overlay standards.

4. Whether or not the use proposed will result in a nuisance as defined under state law.

The proposed use will not result in a nuisance.

5. Whether or not quiet enjoyment of surrounding property will be adversely effected.

Quiet enjoyment of surrounding property will not be impacted.

6. Whether or not property values of surrounding property will be adversely effected.

Surrounding property values should not be adversely effected by the approval of the proposed use.

7. Whether or not adequate provisions are made for parking and traffic considerations.

Parking standards will be met at the property. A traffic study is in progress and will be available made available for review as part of this application.

8. Whether or not the site or intensity of the use is appropriate.

The intensity of the proposed use is appropriate. In terms of traffic, this is one of the least intense uses compared to permitted and conditional uses in the Neighborhood Commercial District. An increase in square footage of the propose use would result in a lesser adverse effect than a variety of permitted NC uses.

9. Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Town Plan.

The Community Village Center Character area of the Comprehensive Town Plan lists design strategies for proposed uses. One of these strategies aims to locate taller buildings internally to a site, stepping down as they reach edges of a site that adjoin smaller scale development. The proposed self-storage facility is two stories with a gradual drop in grade at the back of the property, strategically located behind existing multi-tenant buildings that front Ridgewalk Parkway.

10. Whether or not adequate provisions are made regarding hours of operation.

Office Hours of the self-storage facility are 9 to 6pm with Open Hours to unit renters from 7am to 10pm, accessible by key fob access only. The facility is fully closed beyond the open hours.

11. Whether or not adequate controls and limits are placed on commercial and business deliveries.

Deliveries to the proposed use are limited to storage unit renters during the above hours of operation.

12. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.

Landscaping and buffers will be provided to adhere to the Neighborhood Commercial District standards as well as standards of the Ridgewalk Overlay. No variances are being requested as part of this application.

13. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.

The public health, safety, welfare or moral concerns of the surrounding neighborhoods will not be adversely affected.

14. Whether the application complies with any applicable specific requirements set forth in this chapter for conditional use permits for particular types of uses.

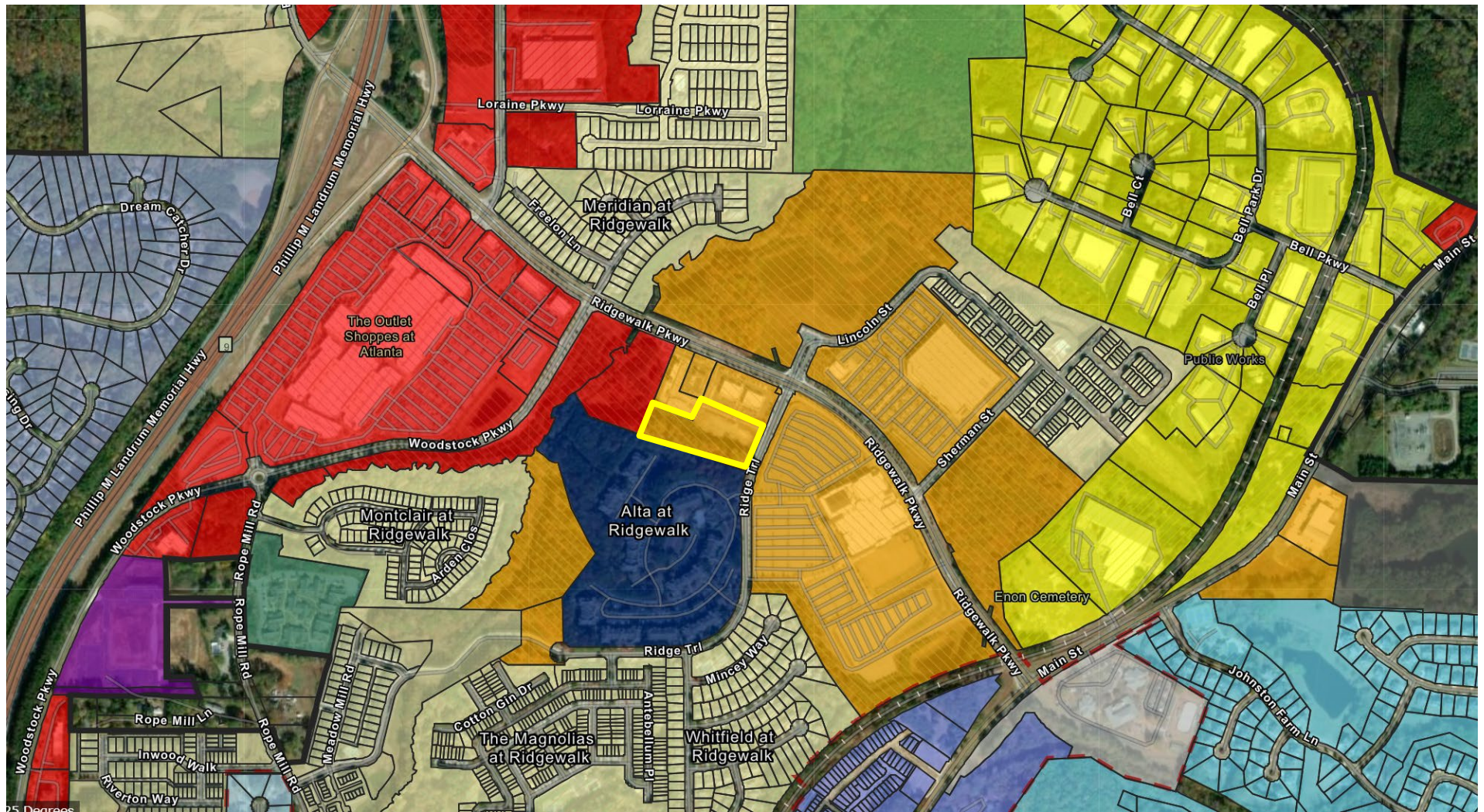
The application complies with all other Neighborhood Commercial district requirements as well as those requirements set forth in the Ridewalk Overlay.

15. Whether the applicant has provided sufficient information to allow full consideration of all relevant factors.

The application as submitted is fully complete, providing sufficient information regarding all relevant factors, pending the completion of a traffic study.

16. Whether the conditional use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended.

The proposed use does not emit or create unusual odors.



Zoning Map

A
B
C
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E
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G
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I
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K

12345678910111213141516

ATTACHMENT E

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SURVEY REFERENCES

1. ALTA/ACSM LAND TITLE SURVEY OF THE SOUTH TRACT RIDGEWALK HOLDINGS, LLC, RIDGEWALK PARKWAY FOR RIDGEWALK HOLDINGS, LLC, DATED AUGUST 25, 2015, PREPARED BY ATWELL, LLC.

TITLE EXCEPTIONS
FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT (FILE) No. NCS-986698-ATL
DATED: OCTOBER 30, 2019 at 8:00 a.m.
SCHEDULE B - SECTION II

Note: Items no. 1 through 11 have been intentionally omitted.

12. Easement from D. J. Haney to Georgia Railway & Power Company, its successors and assigns, dated July 26, 1923, filed for record October 19, 1923, and recorded in Deed Book QQ, Page 584, Cherokee County, Georgia records.
Comment: May or may not affects subject property. Unable to plot or locate upon the survey.

13. Terms and provisions of that certain Declaration of Easement by and among Durango Properties, LLC, Laramie Properties, LLC, Tahoe Properties, LLC and Centex Homes, a Nevada general partnership, dated March __, 2001, filed for record March 15, 2001, and recorded in Deed Book 4493, Page 339, aforesaid records; and as affected by that certain Termination of Easement by and between Ridgewalk Holdings, LLC, a Georgia limited liability company and Centex Homes, a Nevada general partnership, dated December 6, 2012, filed for record February 19, 2013, and recorded in Deed Book 12245, Page 380, aforesaid records.
Comment: Does not affect subject property. Easement located to the East of subject property (if still exist).

14. Unrecorded Easement for Water Line from Smith L. Johnston, Jr., to City of Woodstock, dated April 14, 1987, recited as Item no. 10, of Exhibit "B" Permitted exceptions, as same is affixed as Exhibit "C" to that certain Limited Warranty Deed from Durango Properties, LLC, a Georgia limited liability company, to Ridgewalk Holdings, LLC, a Georgia limited liability company, dated June 17, 2002, filed for record June 20, 2002, and recorded in Deed Book 5349, Page 394, aforesaid records; and as affected by that certain Quitclaim Deed from the City of Woodstock, Georgia, a political subdivision of the State of Georgia, to Ridgewalk Holdings, LLC, a Georgia limited liability company, dated June 5, 2008, filed for record June 23, 2008, and recorded in Deed Book 10267, Page 18, aforesaid records, as to a portion of the water line easement.
Comment: Does not affect subject property. Easement located east of subject property.

15. Underground Easement from Ridgewalk Holdings, LLC to Georgia Power Company, its successors or assigns, dated December 1, 2003, filed for record December 23, 2003, and recorded in Deed Book 6782, Page 98, aforesaid records.
Comment: Does not affect subject property. Certain portion of Rope Mill Road, referenced in said deed, located in Land Lot 922.

16. Underground Easement from Ridgewalk Holdings, LLC to Georgia Power Company, its successors or assigns, dated May 23, 2011, filed for record June 10, 2011, and recorded in Deed Book 11420, Page 72, aforesaid records.
Comment: May or may not affect subject property. Exhibit showing in said deed is too vague to plot.

17. Terms and provisions of that certain Construction, Operation and Reciprocal Easement Agreement, by and between Ridgewalk Holdings, LLC, a Georgia limited liability company and Costco Wholesale Corporation, a Washington corporation, dated July 25, 2017, filed for record July 27, 2017, and recorded in Deed Book 14197, Page 1782, aforesaid records; and as amended by that certain First Amendment to Construction, Operation and Reciprocal Easement Agreement dated December 3, 2018, filed for record December 11, 2018, and recorded in Deed Book 14322, Page 1076, aforesaid records.
Comment: Does not affect subject property. Per section shown in said deed, called RECITALS, subsection 1, states that Parcel G (subject property) is not benefited by the matters for which CAM Costs are incurred and shall have no responsibility to contribute to the Association for CAM Costs.

18. Terms and provisions of that certain Declaration of Restrictive Covenants by Ridgewalk Holdings, LLC, a Georgia limited liability company, dated July 25, 2017, filed for record July 27, 2017, and recorded in Deed Book 14197, Page 1865, aforesaid records.
Comment: Does not affect subject property. Property referenced in said deed located north of subject property.

19. Underground Easement from Ridgewalk Holdings, LLC to Georgia Power Company, a Georgia corporation, its successors or assigns, dated January 5, 2018, filed for record February 12, 2018, and recorded in Deed Book 14247, Page 26, aforesaid records.
Comment: Does not affect subject property. Easement located northeasterly of subject property.

20. Matters as shown on that certain plat recorded in Plat Book 11, Page 96; and affected by Plat Book 11, Page 102, aforesaid records.
Comment: Does not affect subject property. Original property been subdivided since.

21. Matters as shown on that certain plat recorded in Plat Book 14, Page 34, aforesaid records.
Comment: Does not affect subject property. Original property has been subdivided since.

22. Matters as shown on that certain plat recorded in Plat Book 16, Page 192, aforesaid records.
Comment: Does not affect subject property.

23. Matters as shown on that certain plat recorded in Plat Book 60, Page 162, aforesaid records.
Comment: Does not affect subject property. Original property has been subdivided since.

24. Matters as shown on that certain plat recorded in Plat Book 60, Pages 164, 165, 166, 167, and 168, aforesaid records.
Comment: Plat shows work along Rope Mill Parkway extension. Road been constructed since and all temporary easements have expired.

25. Matters as shown on that certain plat recorded in Plat Book 70, Pages 6, 7, and 8, aforesaid records.
Comment:

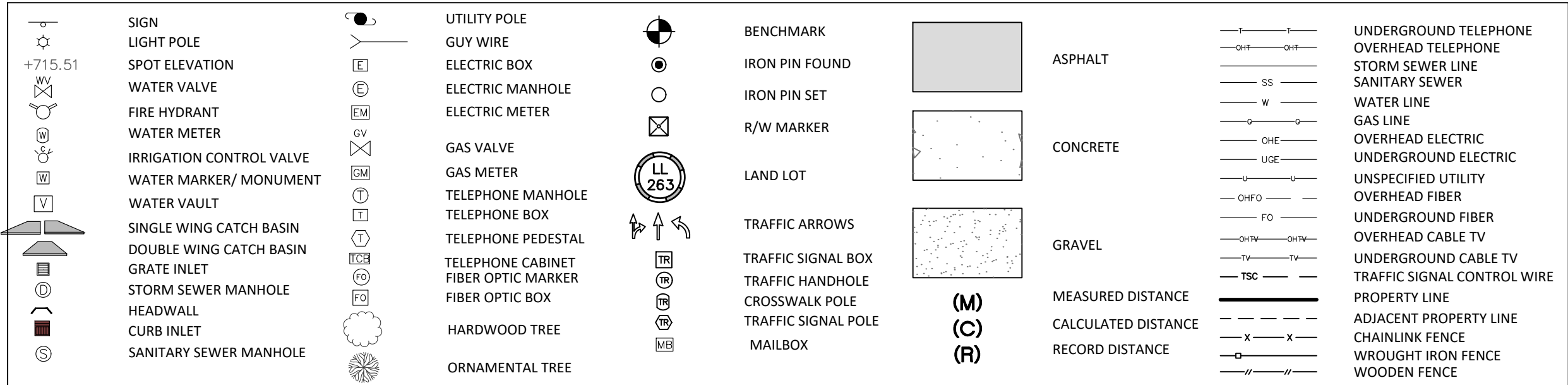
26. Matters as shown on that certain plat recorded in Plat Book 70, Page 29, aforesaid records.
Comments: Does not affect subject property. Original property been subdivided since.

27. Matters as shown on that certain plat recorded in Plat Book 70, Page 30, aforesaid records.
Comment: Does not affect subject property. Property shown here on located east of subject property.

28. Matters as shown on that certain plat recorded in Plat Book 118, Pages 1511-1524, aforesaid records.
Comment: Does not affect subject property. Property located northeasterly of subject property.

29. Rights of others to cross the proposed private road traversing the northwesterly boundary of the subject property.

30. Matters as would be disclosed by a current and accurate survey and inspection of the Land.



LEGAL DESCRIPTION
FIELD RUN SURVEY

SOUTH TRACT – RIDGEWALK PARKWAY

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 852, 877, 878, 15TH DISTRICT, 2ND SECTION, CITY OF WOODSTOCK, CHEROKEE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CURVED INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGEWALK PARKWAY (100-FOOT RIGHT-OF-WAY AT THIS POINT) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIDGE TRAIL (60-FOOT RIGHT-OF-WAY);

THENCE ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF RIDGE TRAIL (60-FOOT RIGHT-OF-WAY) PROCEED SOUTH 24 DEGREES 30 MINUTES 09 SECONDS WEST, A DISTANCE OF 11.64 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF RIDGE TRAIL (60-FOOT RIGHT-OF-WAY) PROCEED SOUTH 24 DEGREES 30 MINUTES 09 SECONDS WEST, A DISTANCE OF 159.96 FEET TO A POINT;

THENCE CONTINUING ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF RIDGE TRAIL SOUTH 24 DEGREES 38 MINUTES 14 SECONDS WEST, A DISTANCE OF 92.10 FEET TO A POINT;

THENCE CONTINUING ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF RIDGE TRAIL SOUTH 24 DEGREES 23 MINUTES 19 SECONDS WEST, A DISTANCE OF 100.47 FEET TO A POINT;

THENCE CONTINUING ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF RIDGE TRAIL SOUTH 24 DEGREES 03 MINUTES 47 SECONDS WEST, A DISTANCE OF 89.98 FEET TO A POINT;

THENCE CONTINUING ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF RIDGE TRAIL SOUTHERLY A DISTANCE OF 44.52 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 726.81 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 20 DEGREES 15 MINUTES 10 SECONDS WEST, FOR A DISTANCE OF 44.51 FEET, TO A POINT;

THENCE LEAVING THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF RIDGE TRAIL PROCEED NORTH 70 DEGREES 46 MINUTES 38 SECONDS WEST, A DISTANCE OF 979.99 FEET TO A POINT;

THENCE NORTH 29 DEGREES 18 MINUTES 30 SECONDS WEST, A DISTANCE OF 155.75 FEET TO A POINT ON THE TOP BANK OF A CREEK;

THENCE CONTINUING NORTH 29 DEGREES 18 MINUTES 30 SECONDS WEST, A DISTANCE OF 9.05 FEET TO THE CENTERLINE OF A CREEK;

THENCE ALONG THE SAID CENTERLINE OF A CREEK THE FOLLOWING BEARINGS AND DISTANCES:

1. NORTH 82 DEGREES 48 MINUTES 01 SECONDS EAST, A DISTANCE OF 16.18 FEET TO A POINT;
2. NORTH 58 DEGREES 45 MINUTES 14 SECONDS EAST, A DISTANCE OF 30.82 FEET TO A POINT;
3. NORTH 40 DEGREES 35 MINUTES 43 SECONDS EAST, A DISTANCE OF 54.48 FEET TO A POINT;
4. NORTH 56 DEGREES 02 MINUTES 41 SECONDS EAST, A DISTANCE OF 22.98 FEET TO A POINT;
5. NORTH 76 DEGREES 22 MINUTES 45 SECONDS EAST, A DISTANCE OF 55.59 FEET TO A POINT;
6. NORTH 38 DEGREES 55 MINUTES 38 SECONDS EAST, A DISTANCE OF 70.49 FEET TO A POINT;
7. NORTH 40 DEGREES 32 MINUTES 45 SECONDS EAST, A DISTANCE OF 52.17 FEET TO A POINT;
8. NORTH 13 DEGREES 53 MINUTES 02 SECONDS WEST, A DISTANCE OF 10.40 FEET TO A POINT;
9. NORTH 30 DEGREES 26 MINUTES 39 SECONDS WEST, A DISTANCE OF 30.46 FEET TO A POINT;
10. NORTH 22 DEGREES 33 MINUTES 49 SECONDS EAST, A DISTANCE OF 20.01 FEET TO A POINT;
11. NORTH 44 DEGREES 06 MINUTES 44 SECONDS EAST, A DISTANCE OF 13.20 FEET TO A POINT;
12. NORTH 74 DEGREES 24 MINUTES 18 SECONDS EAST, A DISTANCE OF 17.69 FEET TO A POINT;
13. SOUTH 80 DEGREES 10 MINUTES 40 SECONDS EAST, A DISTANCE OF 7.59 FEET TO A POINT;
14. NORTH 66 DEGREES 15 MINUTES 02 SECONDS EAST, A DISTANCE OF 30.35 FEET TO A POINT;
15. SOUTH 43 DEGREES 46 MINUTES 38 SECONDS EAST, A DISTANCE OF 11.30 FEET TO A POINT;
16. SOUTH 10 DEGREES 50 MINUTES 39 SECONDS EAST, A DISTANCE OF 31.34 FEET TO A POINT;
17. NORTH 63 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.05 FEET TO A POINT;
18. NORTH 08 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 26.79 FEET TO A POINT;

THENCE LEAVING THE SAID CENTERLINE OF A CREEK PROCEED NORTH 07 DEGREES 15 MINUTES 03 SECONDS WEST, A DISTANCE OF 12.27 FEET TO A POINT ON THE EXTENDED SOUTHWESTERLY RIGHT-OF-WAY LINE OF RIDGEWALK PARKWAY (RIGHT-OF-WAY VARIES), AS RIGHT-OF-WAY IS EXTENDED TO ACCOMMODATE A STORM DRAINAGE BOX CULVERT STRUCTURE RUNNING UNDER RIDGEWALK PARKWAY;

THENCE ALONG THE SAID EXTENDED RIGHT-OF-WAY LINE OF RIDGEWALK PARKWAY SOUTH 66 DEGREES 29 MINUTES 25 SECONDS EAST, A DISTANCE OF 12.02 FEET TO A POINT;

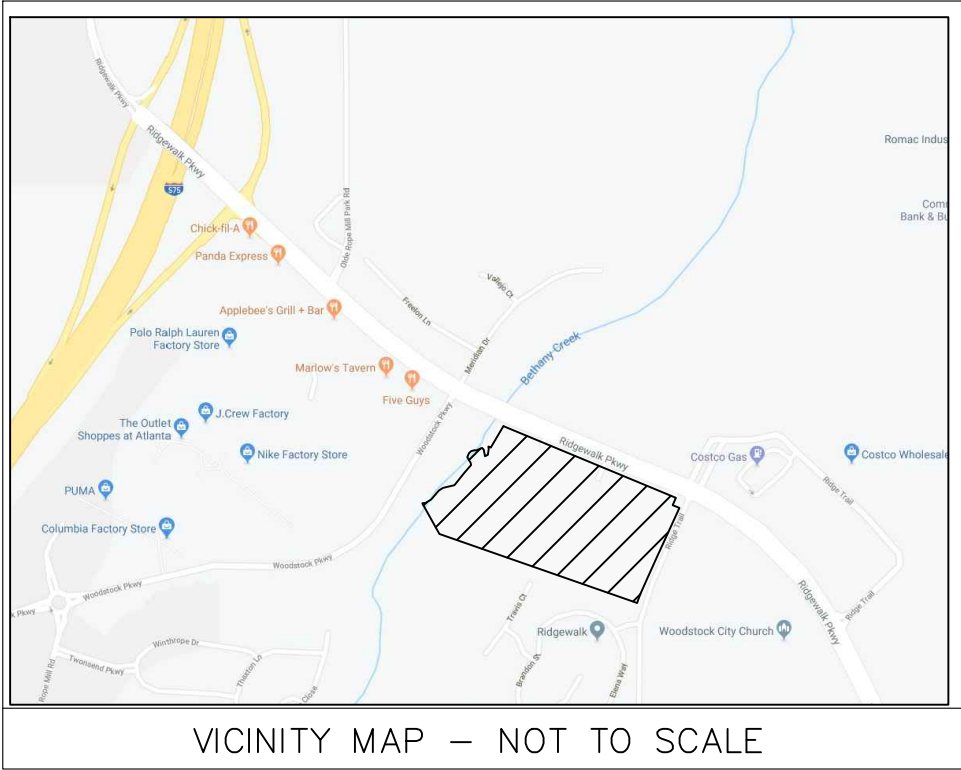
THENCE CONTINUING ALONG THE SAID EXTENDED RIGHT-OF-WAY LINE NORTH 30 DEGREES 41 MINUTES 20 SECONDS EAST, A DISTANCE OF 116.06 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGEWALK PARKWAY (100-FOOT RIGHT-OF-WAY);

THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF RIDGEWALK PARKWAY (100-FOOT RIGHT-OF-WAY) SOUTH 67 DEGREES 26 MINUTES 45 SECONDS EAST, A DISTANCE OF 874.55 FEET TO A POINT ON THE NORTHWEST CORNER OF A PARCEL KNOWN AS THE SIGN TRACT;

THENCE LEAVING THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF RIDGEWALK PARKWAY PROCEED ALONG THE WESTERLY LINE OF THE SIGN TRACT SOUTH 22 DEGREES 33 MINUTES 34 SECONDS WEST, A DISTANCE OF 37.48 FEET TO A POINT;

THENCE PROCEED ALONG THE SOUTHERLY LINE OF THE SIGN TRACT SOUTH 67 DEGREES 26 MINUTES 26 SECONDS EAST, A DISTANCE OF 33.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 550,601 SQUARE FEET OR 12.640 ACRES, MORE OR LESS.



SURVEY NOTES

1. ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CHEROKEE COUNTY, GEORGIA, (COMMUNITY-PANEL NUMBER 1305700332E, DATED JUNE 7, 2019), PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
4. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE STRUCTURES AND MAPS AND/OR FIELD LOCATED MARKINGS PROVIDED BY THE UTILITY COMPANIES SERVING THAT UTILITY AND ARE APPROXIMATE ONLY. THE PROPERTY SHOWN HEREON MAY BE SERVED BY UNDERGROUND UTILITIES WHICH ARE NOT SHOWN HEREON. ALL UTILITY COMPANIES SHOULD BE CONTACTED BEFORE BEGINNING ANY DESIGN OR CONSTRUCTION.
5. NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GA WEST ZONE – NAD 83 ADJUSTED 2011, USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON NOVEMBER OF 2019 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET.
6. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN XXXXXX FEET AND AN ANGULAR ERROR OF XXX SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
7. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 394,137 FEET.
8. EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: TRIMBLE S6 ROBOTIC TOTAL STATION
LINEAR: TRIMBLE S6 ROBOTIC TOTAL STATION
GPS: TRIMBLE R6 GPS RECEIVER
9. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
10. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
11. CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON U.S.G.S. DATUM (NAVD 88), **SITE BENCHMARKS ARE SHOWN HEREON.**
12. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A GA LICENSED SURVEYOR.
13. THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
14. ATWELL LLC DOES NOT GUARANTEE THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTES LOCATED ON THE SUBJECT PROPERTY.
15. AT THE TIME OF FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, CHANGES OF RIGHT-OF-WAY LINES, STREET OR SIDEWALK CONSTRUCTION AND OR REPAIRS.

SURVEYOR'S CERTIFICATION

TO: RIDGEWALKHOLDINGS,LLC; AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A)(B), 7(A)(B), 7(C), 8, 9, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 2, 2019.



CLYDE R. ELDRIDGE, GA. R.L.S. #2659 DATE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTORS. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY IN THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1255 Lakes Parkway
Building 100 Suite 120
Lawrenceville, GA 30043
U.S.A.

LOCATED IN:

LAND LOT: 852, 877, 878

15th DISTRICT, 2nd SECTION

CHEROKEE COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY:
LAND ENGINEERING AND DEVELOPMENT
C/O BRENT MOYE

OF:
RIDGEWALK – SOUTH TRACT
TRAIL & RIDGEWALK PARKWAY
WOODSTOCK, GEORGIA

DATE

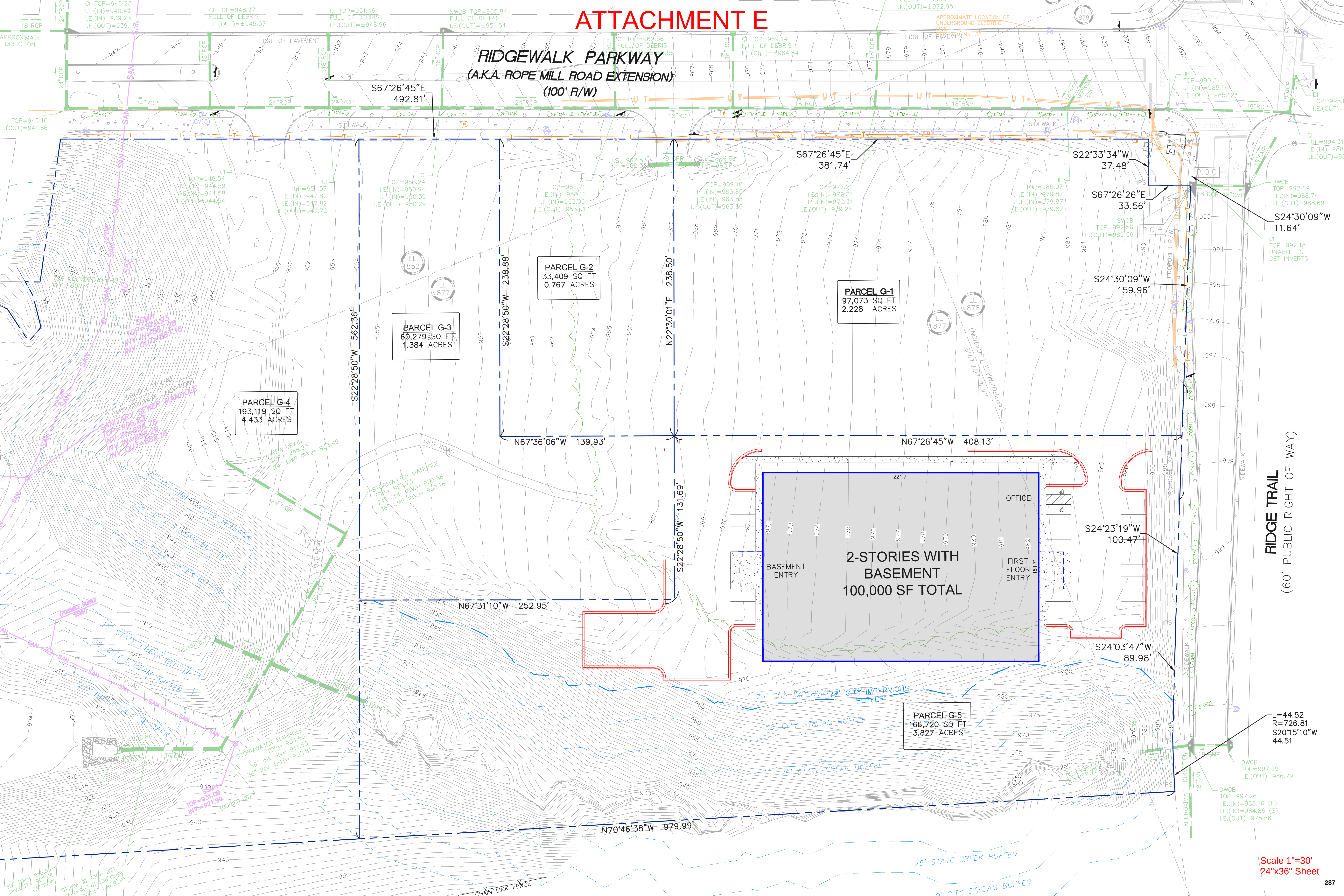
REVISIONS

DR.	MS	CH.	CRE
P.M. CRE			
SCALE: AS SHOWN			
JOB 19004187			
SHEET NO. 3 OF 3			

G:\TEMP\19004187 - RIDGEWALK PARKWAY - ALTA/NSPS 12/25/2019 10:09 AM CLYDE R. ELDRIDGE

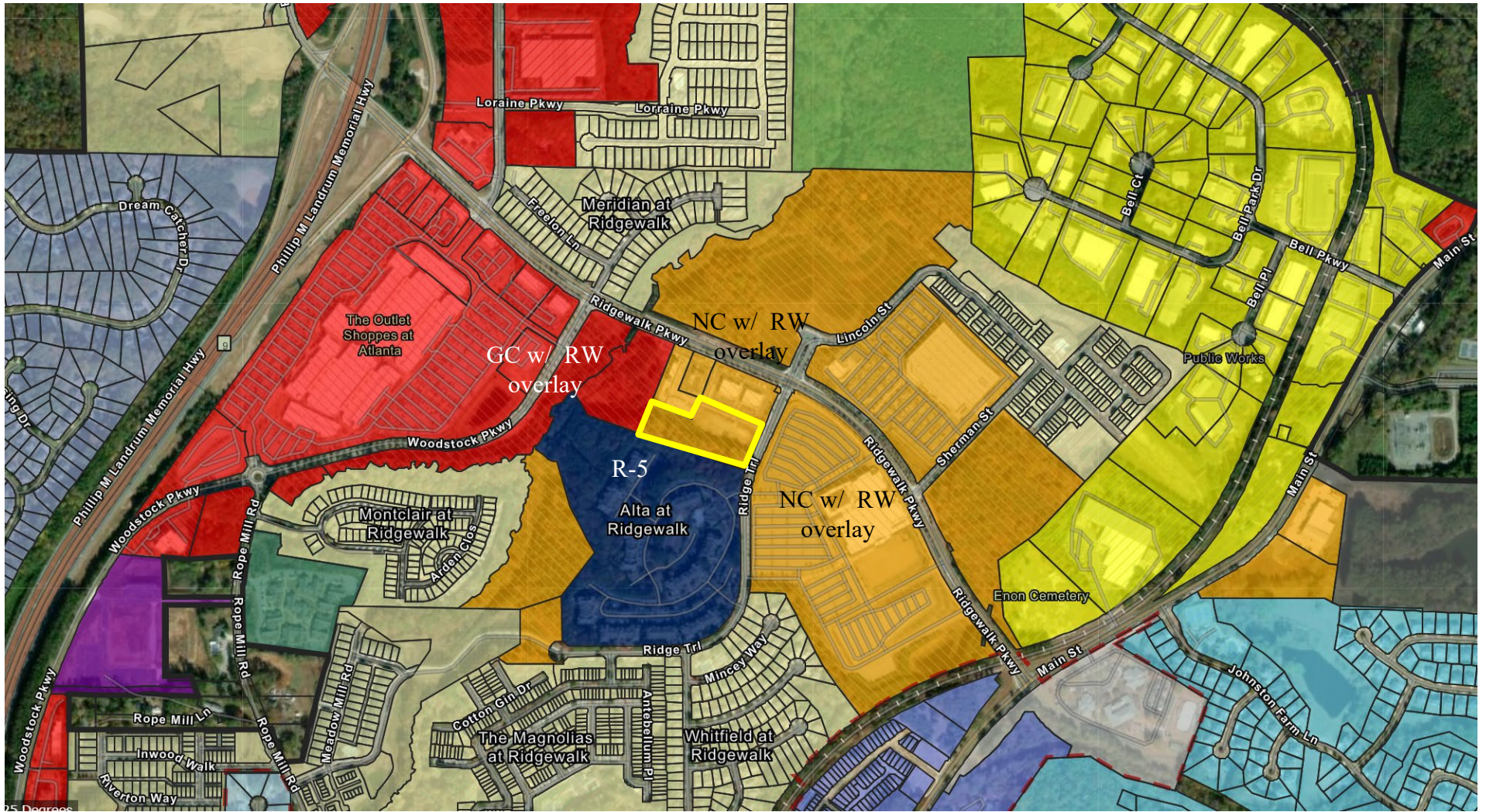
CAD FILE: 19004187 - ALTA/NSPS

ATTACHMENT E



RIDGE TRAIL
(60' PUBLIC RIGHT OF WAY)

Scale 1"=30'
24"x36" Sheet



Zoning Map

**TRAFFIC IMPACT STUDY
FOR
PROPOSED MINI-STORAGE DEVELOPMENT ON
PIEDMONT URGENT CARE-XFINITY DRIVEWAY**

CITY OF WOODSTOCK, GEORGIA



Prepared for:

***Coro Realty Advisors, LLC.
3715 Northside Parkway NW., Bldg. 400-100
Atlanta, GA 30327***

Prepared By:



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areneng.com

September 28, 2023
A & R Project # 23-179

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1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact from the proposed mini-storage development that will be located in the southwest corner of Ridgewalk Parkway and Ridge trail behind Xfinity building, in City of Woodstock, Georgia. The traffic analysis evaluates the current operations compared to the future conditions with the traffic generated by the development. The proposed development will consist of 100,000 sf of Mini- Warehouse.



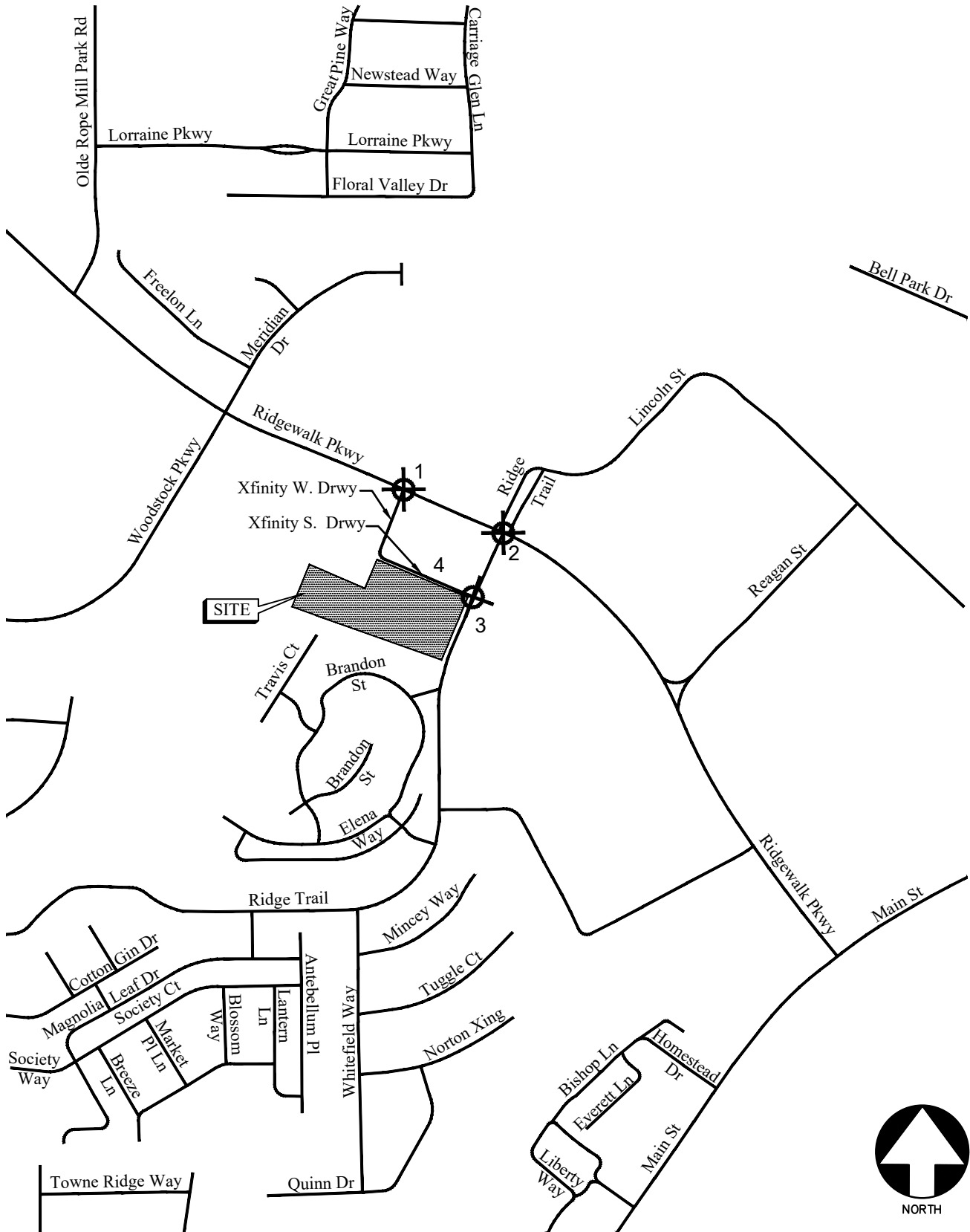
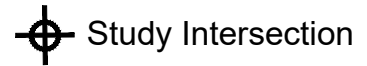
The development proposes the existing Xfinity full access driveway on Ridgewalk Parkway and the existing full access Xfinity/Your Pie Pizza driveway on Ridge Trail.

The AM and PM peak hours have been analyzed in this study. This study includes the evaluation of traffic operations at the intersections of:

1. Ridgewalk Parkway at Xfinity western driveway
2. Ridgewalk Parkway at Ridge Trail
3. Ridge Trail at Xfinity/Your Pie Pizza driveway

ATTACHMENT G

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network is shown in Figure 1.



LOCATION MAP

FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 Ridgewalk Parkway

Ridgewalk Parkway is an east-west, four-lane, median divided roadway with a posted speed limit of 35 mph in the vicinity of the site.

2.1.2 Ridge Trail

Ridge Trail is a north-south, two-lane, undivided roadway with a posted speed limit of 25 mph in the vicinity of the site.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board's Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level-of-service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume to capacity ratio greater than 1 is designated as "F" regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level-of-service is assigned a letter designation from "A" through "F". Level-of-service "A" indicates excellent operations with little delay to motorists, while level-of-service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long delays.

TABLE 1 — LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio greater than 1.0 for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersection.

TABLE 2 — LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favorable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual *cycle failures* (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

4.0 EXISTING 2023 TRAFFIC ANALYSIS

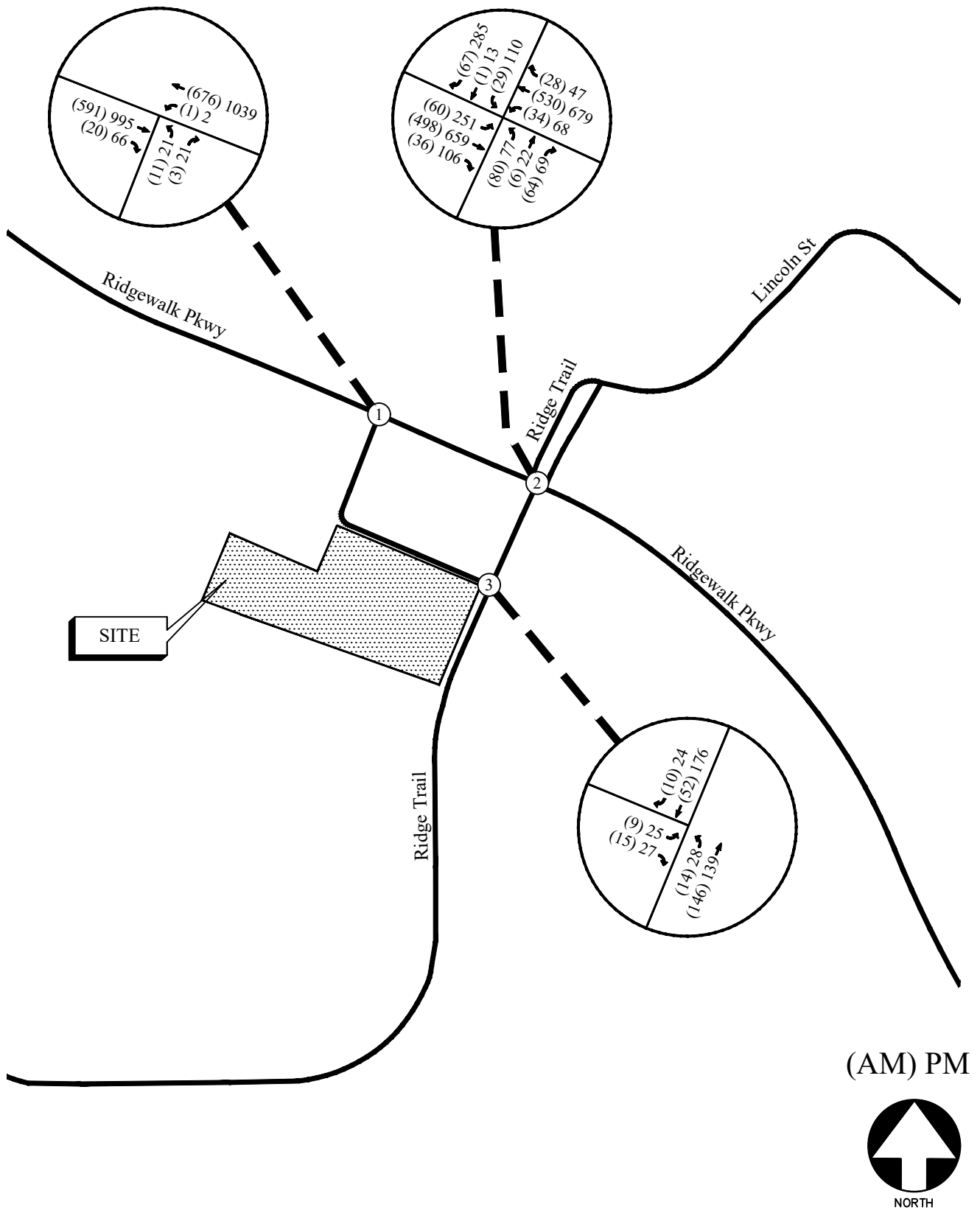
4.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersections:

1. Ridgewalk Parkway at Xfinity Driveway
2. Ridgewalk Parkway at Ridge Trail
3. Ridge Trail at Xfinity/Your Pie Pizza Driveway

Turning movement counts were collected on Tuesday, September 26, 2023. All turning movement counts were recorded during the AM and PM peak hours between 7:00am to 9:00am and 4:00pm to 6:00pm, respectively. The four consecutive 15-minute interval volumes that produced the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 2.

The existing traffic control and lane geometry for the intersections are shown in Figure 3.

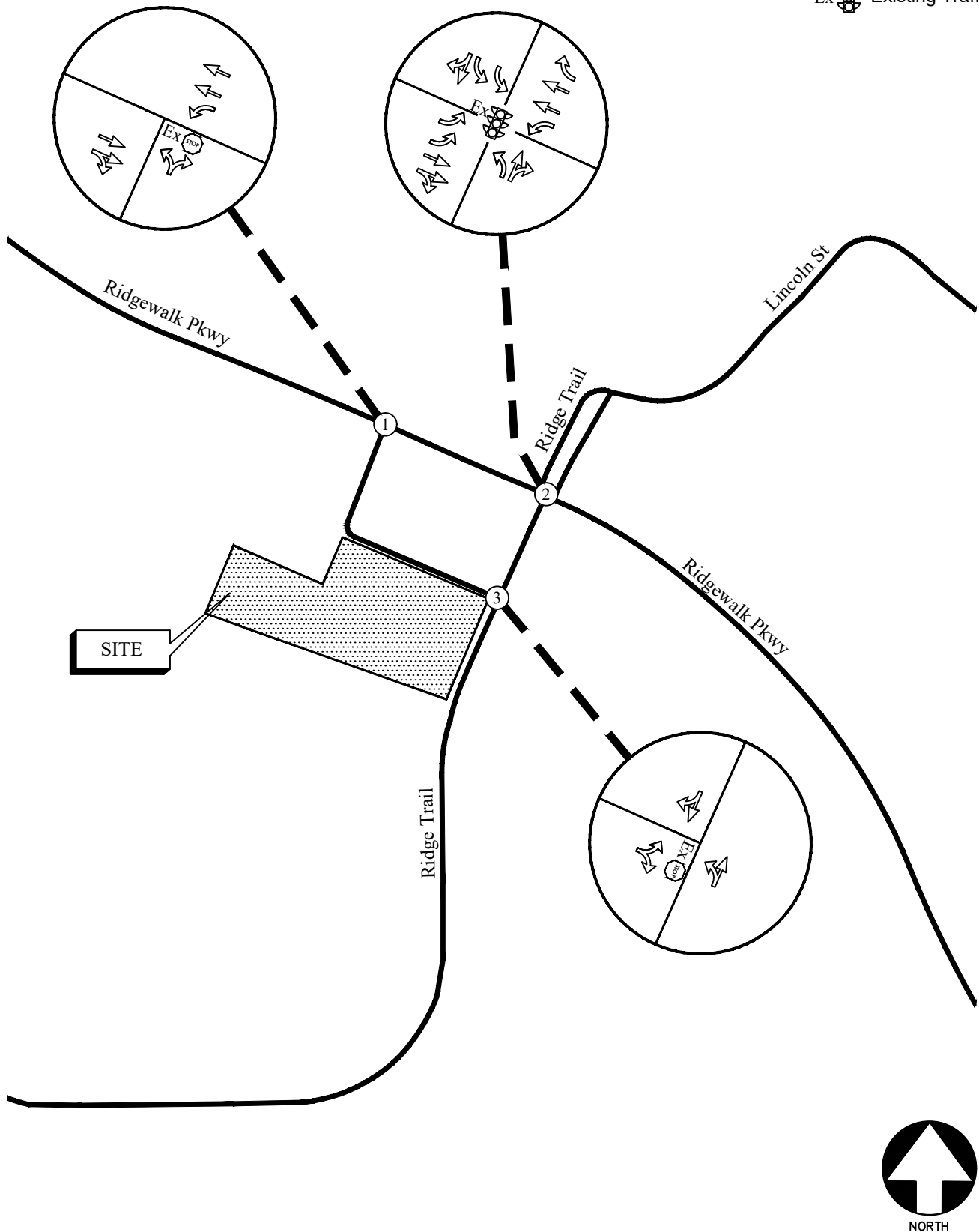


EXISTING WEEKDAY PEAK-HOUR VOLUMES

FIGURE 2

A&R Engineering Inc.

- Ex  Existing Signed Approach
-  Existing Lane Geometry
- Ex  Existing Traffic Signal



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 3

A&R Engineering Inc.

4.2 Existing Traffic Operations

Existing 2023 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analyses are shown in Table 3.

TABLE 3 — EXISTING INTERSECTION OPERATIONS				
Intersection		Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	<u>Ridgewalk Parkway @– Xfinity Driveway</u>	Stop Controlled on NB Approach		
	-Westbound Left -Northbound Approach		A (9.0) C (20.0)	B (10.6) D (34.8)
2	<u>Ridgewalk Parkway @ Ridge Trail</u>	Signalized	<u>C (21.9)</u>	<u>D (37.5)</u>
	-Eastbound Approach		B (14.0)	C (32.1)
	-Westbound Approach		B (12.9)	C (26.8)
	-Northbound Approach		E (60.7)	D (52.7)
	-Southbound Approach		E (63.0)	E (64.1)
3	<u>Ridge Trail @ Xfinity/Your Pie Pizza Drwy</u>	Stop Controlled on EB Approach		
	-Eastbound Approach -Northbound Left		A (9.3) A (7.4)	B (10.7) A (7.7)

The results of existing traffic operations analysis indicate that the signalized intersection of Ridgewalk Parkway and Ridge Trail is operating at an overall satisfactory level of service “D” or better in both AM and PM peak hours. All stop-controlled approaches at unsignalized intersections are also operating at satisfactory levels of service “D” or better in both AM and PM peak hours.

5.0 PROPOSED DEVELOPMENT

The proposed development will consist of 100,000 sf of Mini- Warehouse.



The development proposes the existing Xfinity full access driveway on Ridgewalk Parkway and the existing full access Xfinity/Your Pie Pizza driveway on Ridge Trail.

A site plan is shown in Figure 4.



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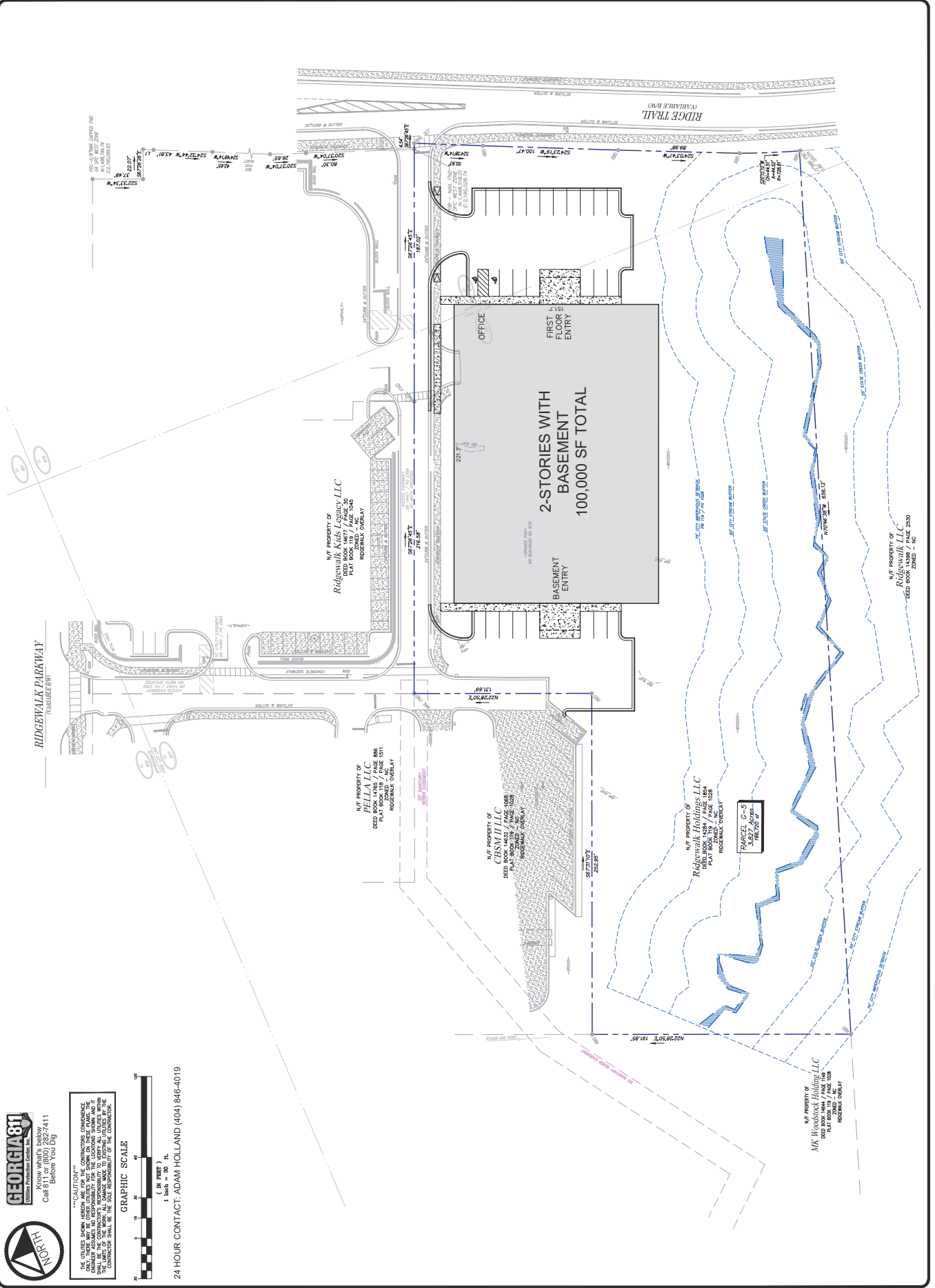
Project No.	P-2315
Drawn By:	WBO
Check By:	WBO
Date:	9/20/2023
Scale:	1" = 30'

No.	Revision
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Coro Realty
3715 Northside Parkway NW
Atlanta, GA 30327
Office: (404) 846-4019

SITE PLAN
RIDGEWALK STORAGE
PIN 15-0877-0003, T1N 15N17 001
LAND LOT 877 & 878, 2ND SECTION, 15TH DISTRICT
CITY OF WOODSTOCK, CHEROKEE COUNTY, GEORGIA

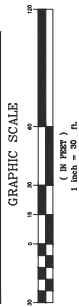
Drawing No.
C2.0



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24 HOUR CONTACT: ADAM HOLLAND (404) 846-4019

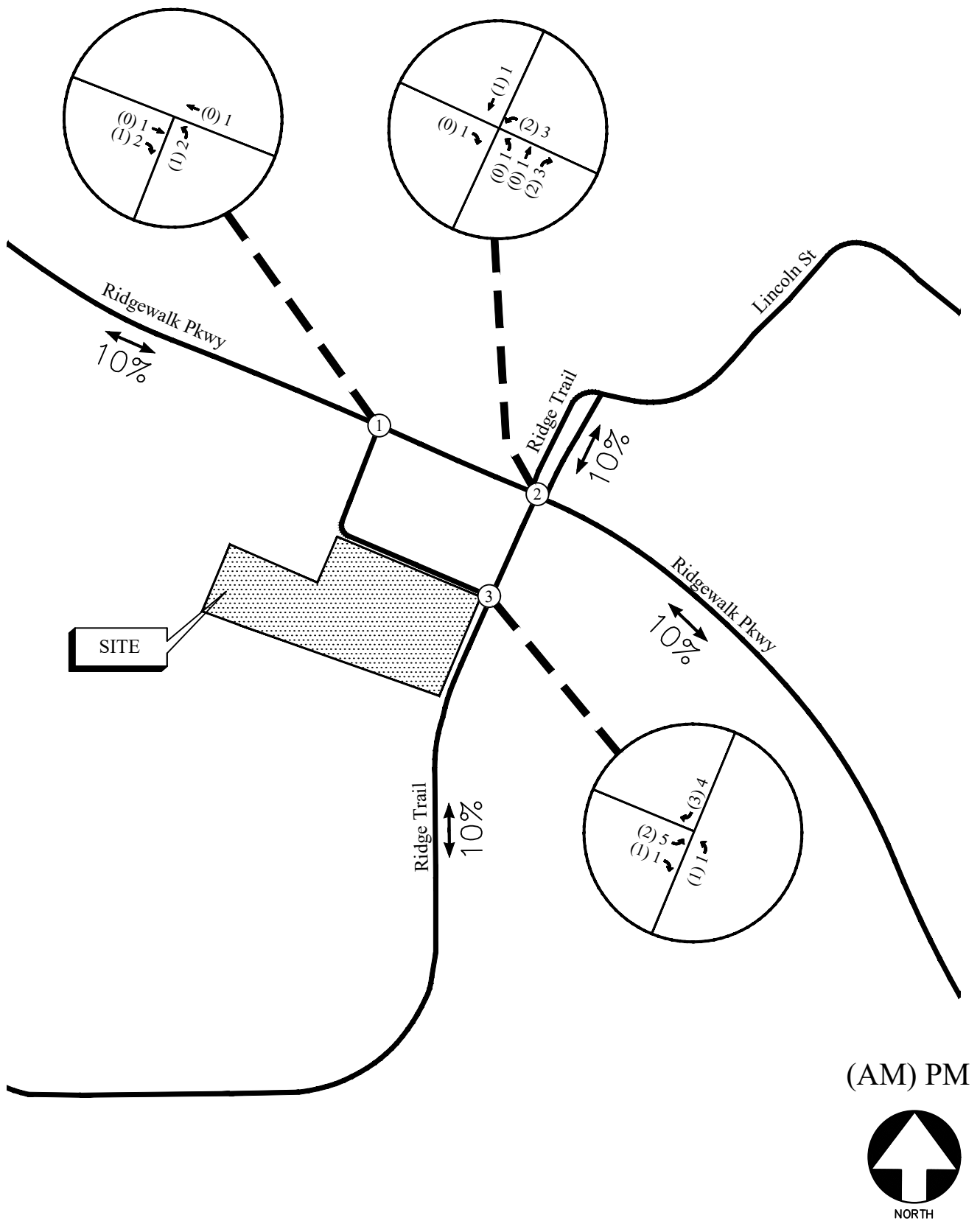
5.1 Trip Generation

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Uses: 151 – *Mini-Warehouse*. The calculated total trip generation for the proposed development is shown in Table 4.

TABLE 4 — TRIP GENERATION FOR PROPOSED DEVELOPMENT								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Total
ITE 151 – Mini-Warehouse	100,000 sf	5	4	9	7	8	15	145

5.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the site are shown in Figure 5.



TRIP DISTRIBUTION AND SITE-GENERATED
WEEKDAY PEAK HOUR VOLUMES

FIGURE 5
A&R Engineering Inc.

6.0 FUTURE 2025 TRAFFIC ANALYSIS

The future 2025 traffic operations are analyzed for the “Build” and “No-Build” conditions.

6.1 Future “No-Build” Conditions

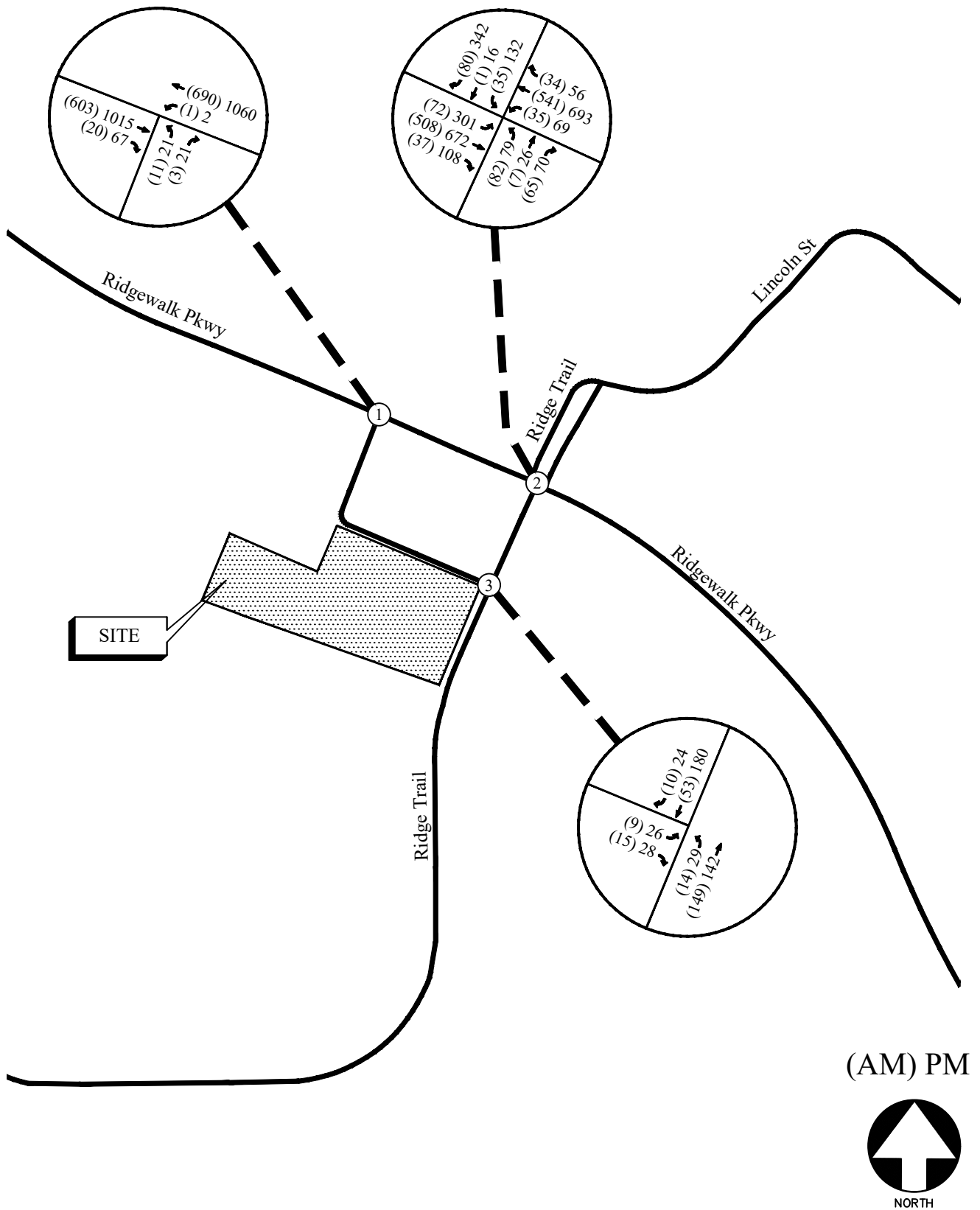
The “No-Build” (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. There is an undeveloped tract of land in the northwest corner of the intersection of Ridgewalk Parkway and Ridge Trail. This tract was part of a planned development under a DRI and will be constructed sometime in the future. To account for the traffic to and from this development, we have increased the entering and exiting traffic at the northern leg of Ridge Trail by 10% for 2 years (total 20%), in both “No-Build” and “Build” scenarios. The Future “No-Build” volumes at other study intersections consist of the existing traffic volumes (Figure 2) plus increases for the annual growth of through traffic.

6.1.1 Annual Traffic Growth

To evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the data over the last three years (2019 – 2021) revealed a traffic volume growth of approximately 1% in the area. This growth factor was applied to the existing traffic volumes between collector and arterial roadways to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting Future “No-Build” volumes on the roadway are shown in Figure 6.

6.2 Future “Build” Conditions

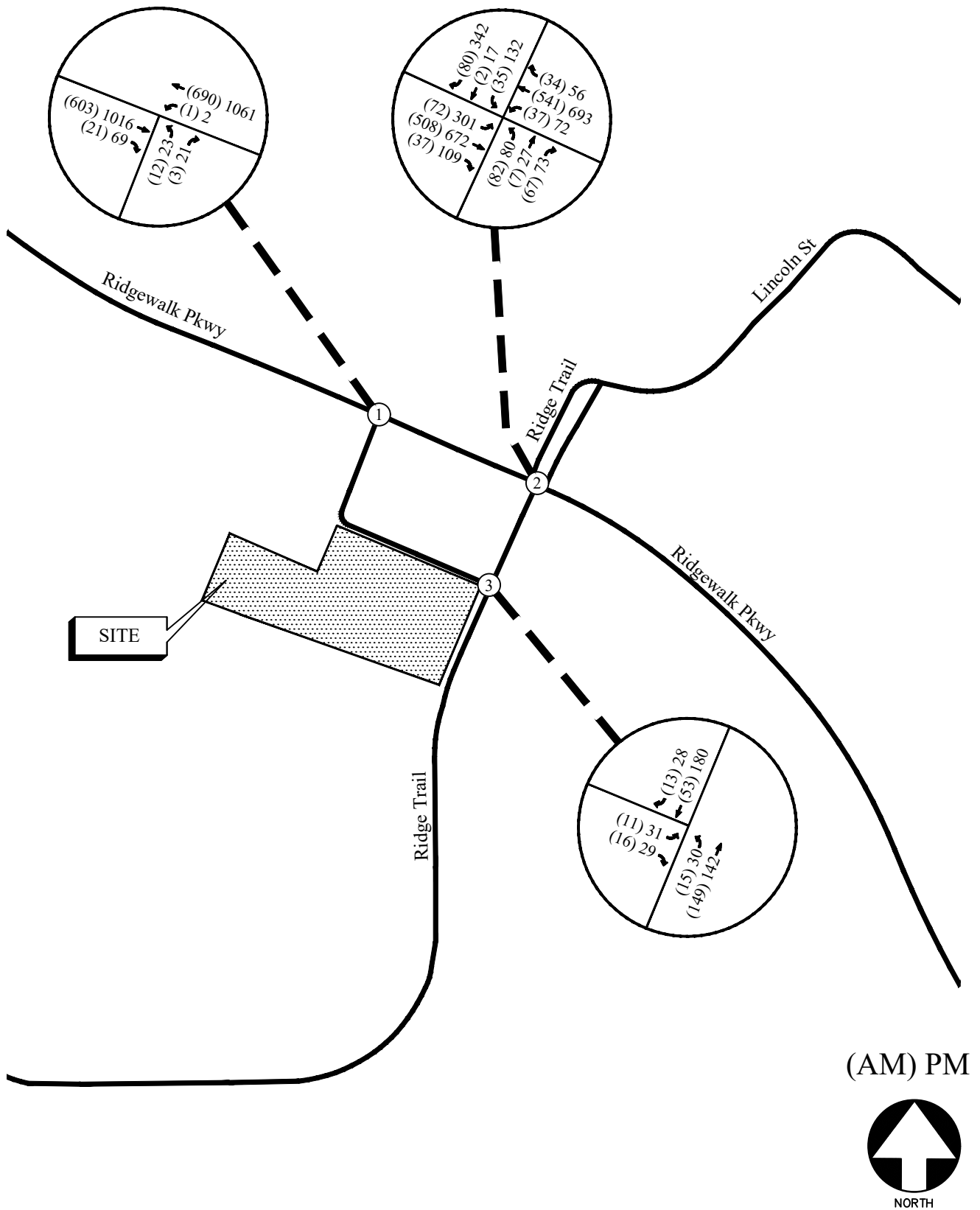
The “Build” or development conditions include the estimated background traffic from the “No-Build” conditions (including the total 20% growth due to potential development in the northern tract) plus the added traffic from the proposed development. In order to evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 5) were added to base traffic volumes (Figure 6) to calculate the future traffic volumes after the construction of the development. These total future “Build” traffic volumes are shown in Figure 7.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 6

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FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 7

A&R Engineering Inc.

6.3 Future Traffic Operations

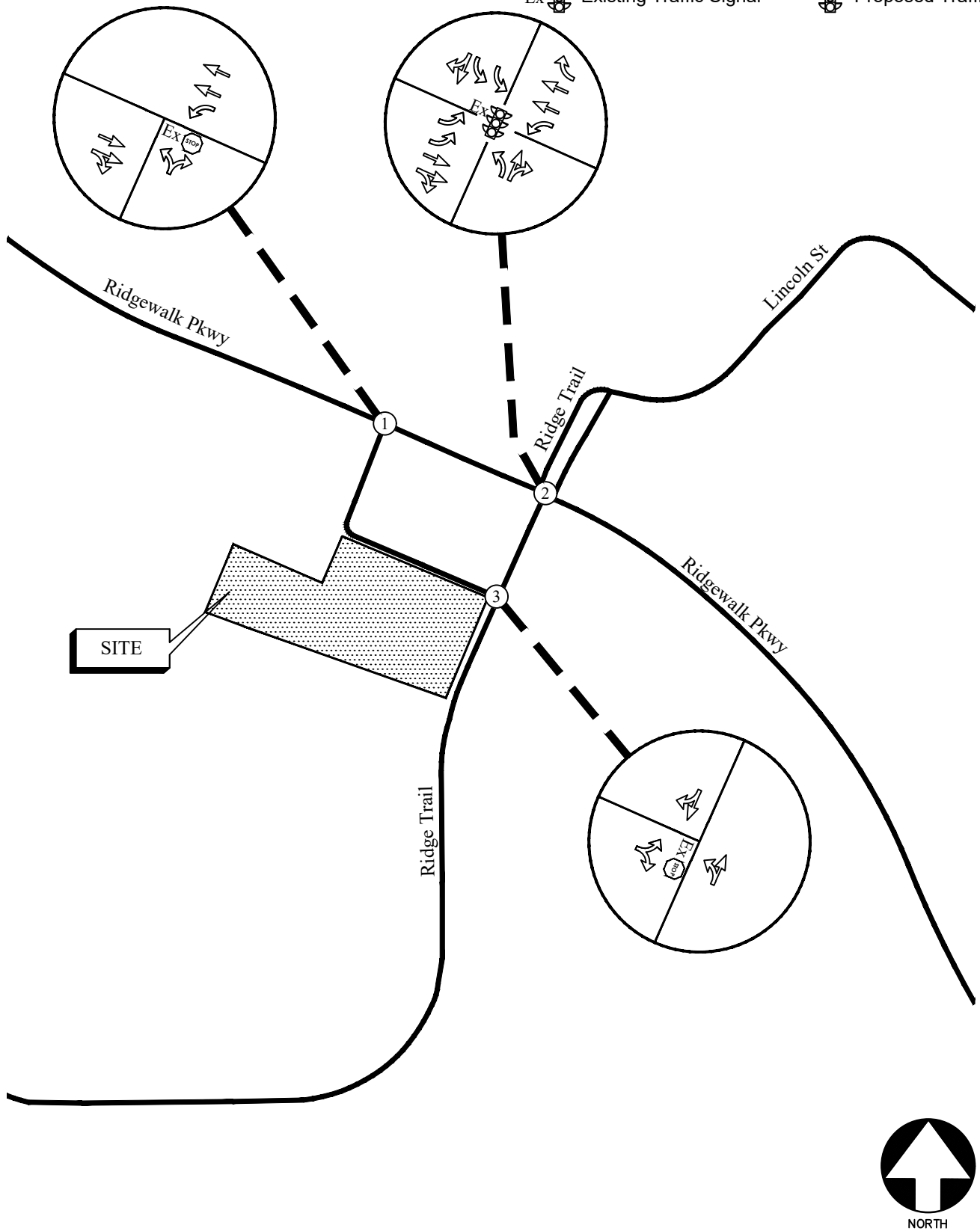
The future “No-Build” and “Build” traffic operations were analysed using the volumes in Figures 6 and 7, respectively. The results of the future traffic operations analysis are shown below in Table 5. Recommendations on traffic control and lane geometry are shown in Figure 8.

TABLE 5 – FUTURE INTERSECTION OPERATIONS					
Intersection		LOS (Delay)			
		NO BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	<u>Ridgewalk Parkway @– Xfinity Driveway</u>				
	-Westbound Left -Northbound Approach	A (9.0) C (20.4)	B (10.8) E (36.3)	A (9.0) C (20.7)	B (10.8) E (38.6)
2	<u>Ridgewalk Parkway @ Ridge Trail</u>	<u>C (23.2)</u>	<u>D (41.0)</u>	<u>C (23.4)</u>	<u>D (41.2)</u>
	-Eastbound Approach	B (15.5)	C (34.0)	B (15.6)	C (34.3)
	-Westbound Approach	B (13.6)	C (31.4)	B (13.9)	C (31.6)
	-Northbound Approach	E (59.9)	D (51.6)	E (59.8)	D (51.5)
	-Southbound Approach	E (62.7)	E (67.7)	E (62.7)	E (67.7)
3	<u>Ridge Trail @ Xfinity/Your Pie Pizza Drwy</u>				
	-Eastbound Approach -Northbound Left	A (9.3) A (7.4)	B (10.8) A (7.7)	A (9.4) A (7.4)	B (11.0) A (7.8)

The results of future “No-Build” and “Build” conditions traffic analysis indicate that the signalized study intersection will continue to operate at an overall level of service “D” or better in the AM and PM Peak hours. The stop-controlled approaches at the unsignalized study intersections will continue to operate at a level of service “D” or better in both the AM and PM peak hours except for the northbound driveway approach that will operate at level-of-service “E” with marginal delays in PM peak hours both in the “No-Build” and “Build” conditions.

The impact of site generated traffic at all study intersections is minimal.

- | | | |
|--|--------------------------|--|
| Ex  | Existing Signed Approach |  Proposed Signed Approach |
|  | Existing Lane Geometry |  Proposed Lane Geometry |
| Ex  | Existing Traffic Signal |  Proposed Traffic Signal |



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 8

A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated from the proposed 100,000 sf mini-storage development in the southwest corner of the intersection of Ridgewalk Parkway and Ridge Trail behind Xfinity building in City of Woodstock, Georgia.

The development proposes the existing Xfinity full access driveway on Ridgewalk Parkway and the existing full access Xfinity/Your Pie Pizza driveway on Ridge Trail.

The AM and PM peak hours have been analyzed in this study. This study includes the evaluation of traffic operations at the intersections of:

1. Ridgewalk Parkway at Xfinity Driveway
2. Ridgewalk Parkway at Ridge Trail
3. Ridge Trail at Xfinity/Your Pie Pizza Driveway

The analysis included the evaluation of Future operations for “No-Build” and “Build” conditions.

The results of future “No-Build” and “Build” conditions traffic analysis indicate that the signalized study intersection will continue to operate at an overall level of service “D” or better in the AM and PM Peak hours. The stop-controlled approaches at the unsignalized study intersections will continue to operate at a level of service “D” or better in both the AM and PM peak hours except for the northbound driveway approach that will operate at level-of-service “E” with marginal delays in PM peak hours both in the “No-Build” and “Build” conditions.

The impact of site generated traffic at all study intersections is minimal.

Appendix

Existing Intersection Traffic Counts	
Linear Regression of Daily Traffic.....	
Existing Intersection Analysis.....	
Future “No-Build” Intersection Analysis	
Future “Build” Intersection Analysis	
Traffic Volume Worksheets	

EXISTING INTERSECTION TRAFFIC COUNTS

ATTACHMENT G

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ridgewalk Pkwy @ Piedmont Urgent Care -
Xfinity Drwy
7-9 am | 4-6 pm

File Name : 20230311
Site Code : 20230311
Start Date : 09-26-2023
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Piedmont Urgent Care- Xfinity Drwy Northbound				Southbound				Ridgewalk Pkwy Eastbound				Ridgewalk Pkwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	1	1	0	0	0	0	0	109	0	109	1	124	0	125	235
07:15 AM	3	0	0	3	0	0	0	0	0	113	2	115	0	161	0	161	279
07:30 AM	1	0	0	1	0	0	0	0	0	137	6	143	0	184	0	184	328
07:45 AM	6	0	1	7	0	0	0	0	0	140	6	146	1	212	0	213	366
Total	10	0	2	12	0	0	0	0	0	499	14	513	2	681	0	683	1208
08:00 AM	0	0	2	2	0	0	0	0	0	163	4	167	0	148	0	148	317
08:15 AM	4	0	0	4	0	0	0	0	0	151	4	155	0	132	0	132	291
08:30 AM	5	0	2	7	0	0	0	0	0	152	8	160	0	157	0	157	324
08:45 AM	1	0	2	3	0	0	0	0	0	131	11	142	0	169	0	169	314
Total	10	0	6	16	0	0	0	0	0	597	27	624	0	606	0	606	1246
*** BREAK ***																	
04:00 PM	9	0	8	17	0	0	0	0	0	206	18	224	3	223	0	226	467
04:15 PM	9	0	4	13	0	0	0	0	0	248	14	262	1	246	0	247	522
04:30 PM	6	0	6	12	0	0	0	0	0	245	18	263	1	235	0	236	511
04:45 PM	2	0	8	10	0	0	0	0	0	224	12	236	0	295	0	295	541
Total	26	0	26	52	0	0	0	0	0	923	62	985	5	999	0	1004	2041
05:00 PM	6	0	4	10	0	0	0	0	0	237	18	255	1	248	0	249	514
05:15 PM	8	0	4	12	0	0	0	0	0	253	15	268	0	268	0	268	548
05:30 PM	5	0	5	10	0	0	0	0	0	281	21	302	1	228	0	229	541
05:45 PM	6	0	7	13	0	0	0	0	0	256	11	267	0	253	0	253	533
Total	25	0	20	45	0	0	0	0	0	1027	65	1092	2	997	0	999	2136
Grand Total	71	0	54	125	0	0	0	0	0	3046	168	3214	9	3283	0	3292	6631
Apprch %	56.8	0	43.2		0	0	0		0	94.8	5.2		0.3	99.7	0		
Total %	1.1	0	0.8	1.9	0	0	0	0	0	45.9	2.5	48.5	0.1	49.5	0	49.6	

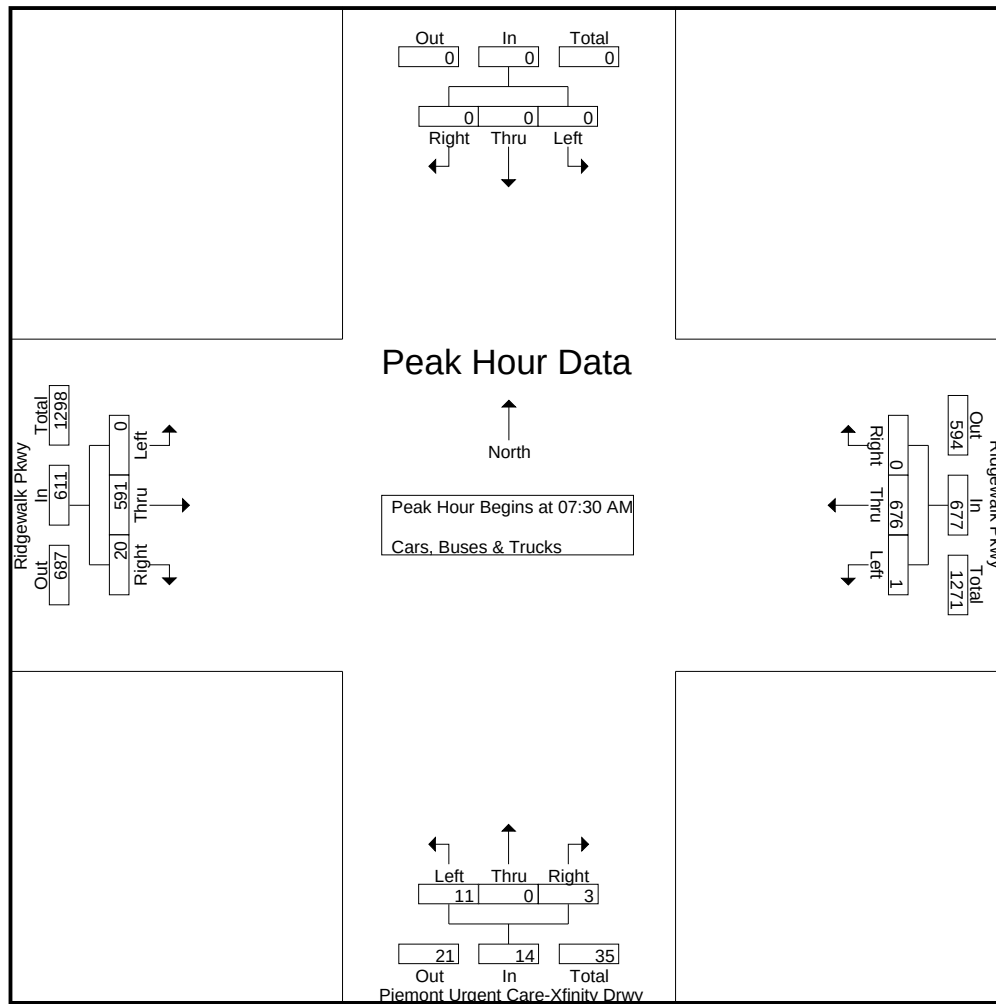
A & R Engineering, Inc.

2160 Kingston Court Suite '0'
Marietta, GA 30067

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Ridgewalk Pkwy @ Piedmont Urgent Care -
Xfinity Drwy
7-9 am | 4-6 pm

File Name : 20230311
Site Code : 20230311
Start Date : 09-26-2023
Page No : 2

	Piedmont Urgent Care- Xfinity Drwy Northbound				Southbound				Ridgewalk Pkwy Eastbound				Ridgewalk Pkwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	1	0	0	1	0	0	0	0	0	137	6	143	0	184	0	184	328
07:45 AM	6	0	1	7	0	0	0	0	0	140	6	146	1	212	0	213	366
08:00 AM	0	0	2	2	0	0	0	0	0	163	4	167	0	148	0	148	317
08:15 AM	4	0	0	4	0	0	0	0	0	151	4	155	0	132	0	132	291
Total Volume	11	0	3	14	0	0	0	0	0	591	20	611	1	676	0	677	1302
% App. Total	78.6	0	21.4		0	0	0		0	96.7	3.3		0.1	99.9	0		
PHF	.458	.000	.375	.500	.000	.000	.000	.000	.000	.906	.833	.915	.250	.797	.000	.795	.889



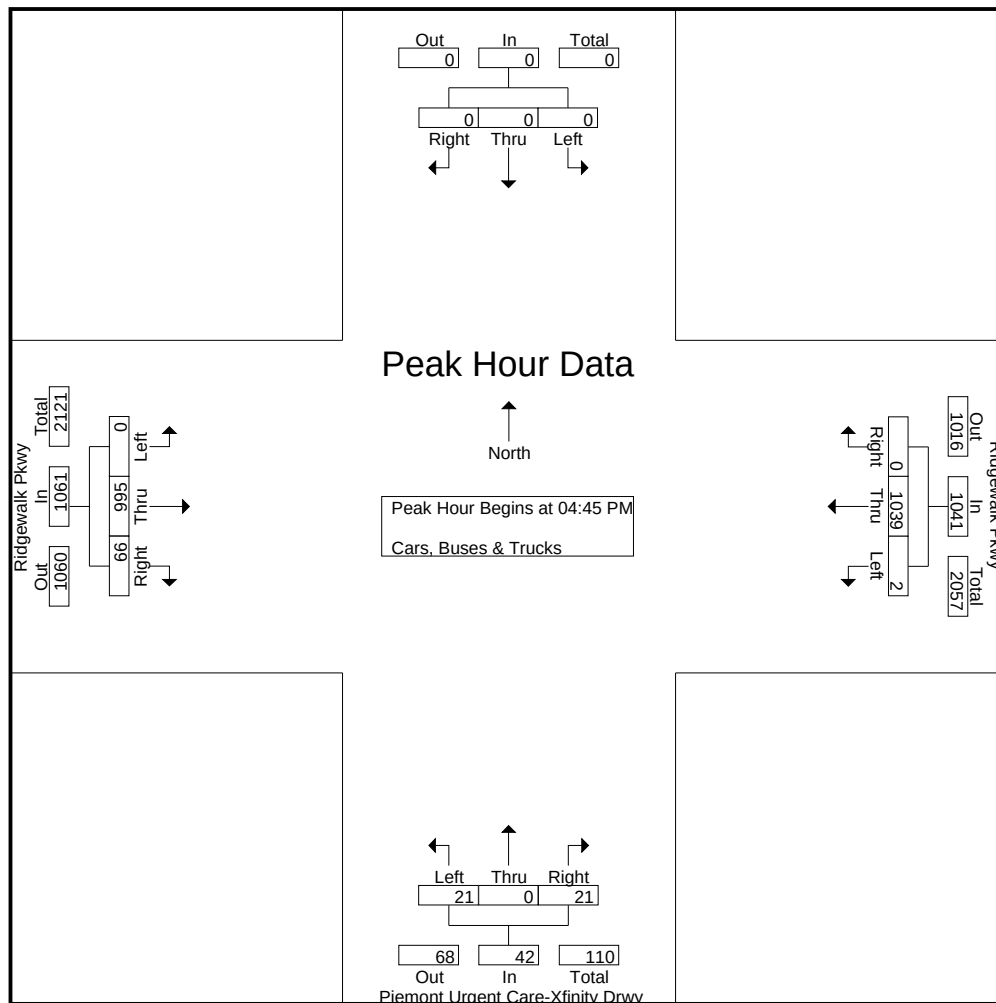
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2160 Kingston Court Suite '0'
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Ridgewalk Pkwy @ Piedmont Urgent Care -
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	Piedmont Urgent Care- Xfinity Drwy Northbound				Southbound				Ridgewalk Pkwy Eastbound				Ridgewalk Pkwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	2	0	8	10	0	0	0	0	0	224	12	236	0	295	0	295	541
05:00 PM	6	0	4	10	0	0	0	0	0	237	18	255	1	248	0	249	514
05:15 PM	8	0	4	12	0	0	0	0	0	253	15	268	0	268	0	268	548
05:30 PM	5	0	5	10	0	0	0	0	0	281	21	302	1	228	0	229	541
Total Volume	21	0	21	42	0	0	0	0	0	995	66	1061	2	1039	0	1041	2144
% App. Total	50	0	50		0	0	0		0	93.8	6.2		0.2	99.8	0		
PHF	.656	.000	.656	.875	.000	.000	.000	.000	.000	.885	.786	.878	.500	.881	.000	.882	.978



A & R Engineering, Inc.

2160 Kingston Court Suite '0'
Marietta, GA 30067

TMC Data
Ridgewalk Parkway @ Ridge Trail
7-9 am | 4-6 pm

File Name : 20230312
Site Code : 20230312
Start Date : 09-26-2023
Page No : 1

Groups Printed- Cars, Buses & Trucks

Start Time	Ridge Trail Northbound				Ridge Trail Southbound				Ridgewalk Parkway Eastbound				Ridgewalk Parkway Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00 AM	18	2	15	35	5	1	20	26	12	95	3	110	1	87	4	92	263
07:15 AM	20	2	16	38	5	0	13	18	12	97	4	113	7	128	4	139	308
07:30 AM	25	2	22	49	3	0	13	16	10	119	8	137	10	146	7	163	365
07:45 AM	20	1	16	37	8	1	22	31	15	119	7	141	10	171	8	189	398
Total	83	7	69	159	21	2	68	91	49	430	22	501	28	532	23	583	1334
08:00 AM	18	2	17	37	11	0	14	25	20	135	10	165	5	116	8	129	356
08:15 AM	17	1	9	27	7	0	18	25	15	125	11	151	9	97	5	111	314
08:30 AM	11	2	5	18	6	2	27	35	20	121	13	154	5	119	6	130	337
08:45 AM	26	3	12	41	8	3	28	39	22	101	10	133	8	115	10	133	346
Total	72	8	43	123	32	5	87	124	77	482	44	603	27	447	29	503	1353
*** BREAK ***																	
04:00 PM	18	2	14	34	26	0	65	91	71	130	13	214	21	143	22	186	525
04:15 PM	16	8	12	36	28	2	80	110	67	169	16	252	11	151	12	174	572
04:30 PM	20	4	12	36	29	5	72	106	76	144	31	251	14	144	11	169	562
04:45 PM	21	4	12	37	27	5	77	109	54	154	24	232	19	197	16	232	610
Total	75	18	50	143	110	12	294	416	268	597	84	949	65	635	61	761	2269
05:00 PM	19	1	22	42	35	4	58	97	63	163	15	241	11	172	12	195	575
05:15 PM	21	4	19	44	24	2	76	102	64	160	33	257	18	171	10	199	602
05:30 PM	16	13	16	45	24	2	74	100	70	182	34	286	20	139	9	168	599
05:45 PM	18	3	16	37	25	6	57	88	74	161	28	263	21	178	14	213	601
Total	74	21	73	168	108	14	265	387	271	666	110	1047	70	660	45	775	2377
Grand Total	304	54	235	593	271	33	714	1018	665	2175	260	3100	190	2274	158	2622	7333
Apprch %	51.3	9.1	39.6		26.6	3.2	70.1		21.5	70.2	8.4		7.2	86.7	6		
Total %	4.1	0.7	3.2	8.1	3.7	0.5	9.7	13.9	9.1	29.7	3.5	42.3	2.6	31	2.2	35.8	

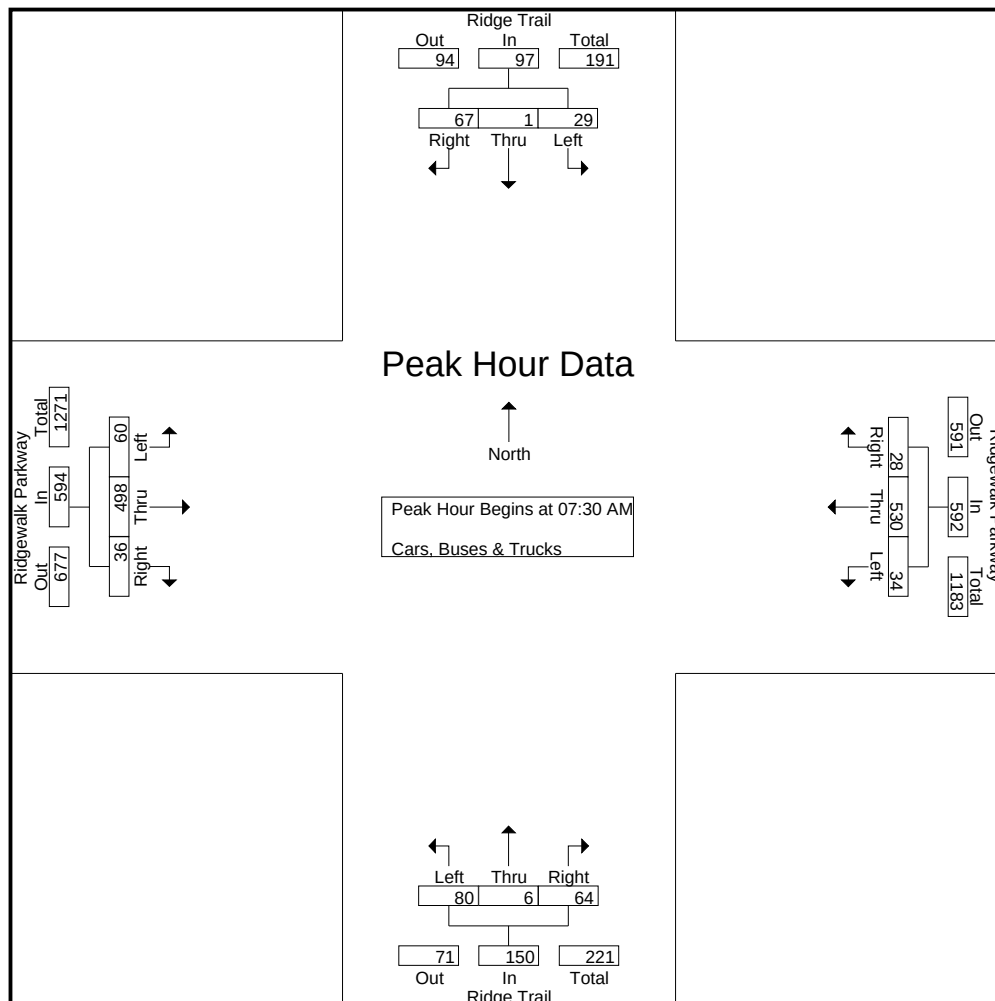
A & R Engineering, Inc.

2160 Kingston Court Suite '0'
Marietta, GA 30067

TMC Data
Ridgewalk Parkway @ Ridge Trail
7-9 am | 4-6 pm

File Name : 20230312
Site Code : 20230312
Start Date : 09-26-2023
Page No : 2

	Ridge Trail Northbound				Ridge Trail Southbound				Ridgewalk Parkway Eastbound				Ridgewalk Parkway Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	25	2	22	49	3	0	13	16	10	119	8	137	10	146	7	163	365
07:45 AM	20	1	16	37	8	1	22	31	15	119	7	141	10	171	8	189	398
08:00 AM	18	2	17	37	11	0	14	25	20	135	10	165	5	116	8	129	356
08:15 AM	17	1	9	27	7	0	18	25	15	125	11	151	9	97	5	111	314
Total Volume	80	6	64	150	29	1	67	97	60	498	36	594	34	530	28	592	1433
% App. Total	53.3	4	42.7		29.9	1	69.1		10.1	83.8	6.1		5.7	89.5	4.7		
PHF	.800	.750	.727	.765	.659	.250	.761	.782	.750	.922	.818	.900	.850	.775	.875	.783	.900



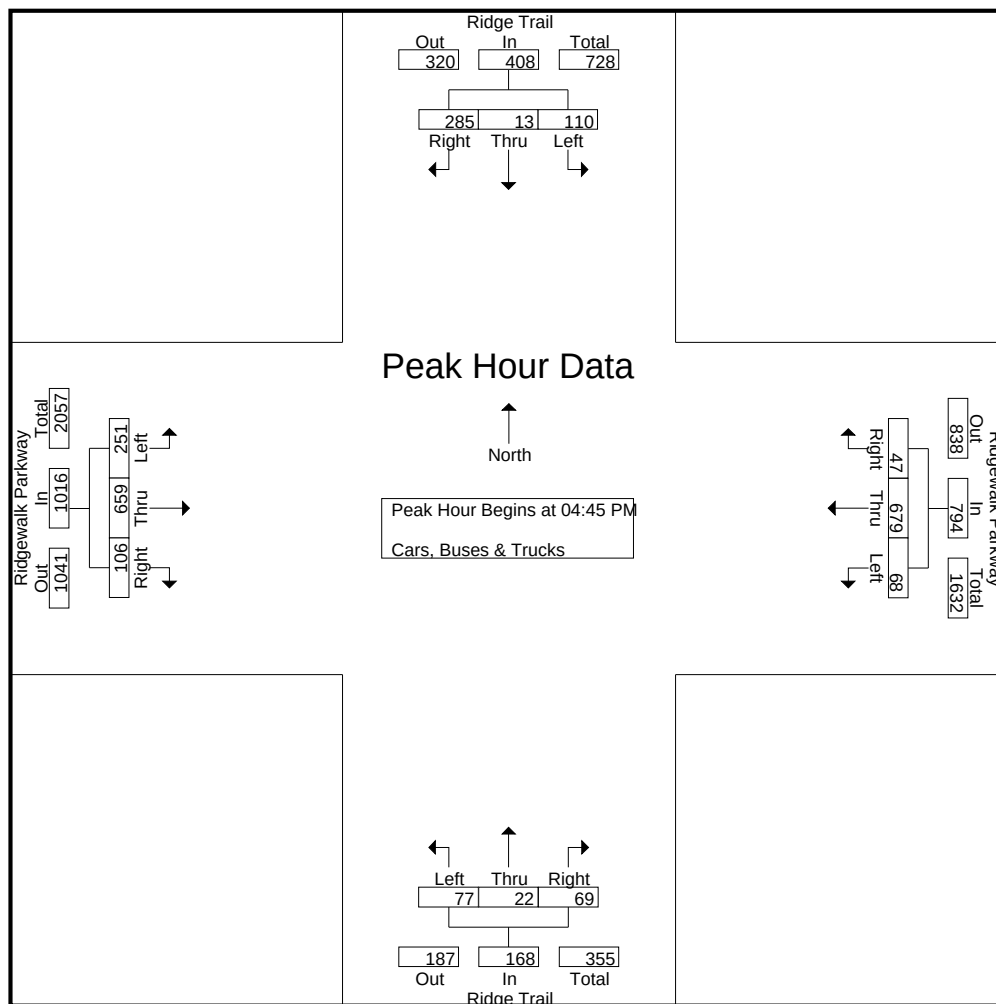
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Marietta, GA 30067

TMC Data
Ridgewalk Parkway @ Ridge Trail
7-9 am | 4-6 pm

File Name : 20230312
Site Code : 20230312
Start Date : 09-26-2023
Page No : 3

	Ridge Trail Northbound				Ridge Trail Southbound				Ridgewalk Parkway Eastbound				Ridgewalk Parkway Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	21	4	12	37	27	5	77	109	54	154	24	232	19	197	16	232	610
05:00 PM	19	1	22	42	35	4	58	97	63	163	15	241	11	172	12	195	575
05:15 PM	21	4	19	44	24	2	76	102	64	160	33	257	18	171	10	199	602
05:30 PM	16	13	16	45	24	2	74	100	70	182	34	286	20	139	9	168	599
Total Volume	77	22	69	168	110	13	285	408	251	659	106	1016	68	679	47	794	2386
% App. Total	45.8	13.1	41.1		27	3.2	69.9		24.7	64.9	10.4		8.6	85.5	5.9		
PHF	.917	.423	.784	.933	.786	.650	.925	.936	.896	.905	.779	.888	.850	.862	.734	.856	.978



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TMC Data
Ridge Trail @ Pizza Driveway
7-9 am | 4-6 pm

File Name : 20230313
Site Code : 20230313
Start Date : 09-26-2023
Page No : 1

Groups Printed- Cars, Buses & Trucks

Start Time	Ridge Trail Northbound				Ridge Trail Southbound				Pizza Driveway Eastbound				Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00 AM	1	34	0	35	0	4	1	5	1	0	1	2	0	0	0	0	42
07:15 AM	3	35	0	38	0	9	2	11	2	0	3	5	0	0	0	0	54
07:30 AM	3	45	0	48	0	15	3	18	2	0	4	6	0	0	0	0	72
07:45 AM	4	34	0	38	0	16	2	18	3	0	3	6	0	0	0	0	62
Total	11	148	0	159	0	44	8	52	8	0	11	19	0	0	0	0	230
08:00 AM	4	32	0	36	0	12	3	15	2	0	5	7	0	0	0	0	58
08:15 AM	3	23	0	26	0	17	3	20	2	0	4	6	0	0	0	0	52
08:30 AM	2	13	0	15	0	15	5	20	2	0	5	7	0	0	0	0	42
08:45 AM	4	41	0	45	0	19	2	21	3	0	3	6	0	0	0	0	72
Total	13	109	0	122	0	63	13	76	9	0	17	26	0	0	0	0	224
*** BREAK ***																	
04:00 PM	7	28	0	35	0	27	7	34	6	0	8	14	0	0	0	0	83
04:15 PM	6	29	0	35	0	19	10	29	7	0	9	16	0	0	0	0	80
04:30 PM	5	30	0	35	0	42	8	50	6	0	7	13	0	0	0	0	98
04:45 PM	6	32	0	38	0	41	7	48	5	0	8	13	0	0	0	0	99
Total	24	119	0	143	0	129	32	161	24	0	32	56	0	0	0	0	360
05:00 PM	5	34	0	39	0	28	7	35	6	0	6	12	0	0	0	0	86
05:15 PM	8	37	0	45	0	47	6	53	7	0	7	14	0	0	0	0	112
05:30 PM	8	37	0	45	0	52	5	57	5	0	8	13	0	0	0	0	115
05:45 PM	7	31	0	38	0	49	6	55	7	0	6	13	0	0	0	0	106
Total	28	139	0	167	0	176	24	200	25	0	27	52	0	0	0	0	419
Grand Total	76	515	0	591	0	412	77	489	66	0	87	153	0	0	0	0	1233
Apprch %	12.9	87.1	0		0	84.3	15.7		43.1	0	56.9		0	0	0		
Total %	6.2	41.8	0	47.9	0	33.4	6.2	39.7	5.4	0	7.1	12.4	0	0	0	0	

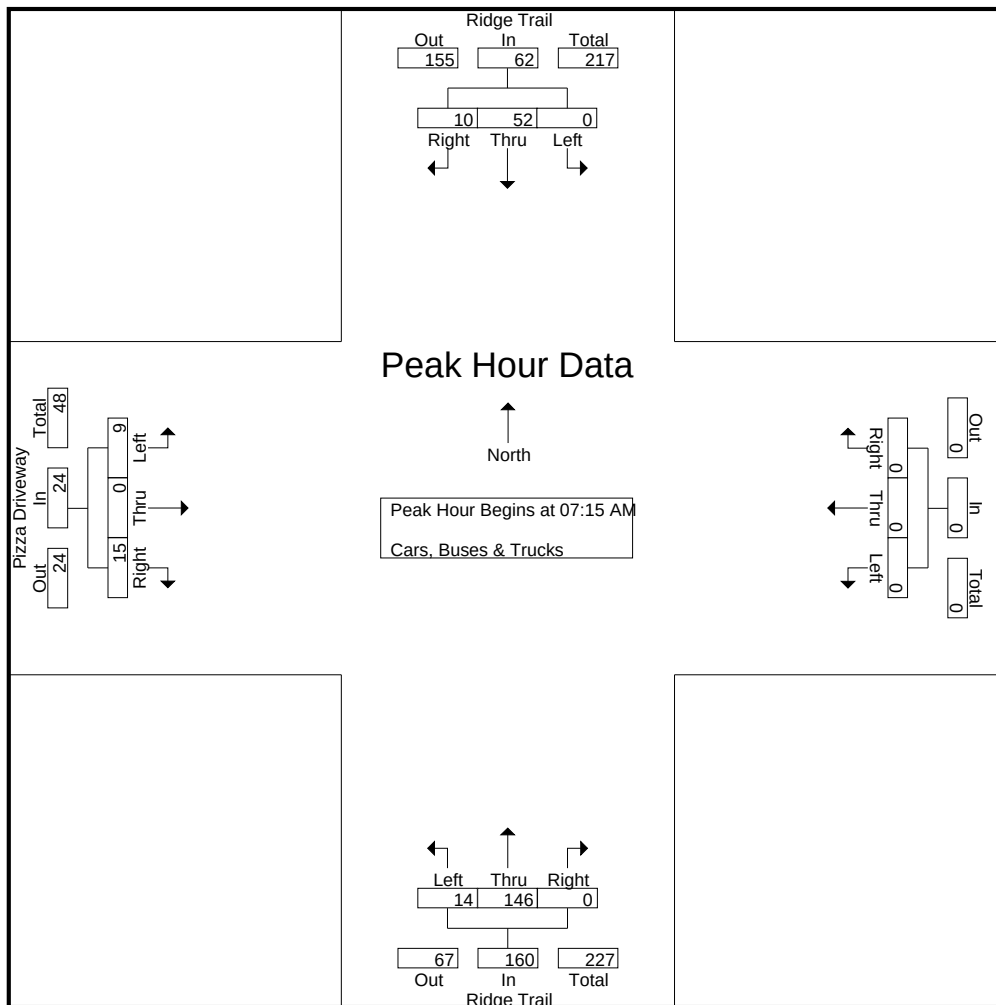
A & R Engineering, Inc.

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Marietta, GA 30067

TMC Data
Ridge Trail @ Pizza Driveway
7-9 am | 4-6 pm

File Name : 20230313
Site Code : 20230313
Start Date : 09-26-2023
Page No : 2

	Ridge Trail Northbound				Ridge Trail Southbound				Pizza Driveway Eastbound				Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	3	35	0	38	0	9	2	11	2	0	3	5	0	0	0	0	54
07:30 AM	3	45	0	48	0	15	3	18	2	0	4	6	0	0	0	0	72
07:45 AM	4	34	0	38	0	16	2	18	3	0	3	6	0	0	0	0	62
08:00 AM	4	32	0	36	0	12	3	15	2	0	5	7	0	0	0	0	58
Total Volume	14	146	0	160	0	52	10	62	9	0	15	24	0	0	0	0	246
% App. Total	8.8	91.2	0		0	83.9	16.1		37.5	0	62.5		0	0	0		
PHF	.875	.811	.000	.833	.000	.813	.833	.861	.750	.000	.750	.857	.000	.000	.000	.000	.854



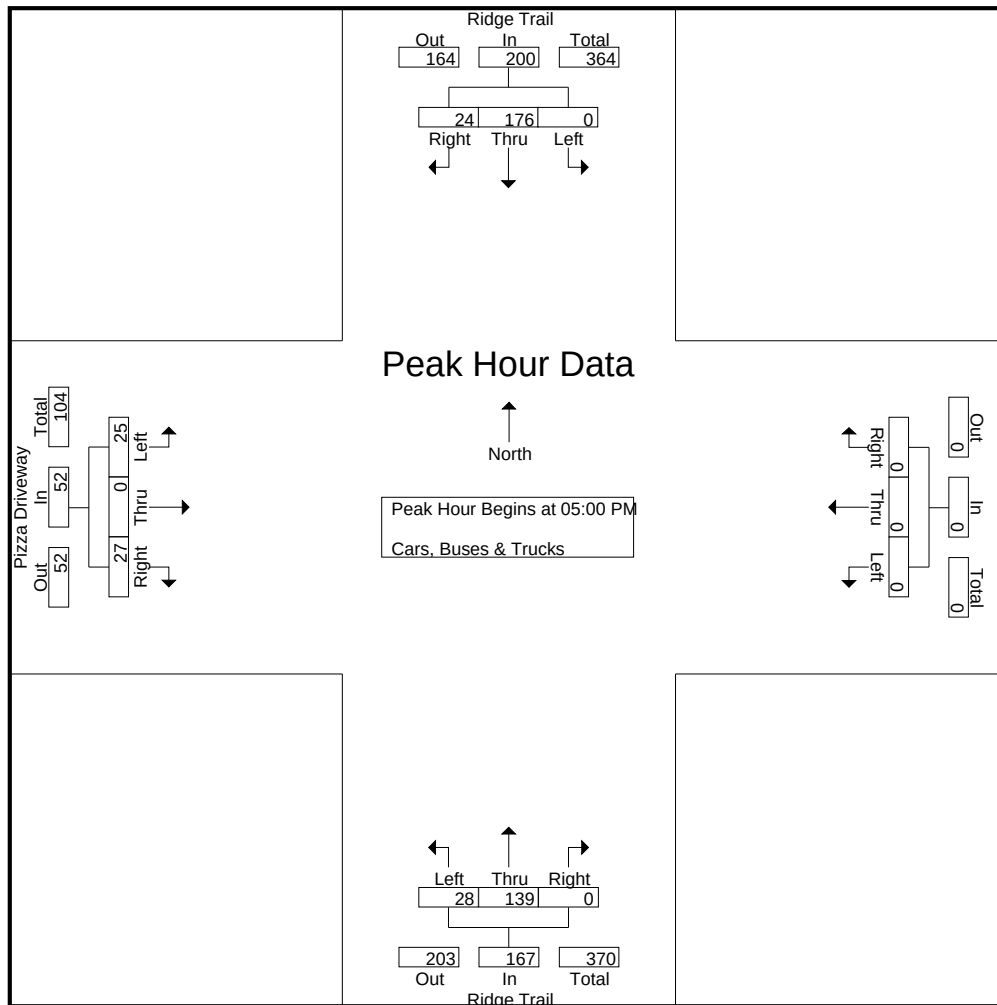
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TMC Data
Ridge Trail @ Pizza Driveway
7-9 am | 4-6 pm

File Name : 20230313
Site Code : 20230313
Start Date : 09-26-2023
Page No : 3

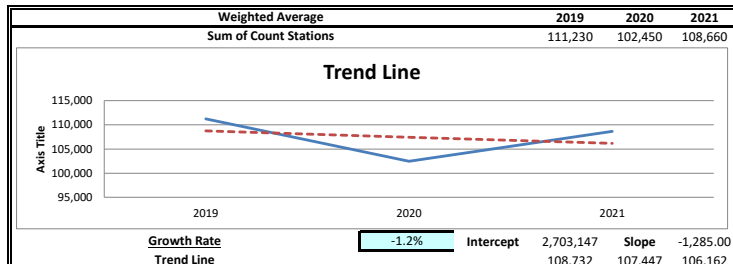
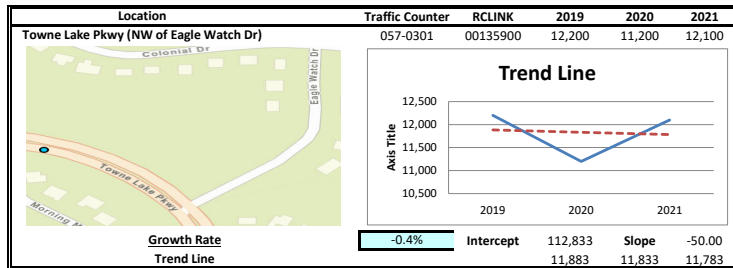
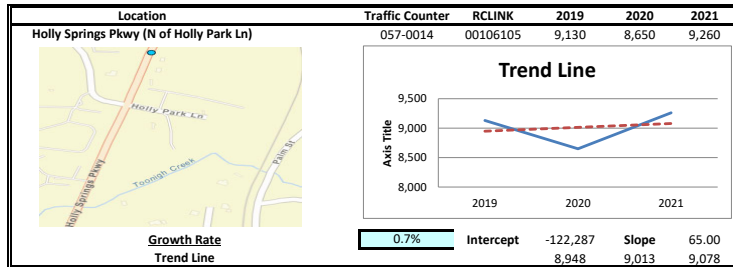
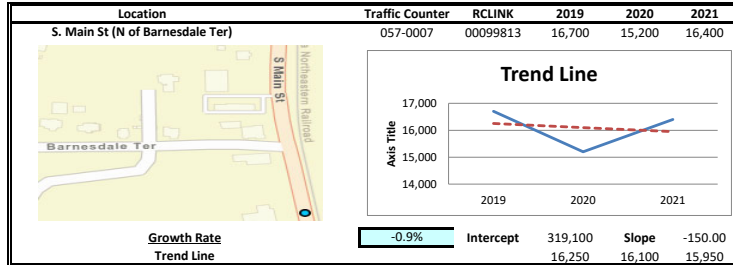
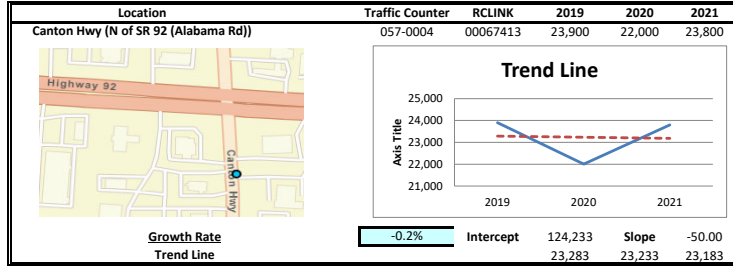
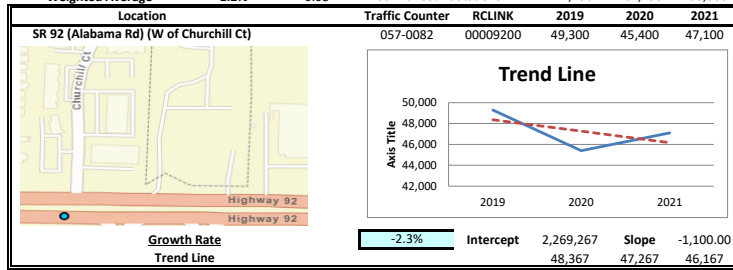
	Ridge Trail Northbound				Ridge Trail Southbound				Pizza Driveway Eastbound				Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	5	34	0	39	0	28	7	35	6	0	6	12	0	0	0	0	86
05:15 PM	8	37	0	45	0	47	6	53	7	0	7	14	0	0	0	0	112
05:30 PM	8	37	0	45	0	52	5	57	5	0	8	13	0	0	0	0	115
05:45 PM	7	31	0	38	0	49	6	55	7	0	6	13	0	0	0	0	106
Total Volume	28	139	0	167	0	176	24	200	25	0	27	52	0	0	0	0	419
% App. Total	16.8	83.2	0		0	88	12		48.1	0	51.9		0	0	0		
PHF	.875	.939	.000	.928	.000	.846	.857	.877	.893	.000	.844	.929	.000	.000	.000	.000	.911



LINEAR REGRESSION OF DAILY TRAFFIC

ATTACHMENT G

Location	Growth Rate	R Squared	Station ID	Route	2019	2020	2021
SR 92 (Alabama Rd) (W of Churc	-2.3%	0.32	057-0082	00009200	49,300	45,400	47,100
Canton Hwy (N of SR 92 (Alaban	-0.2%	0.00	057-0004	00067413	23,900	22,000	23,800
S. Main St (N of Barnesdale Ter)	-0.9%	0.04	057-0007	00099813	16,700	15,200	16,400
Holly Springs Pkwy (N of Holly P	0.7%	0.04	057-0014	00106105	9,130	8,650	9,260
Towne Lake Pkwy (NW of Eagle	-0.4%	0.01	057-0301	00135900	12,200	11,200	12,100
Weighted Average	-1.2%	0.08	Sum of Count Stations =				
					111,230	102,450	108,660



EXISTING INTERSECTION ANALYSIS

HCM 6th TWSC
1: Xfinity W. Drwy & Ridgewalk Pkwy

Existing AM
09-27-2023

Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑↑	
Traffic Vol, veh/h	591	20	1	676	11	3
Future Vol, veh/h	591	20	1	676	11	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	664	22	1	760	12	3
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	686	0	1057	343
Stage 1	-	-	-	-	675	-
Stage 2	-	-	-	-	382	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	904	-	220	653
Stage 1	-	-	-	-	467	-
Stage 2	-	-	-	-	660	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	904	-	220	653
Mov Cap-2 Maneuver	-	-	-	-	220	-
Stage 1	-	-	-	-	467	-
Stage 2	-	-	-	-	659	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		20	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	256	-	-	904	-	
HCM Lane V/C Ratio	0.061	-	-	0.001	-	
HCM Control Delay (s)	20	-	-	9	0	
HCM Lane LOS	C	-	-	A	A	
HCM 95th %tile Q(veh)	0.2	-	-	0	-	

Timings

2: Rdige Trail & Ridgewalk Pkwy

Existing AM
09-27-2023

									
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations	 	 		 				 	
Traffic Volume (vph)	60	498	34	530	28	80	6	29	1
Future Volume (vph)	60	498	34	530	28	80	6	29	1
Lane Group Flow (vph)	67	593	38	589	31	89	78	32	75
Turn Type	Prot	NA	Prot	NA	Perm	Prot	NA	Prot	NA
Protected Phases	1	6	5	2		3	8	7	4
Permitted Phases					2				
Detector Phase	1	6	5	2	2	3	8	7	4
Switch Phase									
Minimum Initial (s)	5.0	15.0	5.0	15.0	15.0	5.0	6.0	5.0	6.0
Minimum Split (s)	15.0	26.5	15.0	37.5	37.5	15.0	31.5	15.0	31.5
Total Split (s)	17.6	46.2	17.6	46.2	46.2	17.6	38.6	17.6	38.6
Total Split (%)	14.7%	38.5%	14.7%	38.5%	38.5%	14.7%	32.2%	14.7%	32.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	None	C-Min	C-Min	None	None	None	None
v/c Ratio	0.30	0.26	0.32	0.26	0.03	0.58	0.33	0.17	0.46
Control Delay	56.6	10.6	59.7	11.3	0.0	67.6	17.1	55.8	21.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	56.6	10.6	59.7	11.3	0.0	67.6	17.1	55.8	21.5
Queue Length 50th (ft)	27	110	30	110	0	70	5	12	1
Queue Length 95th (ft)	51	171	67	167	0	127	53	30	50
Internal Link Dist (ft)		363		384			225		176
Turn Bay Length (ft)	280		125		130	140		125	
Base Capacity (vph)	346	2318	178	2277	1062	178	494	346	491
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.19	0.26	0.21	0.26	0.03	0.50	0.16	0.09	0.15

Intersection Summary

Cycle Length: 120

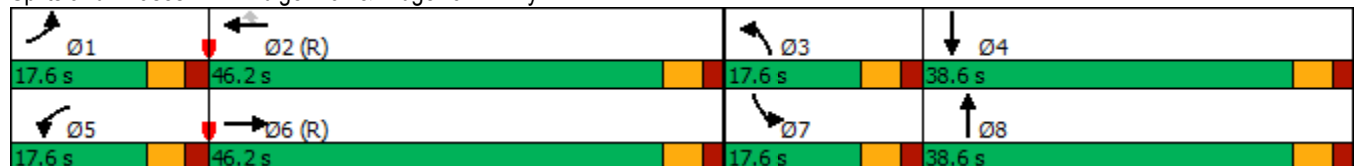
Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green

Natural Cycle: 100

Control Type: Actuated-Coordinated

Splits and Phases: 2: Rdige Trail & Ridgewalk Pkwy



ATTACHMENT G

HCM 6th Signalized Intersection Summary 2: Rdige Trail & Ridgewalk Pkwy

Existing AM
09-27-2023

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	60	498	36	34	530	28	80	6	64	29	1	67
Future Volume (veh/h)	60	498	36	34	530	28	80	6	64	29	1	67
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	67	553	40	38	589	0	89	7	71	32	1	74
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	129	2215	160	53	2316		112	14	147	94	1	101
Arrive On Green	0.04	0.66	0.66	0.03	0.65	0.00	0.06	0.10	0.10	0.03	0.06	0.06
Sat Flow, veh/h	3456	3361	243	1781	3554	1585	1781	144	1463	3456	21	1567
Grp Volume(v), veh/h	67	292	301	38	589	0	89	0	78	32	0	75
Grp Sat Flow(s),veh/h/ln	1728	1777	1827	1781	1777	1585	1781	0	1607	1728	0	1588
Q Serve(g_s), s	2.3	8.0	8.1	2.5	8.3	0.0	5.9	0.0	5.5	1.1	0.0	5.6
Cycle Q Clear(g_c), s	2.3	8.0	8.1	2.5	8.3	0.0	5.9	0.0	5.5	1.1	0.0	5.6
Prop In Lane	1.00		0.13	1.00		1.00	1.00		0.91	1.00		0.99
Lane Grp Cap(c), veh/h	129	1171	1204	53	2316		112	0	161	94	0	103
V/C Ratio(X)	0.52	0.25	0.25	0.71	0.25		0.79	0.00	0.48	0.34	0.00	0.73
Avail Cap(c_a), veh/h	348	1171	1204	180	2316		180	0	443	348	0	438
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	56.7	8.3	8.4	57.7	8.7	0.0	55.5	0.0	51.0	57.3	0.0	55.1
Incr Delay (d2), s/veh	3.2	0.5	0.5	16.1	0.3	0.0	11.8	0.0	2.2	2.1	0.0	9.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	3.1	3.1	1.4	3.1	0.0	3.0	0.0	2.3	0.5	0.0	2.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	60.0	8.9	8.9	73.8	9.0	0.0	67.3	0.0	53.3	59.4	0.0	64.5
LnGrp LOS	E	A	A	E	A		E	A	D	E	A	E
Approach Vol, veh/h		660			627			167			107	
Approach Delay, s/veh		14.0			12.9			60.7			63.0	
Approach LOS		B			B			E			E	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	10.0	83.7	13.1	13.3	9.1	84.6	8.8	17.6				
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5				
Max Green Setting (Gmax), s	12.1	40.7	12.1	33.1	12.1	40.7	12.1	33.1				
Max Q Clear Time (g_c+I1), s	4.3	10.3	7.9	7.6	4.5	10.1	3.1	7.5				
Green Ext Time (p_c), s	0.1	5.6	0.1	0.2	0.0	5.1	0.0	0.2				
Intersection Summary												
HCM 6th Ctrl Delay			21.9									
HCM 6th LOS			C									
Notes												
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.												

HCM 6th TWSC
3: Rdige Trail & Xfinity S. Drwy

Existing AM
09-27-2023

Intersection						
Int Delay, s/veh	1.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	9	15	14	146	52	10
Future Vol, veh/h	9	15	14	146	52	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	18	16	172	61	12
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	271	67	73	0	-	0
Stage 1	67	-	-	-	-	-
Stage 2	204	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	718	997	1527	-	-	-
Stage 1	956	-	-	-	-	-
Stage 2	830	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	709	997	1527	-	-	-
Mov Cap-2 Maneuver	709	-	-	-	-	-
Stage 1	945	-	-	-	-	-
Stage 2	830	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	9.3	0.6		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1527	-	865	-	-	
HCM Lane V/C Ratio	0.011	-	0.033	-	-	
HCM Control Delay (s)	7.4	0	9.3	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

HCM 6th TWSC
1: Xfinity W. Drwy & Ridgewalk Pkwy

Existing PM
09-27-2023

Intersection						
Int Delay, s/veh	0.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑↑	
Traffic Vol, veh/h	995	66	2	1039	21	21
Future Vol, veh/h	995	66	2	1039	21	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1015	67	2	1060	21	21
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1082	0	1583	541
Stage 1	-	-	-	-	1049	-
Stage 2	-	-	-	-	534	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	640	-	99	485
Stage 1	-	-	-	-	298	-
Stage 2	-	-	-	-	552	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	640	-	98	485
Mov Cap-2 Maneuver	-	-	-	-	98	-
Stage 1	-	-	-	-	298	-
Stage 2	-	-	-	-	548	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		34.8	
HCM LOS					D	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	163	-	-	640	-	
HCM Lane V/C Ratio	0.263	-	-	0.003	-	
HCM Control Delay (s)	34.8	-	-	10.6	0	
HCM Lane LOS	D	-	-	B	A	
HCM 95th %tile Q(veh)	1	-	-	0	-	

Timings
2: Rdige Trail & Ridgewalk Pkwy

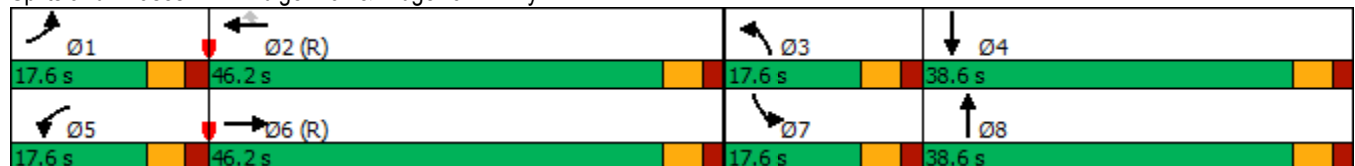
Existing PM
 09-27-2023

									
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations	 	 		 				 	
Traffic Volume (vph)	251	659	68	679	47	77	22	110	13
Future Volume (vph)	251	659	68	679	47	77	22	110	13
Lane Group Flow (vph)	256	780	69	693	48	79	92	112	304
Turn Type	Prot	NA	Prot	NA	Perm	Prot	NA	Prot	NA
Protected Phases	1	6	5	2		3	8	7	4
Permitted Phases					2				
Detector Phase	1	6	5	2	2	3	8	7	4
Switch Phase									
Minimum Initial (s)	5.0	15.0	5.0	15.0	15.0	5.0	6.0	5.0	6.0
Minimum Split (s)	15.0	26.5	15.0	37.5	37.5	15.0	31.5	15.0	31.5
Total Split (s)	17.6	46.2	17.6	46.2	46.2	17.6	38.6	17.6	38.6
Total Split (%)	14.7%	38.5%	14.7%	38.5%	38.5%	14.7%	32.2%	14.7%	32.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	None	C-Min	C-Min	None	None	None	None
v/c Ratio	0.63	0.38	0.47	0.37	0.05	0.53	0.45	0.42	0.72
Control Delay	57.0	15.6	62.1	18.5	0.1	65.4	23.6	57.3	17.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	57.0	15.6	62.1	18.5	0.1	65.4	23.6	57.3	17.2
Queue Length 50th (ft)	102	162	54	156	0	62	17	45	10
Queue Length 95th (ft)	143	282	102	266	0	114	66	74	99
Internal Link Dist (ft)		363		384			225		176
Turn Bay Length (ft)	280		125		130	140		125	
Base Capacity (vph)	418	2048	183	1888	902	178	505	346	650
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.61	0.38	0.38	0.37	0.05	0.44	0.18	0.32	0.47

Intersection Summary

Cycle Length: 120
 Actuated Cycle Length: 120
 Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green
 Natural Cycle: 100
 Control Type: Actuated-Coordinated

Splits and Phases: 2: Rdige Trail & Ridgewalk Pkwy



ATTACHMENT G

HCM 6th Signalized Intersection Summary 2: Rdige Trail & Ridgewalk Pkwy

Existing PM
09-27-2023

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	251	659	106	68	679	47	77	22	69	110	13	285
Future Volume (veh/h)	251	659	106	68	679	47	77	22	69	110	13	285
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	256	672	108	69	693	0	79	22	70	112	13	291
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	312	1536	247	89	1636		101	86	272	167	14	320
Arrive On Green	0.09	0.50	0.50	0.05	0.46	0.00	0.06	0.22	0.22	0.05	0.21	0.21
Sat Flow, veh/h	3456	3066	492	1781	3554	1585	1781	393	1252	3456	68	1527
Grp Volume(v), veh/h	256	389	391	69	693	0	79	0	92	112	0	304
Grp Sat Flow(s),veh/h/ln	1728	1777	1782	1781	1777	1585	1781	0	1645	1728	0	1595
Q Serve(g_s), s	8.7	16.8	16.8	4.6	15.7	0.0	5.3	0.0	5.6	3.8	0.0	22.3
Cycle Q Clear(g_c), s	8.7	16.8	16.8	4.6	15.7	0.0	5.3	0.0	5.6	3.8	0.0	22.3
Prop In Lane	1.00		0.28	1.00		1.00	1.00		0.76	1.00		0.96
Lane Grp Cap(c), veh/h	312	890	893	89	1636		101	0	358	167	0	334
V/C Ratio(X)	0.82	0.44	0.44	0.78	0.42		0.78	0.00	0.26	0.67	0.00	0.91
Avail Cap(c_a), veh/h	348	890	893	180	1636		180	0	454	348	0	440
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	53.6	19.1	19.1	56.4	21.7	0.0	55.9	0.0	38.9	56.1	0.0	46.3
Incr Delay (d2), s/veh	13.2	1.6	1.6	13.5	0.8	0.0	12.5	0.0	0.4	4.6	0.0	19.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.3	7.1	7.2	2.4	6.6	0.0	2.7	0.0	2.3	1.8	0.0	10.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	66.8	20.7	20.7	69.9	22.5	0.0	68.4	0.0	39.3	60.7	0.0	65.4
LnGrp LOS	E	C	C	E	C		E	A	D	E	A	E
Approach Vol, veh/h		1036			762			171			416	
Approach Delay, s/veh		32.1			26.8			52.7			64.1	
Approach LOS		C			C			D			E	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	16.3	60.7	12.3	30.6	11.5	65.6	11.3	31.6				
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5				
Max Green Setting (Gmax), s	12.1	40.7	12.1	33.1	12.1	40.7	12.1	33.1				
Max Q Clear Time (g_c+I1), s	10.7	17.7	7.3	24.3	6.6	18.8	5.8	7.6				
Green Ext Time (p_c), s	0.1	6.2	0.1	0.8	0.0	6.5	0.1	0.3				

Intersection Summary

HCM 6th Ctrl Delay	37.5
HCM 6th LOS	D

Notes

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
3: Rdige Trail & Xfinity S. Drwy

Existing PM
09-27-2023

Intersection						
Int Delay, s/veh	1.8					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	25	27	28	139	176	24
Future Vol, veh/h	25	27	28	139	176	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	27	30	31	153	193	26
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	421	206	219	0	-	0
Stage 1	206	-	-	-	-	-
Stage 2	215	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	589	835	1350	-	-	-
Stage 1	829	-	-	-	-	-
Stage 2	821	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	574	835	1350	-	-	-
Mov Cap-2 Maneuver	574	-	-	-	-	-
Stage 1	808	-	-	-	-	-
Stage 2	821	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	10.7	1.3		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1350	-	685	-	-	
HCM Lane V/C Ratio	0.023	-	0.083	-	-	
HCM Control Delay (s)	7.7	0	10.7	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0.1	-	0.3	-	-	

**FUTURE “NO-BUILD” INTERSECTION
ANALYSIS**

HCM 6th TWSC
1: Xfinity W. Drwy & Ridgewalk Pkwy

No Build 2025 AM
09/27/2023

Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑↑	
Traffic Vol, veh/h	603	20	1	690	11	3
Future Vol, veh/h	603	20	1	690	11	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	678	22	1	775	12	3
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	700	0	1079	350
Stage 1	-	-	-	-	689	-
Stage 2	-	-	-	-	390	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	893	-	213	646
Stage 1	-	-	-	-	460	-
Stage 2	-	-	-	-	653	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	893	-	213	646
Mov Cap-2 Maneuver	-	-	-	-	213	-
Stage 1	-	-	-	-	460	-
Stage 2	-	-	-	-	652	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		20.4	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	249	-	-	893	-	
HCM Lane V/C Ratio	0.063	-	-	0.001	-	
HCM Control Delay (s)	20.4	-	-	9	0	
HCM Lane LOS	C	-	-	A	A	
HCM 95th %tile Q(veh)	0.2	-	-	0	-	

Timings

2: Rdige Trail & Ridgewalk Pkwy

No Build 2025 AM

09/27/2023

									
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations	 	 		 				 	
Traffic Volume (vph)	72	508	35	541	34	82	7	35	1
Future Volume (vph)	72	508	35	541	34	82	7	35	1
Lane Group Flow (vph)	80	605	39	601	38	91	80	39	90
Turn Type	Prot	NA	Prot	NA	Perm	Prot	NA	Prot	NA
Protected Phases	1	6	5	2		3	8	7	4
Permitted Phases					2				
Detector Phase	1	6	5	2	2	3	8	7	4
Switch Phase									
Minimum Initial (s)	5.0	15.0	5.0	15.0	15.0	5.0	6.0	5.0	6.0
Minimum Split (s)	15.0	26.5	15.0	37.5	37.5	15.0	31.5	15.0	31.5
Total Split (s)	17.0	48.0	17.0	48.0	48.0	22.0	40.0	15.0	33.0
Total Split (%)	14.2%	40.0%	14.2%	40.0%	40.0%	18.3%	33.3%	12.5%	27.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	None	C-Min	C-Min	None	None	None	None
v/c Ratio	0.34	0.27	0.33	0.28	0.04	0.54	0.28	0.20	0.50
Control Delay	56.9	11.9	59.9	12.8	0.1	62.7	15.6	55.9	21.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	56.9	11.9	59.9	12.8	0.1	62.7	15.6	55.9	21.1
Queue Length 50th (ft)	32	113	31	114	0	71	6	15	1
Queue Length 95th (ft)	58	190	67	188	0	124	53	34	54
Internal Link Dist (ft)		363		384			225		176
Turn Bay Length (ft)	280		125		130	140		125	
Base Capacity (vph)	328	2216	169	2163	1035	243	514	271	432
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.24	0.27	0.23	0.28	0.04	0.37	0.16	0.14	0.21

Intersection Summary

Cycle Length: 120

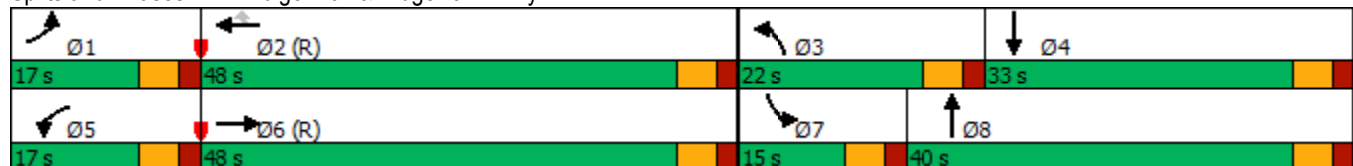
Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green

Natural Cycle: 100

Control Type: Actuated-Coordinated

Splits and Phases: 2: Rdige Trail & Ridgewalk Pkwy



ATTACHMENT G

HCM 6th Signalized Intersection Summary 2: Rdige Trail & Ridgewalk Pkwy

No Build 2025 AM

09/27/2023

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	72	508	37	35	541	34	82	7	65	35	1	80
Future Volume (veh/h)	72	508	37	35	541	34	82	7	65	35	1	80
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	80	564	41	39	601	0	91	8	72	39	1	89
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	134	2175	158	54	2271		115	17	157	105	1	117
Arrive On Green	0.04	0.65	0.65	0.03	0.64	0.00	0.06	0.11	0.11	0.03	0.07	0.07
Sat Flow, veh/h	3456	3360	244	1781	3554	1585	1781	161	1449	3456	18	1570
Grp Volume(v), veh/h	80	298	307	39	601	0	91	0	80	39	0	90
Grp Sat Flow(s),veh/h/ln	1728	1777	1826	1781	1777	1585	1781	0	1610	1728	0	1588
Q Serve(g_s), s	2.7	8.5	8.6	2.6	8.8	0.0	6.0	0.0	5.6	1.3	0.0	6.7
Cycle Q Clear(g_c), s	2.7	8.5	8.6	2.6	8.8	0.0	6.0	0.0	5.6	1.3	0.0	6.7
Prop In Lane	1.00		0.13	1.00		1.00	1.00		0.90	1.00		0.99
Lane Grp Cap(c), veh/h	134	1150	1183	54	2271		115	0	175	105	0	118
V/C Ratio(X)	0.60	0.26	0.26	0.72	0.26		0.79	0.00	0.46	0.37	0.00	0.76
Avail Cap(c_a), veh/h	331	1150	1183	171	2271		245	0	463	274	0	364
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	56.8	9.0	9.0	57.7	9.4	0.0	55.3	0.0	50.2	57.1	0.0	54.5
Incr Delay (d2), s/veh	4.2	0.5	0.5	16.5	0.3	0.0	11.4	0.0	1.9	2.2	0.0	9.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	3.3	3.4	1.4	3.3	0.0	3.1	0.0	2.4	0.6	0.0	3.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	61.0	9.5	9.5	74.2	9.7	0.0	66.7	0.0	52.0	59.2	0.0	64.2
LnGrp LOS	E	A	A	E	A		E	A	D	E	A	E
Approach Vol, veh/h		685			640			171			129	
Approach Delay, s/veh		15.5			13.6			59.9			62.7	
Approach LOS		B			B			E			E	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	10.2	82.2	13.3	14.4	9.1	83.2	9.1	18.5				
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5				
Max Green Setting (Gmax), s	11.5	42.5	16.5	27.5	11.5	42.5	9.5	34.5				
Max Q Clear Time (g_c+I1), s	4.7	10.8	8.0	8.7	4.6	10.6	3.3	7.6				
Green Ext Time (p_c), s	0.1	5.8	0.1	0.2	0.0	5.3	0.0	0.2				
Intersection Summary												
HCM 6th Ctrl Delay			23.2									
HCM 6th LOS			C									
Notes												
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.												

HCM 6th TWSC
3: Rdige Trail & Xfinity S. Drwy

No Build 2025 AM
09/27/2023

Intersection						
Int Delay, s/veh	1.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	9	15	14	149	53	10
Future Vol, veh/h	9	15	14	149	53	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	18	16	175	62	12
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	275	68	74	0	-	0
Stage 1	68	-	-	-	-	-
Stage 2	207	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	715	995	1526	-	-	-
Stage 1	955	-	-	-	-	-
Stage 2	828	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	706	995	1526	-	-	-
Mov Cap-2 Maneuver	706	-	-	-	-	-
Stage 1	944	-	-	-	-	-
Stage 2	828	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	9.3	0.6		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1526	-	863	-	-	
HCM Lane V/C Ratio	0.011	-	0.033	-	-	
HCM Control Delay (s)	7.4	0	9.3	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

HCM 6th TWSC
1: Xfinity W. Drwy & Ridgewalk Pkwy

No Build 2025 PM
09/27/2023

Intersection						
Int Delay, s/veh	0.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑↑	
Traffic Vol, veh/h	1015	67	2	1060	21	21
Future Vol, veh/h	1015	67	2	1060	21	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1036	68	2	1082	21	21
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1104	0	1615	552
Stage 1	-	-	-	-	1070	-
Stage 2	-	-	-	-	545	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	628	-	95	477
Stage 1	-	-	-	-	291	-
Stage 2	-	-	-	-	545	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	628	-	94	477
Mov Cap-2 Maneuver	-	-	-	-	94	-
Stage 1	-	-	-	-	291	-
Stage 2	-	-	-	-	541	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		36.3	
HCM LOS					E	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	157	-	-	628	-	
HCM Lane V/C Ratio	0.273	-	-	0.003	-	
HCM Control Delay (s)	36.3	-	-	10.8	0	
HCM Lane LOS	E	-	-	B	A	
HCM 95th %tile Q(veh)	1	-	-	0	-	

Timings

2: Rdige Trail & Ridgewalk Pkwy

No Build 2025 PM

09/27/2023

									
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations	 	 		 				 	
Traffic Volume (vph)	301	672	69	693	56	79	26	132	16
Future Volume (vph)	301	672	69	693	56	79	26	132	16
Lane Group Flow (vph)	307	796	70	707	57	81	98	135	365
Turn Type	Prot	NA	Prot	NA	Perm	Prot	NA	Prot	NA
Protected Phases	1	6	5	2		3	8	7	4
Permitted Phases					2				
Detector Phase	1	6	5	2	2	3	8	7	4
Switch Phase									
Minimum Initial (s)	5.0	15.0	5.0	15.0	15.0	5.0	6.0	5.0	6.0
Minimum Split (s)	15.0	26.5	15.0	37.5	37.5	15.0	31.5	15.0	31.5
Total Split (s)	24.0	48.0	18.0	42.0	42.0	16.0	36.0	18.0	38.0
Total Split (%)	20.0%	40.0%	15.0%	35.0%	35.0%	13.3%	30.0%	15.0%	31.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	None	C-Min	C-Min	None	None	None	None
v/c Ratio	0.68	0.40	0.47	0.39	0.06	0.58	0.45	0.47	0.77
Control Delay	57.0	16.8	62.0	20.8	0.1	70.2	23.7	57.6	20.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	57.0	16.8	62.0	20.8	0.1	70.2	23.7	57.6	20.0
Queue Length 50th (ft)	123	175	55	173	0	63	21	54	33
Queue Length 95th (ft)	167	302	102	292	0	119	70	87	133
Internal Link Dist (ft)		363		384			225		176
Turn Bay Length (ft)	280		125		130	140		125	
Base Capacity (vph)	538	2002	188	1798	889	154	474	357	667
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.57	0.40	0.37	0.39	0.06	0.53	0.21	0.38	0.55

Intersection Summary

Cycle Length: 120

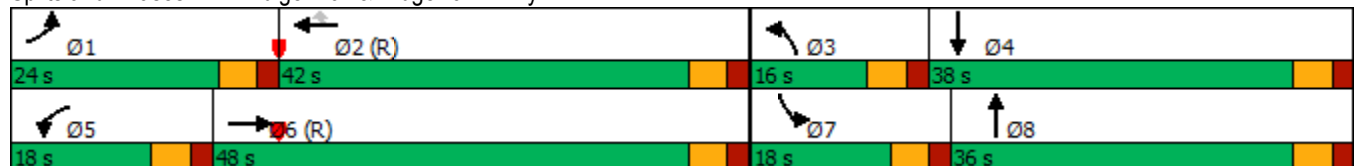
Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green

Natural Cycle: 100

Control Type: Actuated-Coordinated

Splits and Phases: 2: Rdige Trail & Ridgewalk Pkwy



ATTACHMENT G

HCM 6th Signalized Intersection Summary 2: Rdige Trail & Ridgewalk Pkwy

No Build 2025 PM

09/27/2023

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	301	672	108	69	693	56	79	26	70	132	16	342
Future Volume (veh/h)	301	672	108	69	693	56	79	26	70	132	16	342
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	307	686	110	70	707	0	81	27	71	135	16	349
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	373	1421	228	90	1443		103	113	296	193	17	374
Arrive On Green	0.11	0.46	0.46	0.05	0.41	0.00	0.06	0.25	0.25	0.06	0.25	0.25
Sat Flow, veh/h	3456	3067	491	1781	3554	1585	1781	456	1199	3456	70	1526
Grp Volume(v), veh/h	307	397	399	70	707	0	81	0	98	135	0	365
Grp Sat Flow(s),veh/h/ln	1728	1777	1782	1781	1777	1585	1781	0	1655	1728	0	1596
Q Serve(g_s), s	10.4	18.5	18.6	4.7	17.7	0.0	5.4	0.0	5.7	4.6	0.0	26.9
Cycle Q Clear(g_c), s	10.4	18.5	18.6	4.7	17.7	0.0	5.4	0.0	5.7	4.6	0.0	26.9
Prop In Lane	1.00		0.28	1.00		1.00	1.00		0.72	1.00		0.96
Lane Grp Cap(c), veh/h	373	823	826	90	1443		103	0	409	193	0	391
V/C Ratio(X)	0.82	0.48	0.48	0.78	0.49		0.79	0.00	0.24	0.70	0.00	0.93
Avail Cap(c_a), veh/h	533	823	826	186	1443		156	0	421	360	0	432
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	52.4	22.2	22.3	56.3	26.4	0.0	55.8	0.0	36.2	55.7	0.0	44.3
Incr Delay (d2), s/veh	7.0	2.0	2.0	13.4	1.2	0.0	14.0	0.0	0.3	4.6	0.0	26.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.8	8.0	8.1	2.4	7.6	0.0	2.8	0.0	2.4	2.1	0.0	13.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	59.4	24.3	24.3	69.7	27.6	0.0	69.8	0.0	36.5	60.2	0.0	70.4
LnGrp LOS	E	C	C	E	C		E	A	D	E	A	E
Approach Vol, veh/h	1103			777			179			500		
Approach Delay, s/veh	34.0			31.4			51.6			67.7		
Approach LOS	C			C			D			E		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	18.4	54.2	12.4	34.9	11.6	61.1	12.2	35.1				
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5				
Max Green Setting (Gmax), s	18.5	36.5	10.5	32.5	12.5	42.5	12.5	30.5				
Max Q Clear Time (g_c+I1), s	12.4	19.7	7.4	28.9	6.7	20.6	6.6	7.7				
Green Ext Time (p_c), s	0.5	5.5	0.0	0.5	0.0	6.7	0.2	0.3				

Intersection Summary

HCM 6th Ctrl Delay	41.0
HCM 6th LOS	D

Notes

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
3: Rdige Trail & Xfinity S. Drwy

No Build 2025 PM
09/27/2023

Intersection						
Int Delay, s/veh	1.9					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	26	28	29	142	180	24
Future Vol, veh/h	26	28	29	142	180	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	29	31	32	156	198	26
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	431	211	224	0	-	0
Stage 1	211	-	-	-	-	-
Stage 2	220	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	581	829	1345	-	-	-
Stage 1	824	-	-	-	-	-
Stage 2	817	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	566	829	1345	-	-	-
Mov Cap-2 Maneuver	566	-	-	-	-	-
Stage 1	803	-	-	-	-	-
Stage 2	817	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	10.8	1.3		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1345	-	677	-	-	
HCM Lane V/C Ratio	0.024	-	0.088	-	-	
HCM Control Delay (s)	7.7	0	10.8	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0.1	-	0.3	-	-	

FUTURE “BUILD” INTERSECTION ANALYSIS

HCM 6th TWSC
1: Xfinity W. Drwy & Ridgewalk Pkwy

Future Build 2025 AM
09/27/2023

Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑↑	
Traffic Vol, veh/h	603	21	1	690	12	3
Future Vol, veh/h	603	21	1	690	12	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	678	24	1	775	13	3
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	702	0	1080	351
Stage 1	-	-	-	-	690	-
Stage 2	-	-	-	-	390	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	891	-	213	645
Stage 1	-	-	-	-	459	-
Stage 2	-	-	-	-	653	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	891	-	213	645
Mov Cap-2 Maneuver	-	-	-	-	213	-
Stage 1	-	-	-	-	459	-
Stage 2	-	-	-	-	652	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		20.7	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	246	-	-	891	-	
HCM Lane V/C Ratio	0.069	-	-	0.001	-	
HCM Control Delay (s)	20.7	-	-	9	0	
HCM Lane LOS	C	-	-	A	A	
HCM 95th %tile Q(veh)	0.2	-	-	0	-	

Timings

2: Rdige Trail & Ridgewalk Pkwy

Future Build 2025 AM

09/27/2023

									
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations	 	 		 			 	 	
Traffic Volume (vph)	72	508	37	541	34	82	7	35	2
Future Volume (vph)	72	508	37	541	34	82	7	35	2
Lane Group Flow (vph)	80	605	41	601	38	91	82	39	91
Turn Type	Prot	NA	Prot	NA	Perm	Prot	NA	Prot	NA
Protected Phases	1	6	5	2		3	8	7	4
Permitted Phases					2				
Detector Phase	1	6	5	2	2	3	8	7	4
Switch Phase									
Minimum Initial (s)	5.0	15.0	5.0	15.0	15.0	5.0	6.0	5.0	6.0
Minimum Split (s)	15.0	26.5	15.0	37.5	37.5	15.0	31.5	15.0	31.5
Total Split (s)	17.0	48.0	17.0	48.0	48.0	22.0	40.0	15.0	33.0
Total Split (%)	14.2%	40.0%	14.2%	40.0%	40.0%	18.3%	33.3%	12.5%	27.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	None	C-Min	C-Min	None	None	None	None
v/c Ratio	0.34	0.28	0.34	0.28	0.04	0.54	0.29	0.20	0.51
Control Delay	56.9	12.9	60.1	12.8	0.1	62.7	15.4	55.9	21.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	56.9	12.9	60.1	12.8	0.1	62.7	15.4	55.9	21.3
Queue Length 50th (ft)	32	114	32	114	0	71	6	15	2
Queue Length 95th (ft)	58	191	70	188	0	124	54	34	55
Internal Link Dist (ft)		363		384			225		176
Turn Bay Length (ft)	280		125		130	140		125	
Base Capacity (vph)	328	2138	169	2162	1034	243	515	271	432
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.24	0.28	0.24	0.28	0.04	0.37	0.16	0.14	0.21

Intersection Summary

Cycle Length: 120

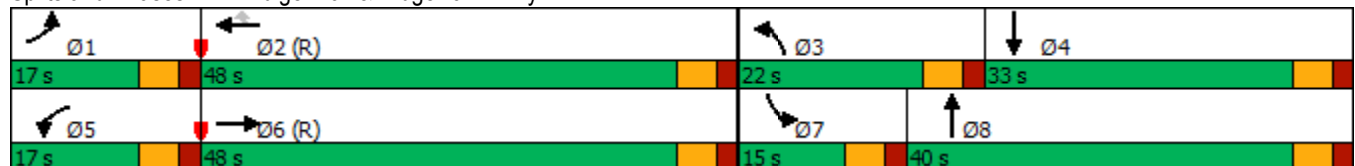
Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green

Natural Cycle: 100

Control Type: Actuated-Coordinated

Splits and Phases: 2: Rdige Trail & Ridgewalk Pkwy



ATTACHMENT G

HCM 6th Signalized Intersection Summary 2: Rdige Trail & Ridgewalk Pkwy

Future Build 2025 AM

09/27/2023

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	72	508	37	37	541	34	82	7	67	35	2	80
Future Volume (veh/h)	72	508	37	37	541	34	82	7	67	35	2	80
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	80	564	41	41	601	0	91	8	74	39	2	89
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	134	2171	158	55	2269		115	17	158	105	3	116
Arrive On Green	0.04	0.65	0.65	0.03	0.64	0.00	0.06	0.11	0.11	0.03	0.07	0.07
Sat Flow, veh/h	3456	3360	244	1781	3554	1585	1781	157	1452	3456	35	1555
Grp Volume(v), veh/h	80	298	307	41	601	0	91	0	82	39	0	91
Grp Sat Flow(s),veh/h/ln	1728	1777	1826	1781	1777	1585	1781	0	1609	1728	0	1590
Q Serve(g_s), s	2.7	8.5	8.6	2.7	8.8	0.0	6.0	0.0	5.7	1.3	0.0	6.7
Cycle Q Clear(g_c), s	2.7	8.5	8.6	2.7	8.8	0.0	6.0	0.0	5.7	1.3	0.0	6.7
Prop In Lane	1.00		0.13	1.00		1.00	1.00		0.90	1.00		0.98
Lane Grp Cap(c), veh/h	134	1148	1180	55	2269		115	0	176	105	0	119
V/C Ratio(X)	0.60	0.26	0.26	0.74	0.26		0.79	0.00	0.47	0.37	0.00	0.76
Avail Cap(c_a), veh/h	331	1148	1180	171	2269		245	0	463	274	0	364
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	56.8	9.0	9.0	57.7	9.4	0.0	55.3	0.0	50.2	57.1	0.0	54.5
Incr Delay (d2), s/veh	4.2	0.5	0.5	17.5	0.3	0.0	11.4	0.0	1.9	2.2	0.0	9.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	3.3	3.4	1.5	3.3	0.0	3.1	0.0	2.4	0.6	0.0	3.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	61.0	9.6	9.6	75.2	9.7	0.0	66.7	0.0	52.1	59.2	0.0	64.2
LnGrp LOS	E	A	A	E	A		E	A	D	E	A	E
Approach Vol, veh/h		685			642			173			130	
Approach Delay, s/veh		15.6			13.9			59.8			62.7	
Approach LOS		B			B			E			E	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	10.2	82.1	13.3	14.5	9.2	83.0	9.1	18.6				
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5				
Max Green Setting (Gmax), s	11.5	42.5	16.5	27.5	11.5	42.5	9.5	34.5				
Max Q Clear Time (g_c+I1), s	4.7	10.8	8.0	8.7	4.7	10.6	3.3	7.7				
Green Ext Time (p_c), s	0.1	5.8	0.1	0.3	0.0	5.3	0.0	0.3				
Intersection Summary												
HCM 6th Ctrl Delay			23.4									
HCM 6th LOS			C									
Notes												
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.												

HCM 6th TWSC
3: Rdige Trail & Xfinity S. Drwy

Future Build 2025 AM
09/27/2023

Intersection						
Int Delay, s/veh	1.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	11	16	15	149	53	13
Future Vol, veh/h	11	16	15	149	53	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	19	18	175	62	15
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	281	70	77	0	-	0
Stage 1	70	-	-	-	-	-
Stage 2	211	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	709	993	1522	-	-	-
Stage 1	953	-	-	-	-	-
Stage 2	824	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	700	993	1522	-	-	-
Mov Cap-2 Maneuver	700	-	-	-	-	-
Stage 1	941	-	-	-	-	-
Stage 2	824	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	9.4	0.7		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1522	-	848	-	-	
HCM Lane V/C Ratio	0.012	-	0.037	-	-	
HCM Control Delay (s)	7.4	0	9.4	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

HCM 6th TWSC
1: Xfinity W. Drwy & Ridgewalk Pkwy

Future Build 2025 PM
09/27/2023

Intersection						
Int Delay, s/veh	0.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑↑	
Traffic Vol, veh/h	1016	69	2	1061	23	21
Future Vol, veh/h	1016	69	2	1061	23	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1037	70	2	1083	23	21
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1107	0	1618	554
Stage 1	-	-	-	-	1072	-
Stage 2	-	-	-	-	546	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	626	-	94	476
Stage 1	-	-	-	-	290	-
Stage 2	-	-	-	-	544	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	626	-	93	476
Mov Cap-2 Maneuver	-	-	-	-	93	-
Stage 1	-	-	-	-	290	-
Stage 2	-	-	-	-	540	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		38.6	
HCM LOS					E	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	151	-	-	626	-	
HCM Lane V/C Ratio	0.297	-	-	0.003	-	
HCM Control Delay (s)	38.6	-	-	10.8	0	
HCM Lane LOS	E	-	-	B	A	
HCM 95th %tile Q(veh)	1.2	-	-	0	-	

Timings
2: Rdige Trail & Ridgewalk Pkwy

Future Build 2025 PM

09/27/2023

									
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations	 	 		 				 	
Traffic Volume (vph)	301	672	72	693	56	80	27	132	17
Future Volume (vph)	301	672	72	693	56	80	27	132	17
Lane Group Flow (vph)	307	797	73	707	57	82	102	135	366
Turn Type	Prot	NA	Prot	NA	Perm	Prot	NA	Prot	NA
Protected Phases	1	6	5	2		3	8	7	4
Permitted Phases					2				
Detector Phase	1	6	5	2	2	3	8	7	4
Switch Phase									
Minimum Initial (s)	5.0	15.0	5.0	15.0	15.0	5.0	6.0	5.0	6.0
Minimum Split (s)	15.0	26.5	15.0	37.5	37.5	15.0	31.5	15.0	31.5
Total Split (s)	24.0	48.0	18.0	42.0	42.0	16.0	36.0	18.0	38.0
Total Split (%)	20.0%	40.0%	15.0%	35.0%	35.0%	13.3%	30.0%	15.0%	31.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	None	C-Min	C-Min	None	None	None	None
v/c Ratio	0.68	0.40	0.48	0.39	0.06	0.59	0.46	0.47	0.78
Control Delay	57.0	17.0	62.3	21.0	0.1	70.6	23.5	57.6	20.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	57.0	17.0	62.3	21.0	0.1	70.6	23.5	57.6	20.2
Queue Length 50th (ft)	123	177	57	174	0	64	21	54	34
Queue Length 95th (ft)	167	304	105	293	0	121	72	87	134
Internal Link Dist (ft)		363		384			225		176
Turn Bay Length (ft)	280		125		130	140		125	
Base Capacity (vph)	538	1995	189	1794	887	154	477	357	667
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.57	0.40	0.39	0.39	0.06	0.53	0.21	0.38	0.55

Intersection Summary

Cycle Length: 120

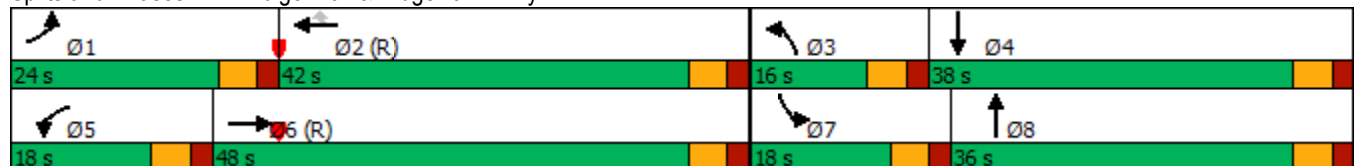
Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green

Natural Cycle: 100

Control Type: Actuated-Coordinated

Splits and Phases: 2: Rdige Trail & Ridgewalk Pkwy



ATTACHMENT G

HCM 6th Signalized Intersection Summary 2: Rdige Trail & Ridgewalk Pkwy

Future Build 2025 PM

09/27/2023

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	301	672	109	72	693	56	80	27	73	132	17	342
Future Volume (veh/h)	301	672	109	72	693	56	80	27	73	132	17	342
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	307	686	111	73	707	0	82	28	74	135	17	349
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	373	1410	228	94	1439		104	113	298	193	18	374
Arrive On Green	0.11	0.46	0.46	0.05	0.40	0.00	0.06	0.25	0.25	0.06	0.25	0.25
Sat Flow, veh/h	3456	3063	495	1781	3554	1585	1781	454	1200	3456	74	1522
Grp Volume(v), veh/h	307	398	399	73	707	0	82	0	102	135	0	366
Grp Sat Flow(s),veh/h/ln	1728	1777	1781	1781	1777	1585	1781	0	1654	1728	0	1596
Q Serve(g_s), s	10.4	18.7	18.7	4.9	17.7	0.0	5.5	0.0	5.9	4.6	0.0	26.9
Cycle Q Clear(g_c), s	10.4	18.7	18.7	4.9	17.7	0.0	5.5	0.0	5.9	4.6	0.0	26.9
Prop In Lane	1.00		0.28	1.00		1.00	1.00		0.73	1.00		0.95
Lane Grp Cap(c), veh/h	373	818	820	94	1439		104	0	411	193	0	392
V/C Ratio(X)	0.82	0.49	0.49	0.78	0.49		0.79	0.00	0.25	0.70	0.00	0.93
Avail Cap(c_a), veh/h	533	818	820	186	1439		156	0	420	360	0	432
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	52.4	22.5	22.5	56.2	26.5	0.0	55.8	0.0	36.1	55.7	0.0	44.3
Incr Delay (d2), s/veh	7.0	2.1	2.1	13.0	1.2	0.0	14.4	0.0	0.3	4.6	0.0	26.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.8	8.1	8.1	2.5	7.6	0.0	2.9	0.0	2.5	2.1	0.0	13.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	59.4	24.6	24.6	69.2	27.7	0.0	70.2	0.0	36.5	60.2	0.0	70.5
LnGrp LOS	E	C	C	E	C		E	A	D	E	A	E
Approach Vol, veh/h	1104			780			184			501		
Approach Delay, s/veh	34.3			31.6			51.5			67.7		
Approach LOS	C			C			D			E		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	18.4	54.1	12.5	35.0	11.8	60.7	12.2	35.3				
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5				
Max Green Setting (Gmax), s	18.5	36.5	10.5	32.5	12.5	42.5	12.5	30.5				
Max Q Clear Time (g_c+I1), s	12.4	19.7	7.5	28.9	6.9	20.7	6.6	7.9				
Green Ext Time (p_c), s	0.5	5.5	0.0	0.5	0.0	6.7	0.2	0.3				
Intersection Summary												
HCM 6th Ctrl Delay	41.2											
HCM 6th LOS	D											
Notes												

HCM 6th TWSC
3: Rdige Trail & Xfinity S. Drwy

Future Build 2025 PM
09/27/2023

Intersection						
Int Delay, s/veh	2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	31	29	30	142	180	28
Future Vol, veh/h	31	29	30	142	180	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	34	32	33	156	198	31
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	436	214	229	0	-	0
Stage 1	214	-	-	-	-	-
Stage 2	222	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	578	826	1339	-	-	-
Stage 1	822	-	-	-	-	-
Stage 2	815	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	562	826	1339	-	-	-
Mov Cap-2 Maneuver	562	-	-	-	-	-
Stage 1	800	-	-	-	-	-
Stage 2	815	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	11	1.4		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1339	-	665	-	-	
HCM Lane V/C Ratio	0.025	-	0.099	-	-	
HCM Control Delay (s)	7.8	0	11	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0.1	-	0.3	-	-	

TRAFFIC VOLUME WORKSHEETS

23-179 Ridgewalk Storage - TIS Traffic Volumes

A&R Engineering
September 2023

1. Ridgewalk Pkwy @ XfinityWDrwy

A.M. Peak Hour

Condition	Piemont Urgent Care- Xfinity Western Drwy Northbound				Road B Southbound				Ridgewalk Parkway Eastbound				Ridgewalk Parkway Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2023 Traffic Counts:	11	0	3	14	0	0	0	0	0	591	20	611	1	676	0	677
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2025 Volumes:	11	0	3	14	0	0	0	0	0	603	20	623	1	690	0	691
Total New Trips:	1	0	0	1	0	0	0	0	0	0	1	1	0	0	0	0
Future 2025 Traffic Volumes:	12	0	3	15	0	0	0	0	0	603	21	624	1	690	0	691

P.M. Peak Hour

Condition	Piemont Urgent Care- Xfinity Western Drwy Northbound				Road B Southbound				Ridgewalk Parkway Eastbound				Ridgewalk Parkway Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2023 Traffic Counts:	21	0	21	42	0	0	0	0	0	995	66	1061	2	1039	0	1041
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2025 Volumes:	21	0	21	42	0	0	0	0	0	1015	67	1082	2	1060	0	1062
Total New Trips:	2	0	0	2	0	0	0	0	0	1	2	3	0	1	0	1
Future 2025 Traffic Volumes:	23	0	21	44	0	0	0	0	0	1016	69	1085	2	1061	0	1063

23-179 Ridgewalk Storage - TIS
Traffic Volumes

A&R Engineering
September 2023

2.Ridgewalk Pkwy @ Ridge Trail

A.M. Peak Hour

Condition	Ridge Trail Northbound			Ridge Trail Southbound			Ridgewalk Parkway Eastbound			Ridgewalk Parkway Westbound		
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2023 Traffic Counts:	80	6	64	150	29	1	67	97	60	498	36	594
Growth Factor (%):	1	10	1		10	10	10		10	1	1	
No-Build 2025 Volumes:	82	7	65	154	35	1	80	116	72	508	37	617
Total New Trips:	0	0	2	2	0	1	0	1	0	0	0	0
Future 2025 Traffic Volumes:	82	7	67	156	35	2	80	117	72	508	37	617

P.M. Peak Hour

Condition	Ridge Trail Northbound			Ridge Trail Southbound			Ridgewalk Parkway Eastbound			Ridgewalk Parkway Westbound		
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2023 Traffic Counts:	77	22	69	168	110	13	285	408	251	659	106	1016
Growth Factor (%):	1	10	1		10	10	10		10	1	1	
No-Build 2025 Volumes:	79	26	70	175	132	16	342	490	301	672	108	1081
Total New Trips:	1	1	3	5	0	1	0	1	0	0	1	1
Future 2025 Traffic Volumes:	80	27	73	180	132	17	342	491	301	672	109	1082

3.Ridge Trail @ Xfinity S. Drwy

A.M. Peak Hour

Condition	Ridge Trail Northbound				Ridge Trail Southbound				Piemont Urgent Care - Xfinity Southern Driveway Eastbound				-			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2023 Traffic Counts:	14	146	0	160	0	52	10	62	9	0	15	24	0	0	0	0
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2025 Volumes:	14	149	0	163	0	53	10	63	9	0	15	24	0	0	0	0
Total New Trips:	1	0	0	1	0	0	3	3	2	0	1	3	0	0	0	0
Future 2025 Traffic Volumes:	15	149	0	164	0	53	13	66	11	0	16	27	0	0	0	0

P.M. Peak Hour

Condition	Ridge Trail				Ridge Trail				Piemont Urgent Care - Xfinity Southern Driveway				-			
	Northbound				Southbound				Eastbound				Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2023 Traffic Counts:	28	139	0	167	0	176	24	200	25	0	27	52	0	0	0	0
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2025 Volumes:	29	142	0	171	0	180	24	204	26	0	28	54	0	0	0	0
Total New Trips:	1	0	0	1	0	0	4	4	5	0	1	6	0	0	0	0
Future 2025 Traffic Volumes:	30	142	0	172	0	180	28	208	31	0	29	60	0	0	0	0



PUBLIC INPUT REPORT: Case # CUP#076-23

Applicant Name: Coro Realty Advisors, LLC c/o Dakota Carruthers

Phone #: 678.690.5710 Email: dakotacarruthers@parkerpoe.com

Subject Property Address/Parcel #: 15N17 001

Public Input Meeting date, time, location: August 30, 2023; 7pm; Cherokee County Recreation and Parks

I. Summary of concerns:

Only one attendee, Todd Chauvin, General Manager Outlet Shoppes at Atlanta/ Horizon Group. No concerns presented.

II. How the applicant addressed concerns:

N/A

III. Concerns the applicant was unable or unwilling to address and why:

N/A

IV. Concerns or topics of discussion unrelated to the proposal:

N/A

V. Agreements made by the applicant to property owners at the meeting:

N/A

Applicant's Signature: _____

Applicant: Attach sign-in sheet(s) from the meeting and return with this form to your case manager by the date shown on the Public Hearing Schedule. Thank you!

[illegible]

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Coty Thigpen, Administration

ITEM TYPE: Ordinance 1st or 2nd Reading

AGENDA SECTION: PUBLIC HEARINGS

SUBJECT: **1st Reading - Ordinance Amending Subsection B of Section 2.34 and Section 2.35 of Article II of the City Charter, City of Woodstock, Georgia**

SUGGESTED ACTION:

ATTACHMENTS:

[Charter Amendment re Annexation 9.15.23.pdf](#)

ORDINANCE
AMENDING SUBSECTION B OF
SECTION 2.34 AND SECTION 2.35 OF ARTICLE II
OF THE CITY CHARTER
CITY OF WOODSTOCK, GEORGIA

WHEREAS, the City of Woodstock, Georgia (hereinafter sometimes referred to as the “City of Woodstock” or the “City”) is a municipality duly formed and existing pursuant to Georgia law; and

WHEREAS, the 1983 Constitution of the State of Georgia provides for the self government of municipalities without the necessity of action by the General Assembly¹; and

WHEREAS, the City has the legislative power to adopt clearly reasonable ordinances, resolutions or regulations relating to its property, affairs and local government for which no provision has been made by general laws, and which are not inconsistent with the Constitution or any charter provision applicable thereto²; and

WHEREAS, the Mayor and Council of the City of Woodstock, Georgia have determined that it would be in the best interest of the City to amend its Charter; and

WHEREAS, Section 2.34(b) of the City Charter of the City provides initial approval of such amendments at a meeting prior to final adoption at the next regular meeting of the Council; and

WHEREAS, O.C.G.A. Section 36-35-3 (b) 1 requires that the amendment must be adopted at two regular consecutive meetings not less than seven nor more than 60 days apart; and

WHEREAS, said amendments are and have been accessible to members of the public who are, or may be, affected by them, said amendments having been kept and maintained for

¹ Ga. Const., 1983, Article IX, Section II, Paragraph II provides in pertinent part as follows:

“The General Assembly may provide by law for the self government of municipalities and to that end is expressly given the authority to delegate its power so that matters pertaining to the municipalities may be dealt with without the necessity of action by the General Assembly.”

² O.C.G.A. §36-35-3(a) provides as follows:

“(a) The governing authority of each municipal corporation shall have legislative power to adopt clearly reasonable ordinances, resolutions, or regulations relating to its property, affairs, and local government for which no provision has been made by general law and which are not inconsistent with the Constitution of any charter provision applicable thereto. Any such charter provision shall remain in force and effect until amended or repealed as provided in subsection (b) of this Code Section. This Code section, however, shall not restrict the authority of the General Assembly, by general law, to define this home rule power further or to broaden, limit or otherwise regulate the exercise thereof. The General Assembly shall not pass any local law to repeal, modify or suspend any action taken by a municipal governing authority under this Code Section, except as authorized under Code Section 36-35-6.”

public inspection during normal business hours at Woodstock City Hall Annex and a copy of this amendment has been filed with the office of the clerk of the superior court of Cherokee County, and notice was given regarding such accessibility by way of advertisement in “The Cherokee Tribune”, the newspaper of general circulation within the territorial boundaries of the municipality of the City once a week for three weeks within a period of 60 days immediately preceding its final adoption; and

WHEREAS, the requirement for two readings of annexation ordinances creates confusion and conflicts with the zoning process which only requires that zoning ordinances be passed at one council meeting without the requirement for two readings;

WHEREAS, this Charter Amendment is being adopted to address the confusion and conflicts;

WHEREAS, the governing authority of the City of Woodstock has read and considered the proposed Amendment;

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED by the Mayor and Council of the City of Woodstock, Georgia that the aforesaid amendments shall now and hereafter be maintained for public inspection during normal business hours at the City Hall under the custody of the Clerk of the City; and

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED by the Mayor and Council of the City of Woodstock, Georgia, by the lawful authority vested in them that the amendments as set out hereinafter be and the same are hereby adopted as a part of the Charter of the City of Woodstock. Except as otherwise set forth herein, the “Charter of the City of Woodstock, Georgia”, is reaffirmed and reenacted in its entirety.

Section 1.

NOW, THEREFORE, the Mayor and Council of the City of Woodstock hereby ordains that Subsection (b) of Section 2.34 of Article II of the City Charter of the City of Woodstock is hereby amended by striking said section, which reads as follows:

(b) An ordinance may be introduced by any member of the Council and read at a regular or special meeting of the Council. Ordinances shall be considered and adopted or rejected by the council in accordance with the rules which it shall establish; provided, however, ordinances, except emergency ordinances and zoning ordinances as said terms are defined in Section 2.35 of the City Charter, shall not be adopted until the next regular meeting of the council following the meeting of their initial introduction. Upon introduction of any ordinance, the Clerk shall distribute a copy to the mayor and to each councilman and shall file a reasonable number of copies in the office of the clerk and at such other public places as the council may designate.

in its entirety and inserting in lieu thereof a new Subsection (b) of Section 2.35 to read as follows:

(b) An ordinance may be introduced by any member of the Council and read at a regular

or special meeting of the Council. Ordinances shall be considered and adopted or rejected by the council in accordance with the rules which it shall establish; provided, however, ordinances, except emergency ordinances, zoning ordinances and annexation ordinances, as said terms are defined in Section 2.35 of the City Charter, shall not be adopted until the next regular meeting of the council following the meeting of their initial introduction. Upon introduction of any ordinance, the Clerk shall distribute a copy to the mayor and to each councilman and shall file a reasonable number of copies in the office of the clerk and at such other public places as the council may designate.

Section 2.

NOW, THEREFORE, the Mayor and Council of the City of Woodstock hereby ordains that the heading of Section 2.35 of Article II of the City Charter of the City of Woodstock, which reads, “Section 2.35. – Emergency Ordinances”, shall be changed to “Section 2.35. – Emergency Ordinances, Zoning Ordinances and Annexation Ordinances”.

Section 3.

NOW, THEREFORE, the Mayor and Council of the City of Woodstock hereby ordains that a new Subsection (c) of Section 2.35 of Article II of the City Charter of the City of Woodstock is hereby added to read as follows:

(c) Annexation ordinances shall refer to ordinances by which the City of Woodstock exercises its power to annex real property into the city limits of the city pursuant to Georgia law.

APPROVED, ADOPTED AND ENACTED this ____ day of _____, 2023.

MAYOR MICHAEL CALDWELL
CITY OF WOODSTOCK, GEORGIA

COTY THIGPEN, CLERK
CITY OF WOODSTOCK, GEORGIA

First Reading: _____

Second Reading: _____

Publication Dates: _____

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Cassandra Henry, Administration

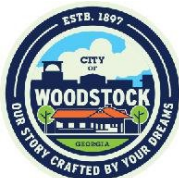
ITEM TYPE: Approval of Minutes

AGENDA SECTION: MINUTES APPROVAL

SUBJECT: **Approval of October 9th Regular Council Meeting Minutes**

SUGGESTED ACTION: Consideration of approval of the October 9th Regular Council Meeting minutes.

ATTACHMENTS:
[City Council October 9.docx](#)



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, October 9, 2023

City Council
6:45 PM

Attendee Name	Status
Michael Caldwell, Mayor	Present
Colin Ake, Councilman Ward 3	Present
Warren Johnson, Councilman Ward 1	Present
David Potts, Councilman Ward 2	Present
Tracy Collins, Councilwoman Ward 4	Present
Brian Wolfe, Councilman Ward 5	Present
Rob Usher, Councilman Ward 6	Absent

ALSO PRESENT:

City Manager Jeff Moon, Assistant City Manager Coty Thigpen, Public Works Assistant City Manager Rob Hogan, Community Director Tracy Albers, Human Resources Director Mindy Nobis, Parks and Recreation Director Brian Borden, Police Chief Robert Jones, Assistant Police Chief Mark Hand, Finance Director Ron Shelby, Economic Development Director Brian Stockton, CIO Katy Leggett, City Attorney Leslie Rowe

ITEM 1) MEETING CALLED TO ORDER

ITEM 2) RECOGNITION OF GUESTS AND VISITORS

- 2.1) Proclamation - Support Our Seniors Day - October 18, 2023

ITEM 3) APPOINTMENTS/OATH OF OFFICE

- 3.1) Reappointment of URA Commissioners

Melissa Potts and Nancy Wolfe were reappointed to URA commissioners. A third commissioner will be announced at a later date.

Councilwoman Tracy Collins offered a motion to approve.

- Mayor Pro-tem Colin Ake seconded the motion.
- Motion carried (6-0)

RESULT:	APPROVE [UNANIMOUS]
MOVER:	Councilwoman Tracy Collins
SECONDER:	Mayor Pro-tem Colin Ake
AYES:	Mayor Pro-tem Colin Ake, Councilman Warren Johnson, Councilman David Potts, Councilwoman Tracy Collins, Councilman Brian Wolfe
ABSENT:	Councilman Rob Usher

ITEM 4) ANNOUNCEMENTS

- 4.1) Announcements

Mayor Pro-tem Ake read the announcements.

Woodstock Fire Department has received a grant from Firehouse Subs Public Safety Foundation to ensure first responders have the necessary equipment to keep community members and themselves safe. The grant will be used to purchase a side-by-side all-terrain vehicle fulfilling a critical need within the department. The Woodstock Scarecrow Invasion is taking place in downtown Woodstock through Halloween. Vote for your favorite scarecrow in the Woodstock Visitors Center. Votes are \$1 each. Proceeds benefit IN Season and their work to help downtown Woodstock in all four seasons.

ITEM 5) PRESENTATIONS AND DISCUSSION ITEMS

ITEM 6) PUBLIC COMMENT

1. Sharon Kinyon – 417 Falcon Ct.- Brownlee Road – Opposition in Ravenwood Drive connection.
2. Steven Kinyon - 417 Falcon Ct. - Brownlee Road – Opposition in Ravenwood Drive connection.
3. Chris Rogers - 707 Robin Ct.- Brownlee Road – Opposition in Ravenwood Drive connection.
4. Jonathan Jahnke - 316 Cardinal Dr - Brownlee Road – Opposition in Ravenwood Drive connection.
5. Michael Daniel - 309 Cardinal Dr – Brownlee Road – Opposition in Ravenwood Drive connection,

ITEM 7) CONSENT AGENDA

- 7.1) Approve the 2024 Mayor and Council Meeting Calendar
- 7.2) Approve MAJBA JE 15656 - Little River Park House Renovation
- 7.3) 2nd Reading - ZTA#006-23 Modifications to Sign Waiver Review Process
- 7.4) Master Meter Solar Repeater System from Consolidated Pipe
- 7.5) Approve Agreement with Nicole Naylor as Court Interpreter
- 7.6) Approve Purchase & Installation of Preemption System Equipment from Temple, Inc. at 3 Intersections
- 7.7) Ratify Paden Street Parcel 1 of the Paden Street Extension
- 7.8) Woodstock City Center CO5 - Phase 1 Open Space + Landscaping
- 7.9) Woodstock City Center - Phase 1A Streetlight Agreement
- 7.10) Approve RFB 2024 - 05 Melanie Lane Drainage Improvements RFB Award and Contract
- 7.11) Water Well Filtering Project
- 7.12) Requesting Council to Accept the 2023 Firehouse Subs Public Safety Foundation Grant
- 7.13) Requesting Council to Accept the U.S. Department of Justice - Office of Justice Programs Division Patrick Leahy Bulletproof Vest Partnership Grant
- 7.14) WCC Parcel 6 Quit Claim Deed
- 7.15) GDOT - Title VI and NDA Annual Adoption
- 7.16) Approve Purchase of new Firewall Gateways
- 7.17) 2nd Reading - Pet Shop Ordinance

Mayor Pro-tem Colin Ake offered a motion to approve.

- Councilman Brian Wolfe seconded the motion.
- Motion carried (5-0)

RESULT:	APPROVE [UNANIMOUS]
MOVER:	Mayor Pro-tem Colin Ake
SECONDER:	Councilman Brian Wolfe
AYES:	Mayor Pro-tem Colin Ake, Councilman Warren Johnson, Councilman David Potts, Councilwoman Tracy Collins, Councilman Brian Wolfe
ABSENT:	Councilman Rob Usher

ITEM 8) PUBLIC HEARINGS**8.1) Public Hearing and Vote: CUP #075-23 at 207-209 Woodpark Place (Conditional Use Permit & Variances)**

The applicant withdrew his application before the meeting. A citizen sign up for the public hearing and spoke on the item.

Mayor Pro-tem Colin Ake offered a motion to remove it from the table.

- Councilman Brian Wolfe seconded the motion.
- Motion carried (5-0)

RESULT:	APPROVE [UNANIMOUS]
MOVER:	Mayor Pro-tem Colin Ake
SECONDER:	Councilman Brian Wolfe
AYES:	Mayor Pro-tem Colin Ake, Councilman Warren Johnson, Councilman David Potts, Councilwoman Tracy Collins, Councilman Brian Wolfe
ABSENT:	Councilman Rob Usher

Community Development Director Tracy Albers came forward to present the item.

- The council requested this case to be tabled for 60 days to allow applicant to prepare Master Plan.
- On October 6, 2023, we received an additional application from JW Collection for Colbert property.
- Colbert property will be considered by PC/CC in December.

Public hearing was opened.

1. Chris Weber – 215 Dawson Dr. – Thank city council for the push to get a master plan. A big concern about the parcels that are in question.

Public hearing was closed.

City Manager Jeff Moon spoke about some frustrations about the case are that JWC sent out an email stating the case would be heard September 25th and the master plans were filed after the advertising deadline had passed so we had to push to the 9th of October. In the email today, multiple emails went out to the residents, in there he references that the city has a 6-month exclusion if a case is turned down which tells me they didn't read the staff report where they recommended, they wait. Lack of planning on their part is not your fault, the residents' fault, or staff fault.

ITEM 9) NEW BUSINESS**ITEM 10) OLD BUSINESS****ITEM 11) MINUTES APPROVAL****11.1) Approve Minutes from September 25, 2023, Regular Council Meeting**

Councilman Brian Wolfe offered a motion to approve.

- Councilman David Potts seconded the motion.
- Motion carried (4-0)

RESULT:	APPROVE [UNANIMOUS]
MOVER:	Councilman Brian Wolfe
SECONDER:	Councilman David Potts
AYES:	Mayor Pro-tem Colin Ake, Councilman David Potts, Councilwoman Tracy Collins, Councilman Brian Wolfe
ABSENT:	Councilman Rob Usher
ABSTAIN:	Councilman Warren Johnson

ITEM 12) DEPARTMENTAL REPORTS**12.1) Community Development Hot Sheet 9.25.2023****ITEM 13) MAYOR AND COUNCIL COMMENTS****ITEM 14) CITY MANAGER AND STAFF COMMENTS**

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

Councilwoman Tracy Collins offered a motion to adjourn to executive session.

- Councilman Warren Johnson seconded the motion.
- Motion carried (5-0)

RESULT:	APPROVE [UNANIMOUS]
MOVER:	Councilwoman Tracy Collins
SECONDER:	Councilman Warren Johnson
AYES:	Mayor Pro-tem Colin Ake, Councilman Warren Johnson, Councilman David Potts, Councilwoman Tracy Collins, Councilman Brian Wolfe
ABSENT:	Councilman Rob Usher

Councilman Brian Wolfe offered a motion to return to regular session.

- Councilwoman Tracy Collins seconded the motion.
- Motion carried (5-0)

RESULT:	APPROVE [UNANIMOUS]
MOVER:	Councilman Brian Wolfe
SECONDER:	Councilwoman Tracy Collins
AYES:	Mayor Pro-tem Colin Ake, Councilman Warren Johnson, Councilman David Potts, Councilwoman Tracy Collins, Councilman Brian Wolfe
ABSENT:	Councilman Rob Usher

ITEM 16) FINAL ADJOURNMENT

Councilman Warren Johnson offered a motion to adjourn the meeting.

- Councilman Brian Wolfe seconded the motion.
- Motion carried (5-0)

RESULT:	APPROVE [UNANIMOUS]
MOVER:	Councilman Warren Johnson
SECONDER:	Councilman Brian Wolfe
AYES:	Mayor Pro-tem Colin Ake, Councilman Warren Johnson, Councilman David Potts, Councilwoman Tracy Collins, Councilman Brian Wolfe
ABSENT:	Councilman Rob Usher

Approved this day October 23, 2023

Cassandra Henry, Deputy City Clerk

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Brian Borden, Parks & Recreation

ITEM TYPE: Departmental Reports

AGENDA SECTION: DEPARTMENTAL REPORTS

SUBJECT: **Woodstock Parks & Recreation Department's September Monthly Report**

SUGGESTED ACTION:

ATTACHMENTS:

[Parks & Recreation Department September Monthly Report 2023.pdf](#)



Woodstock Parks & Recreation Department
September 2023
Monthly Report

1. **Administration:**

- Completed CHA Enrollment.
- Completed 4 Volunteer Service Hours at Serv International.
- Prepared documents for October Parks and Recreation Advisory Board meeting.
- FY24 Budget and Purchase Order Reports to department Leadership Team.
- Concert Prep Work for Sponsor Area & Staffing Itinerary.
- Printed 9/11 Ceremony Programs for distribution at event.
- Coordinated with Chairperson for Parks and Recreation Advisory Board for signature on Letter of Support- Little River Park Grant.
- Coordinated with PD to schedule Crase Training & Irate Customer Training for PR Department Staff.
- Coordinated with Finance and Vendor for transfer and repair of 2010 Dodge Charger FXA#2660.
- Deposit paid to Kompan for Springfield Park playground equipment.
- Renewed RecDesk software for department website and registrations.
- Rescheduled Staffing for Recreation Program.
- Daily Revenue Reports to Finance.
- Reconciliation of Credit Card Statements for Department Cards.
- Invoices Processed – 116
- Purchase Orders Processed – 13
- Refunds Processed- 15
- Supply Orders Processed – 13 for Special Events, Maintenance, Rec Programs and Senior Center.
- Daily upkeep of Department Timecards.
- Received CAPRA Annual Audit Report.
- CAPRA Self-Assessment for Accreditation- Continued Chapter 3 and Began revisions to Risk Management Plan.

2. **Recreation Division:**

A) Staff hosted the following recreation programs during the month of May:

- Staff hosted Big Stage Yoga at the Northside Hospital Cherokee Amphitheater.
- Staff hosted AMPED in the Park with Burn Bootcamp.
- Staff hosted weekly Pickleball Leagues at Dupree Park.
- Staff hosted Storytime Live with Teenage Mutant Ninja Turtle “Leonardo” at the gazebo in City Park.
- Staff hosted an Essential Gardening Workshop on Apple History at the William G. Long Senior Center.



B) Recreation Program Attendance:

Date	Program	Registered	Attended	Walk-in	Total
9/5/2023	BIG Stage Yoga	25	19	0	19
9/6/2023	+55 Pickleball Practice & Play	16	13	0	13
9/6/2023	Discovering Pickleball	16	7	0	7
9/7/2023	Brown Bag Concert Series - Chip Jones	0	0	105	105
9/7/2023	BIG Stage Yoga	25	16	0	16
8/10/2023	Discovering Pickleball for Kids	6	6	0	6
9/10/2023	Pickleball League - Men's Orange	22	22	0	22
9/11/2023	Pickleball League - Women's Orange	24	22	0	22
9/12/2023	Pickleball League - +55 Mixed Orange	12	12	0	12
9/12/2023	Pickleball League - Mixed Green	24	0	0	0
9/12/2023	BIG Stage Yoga	25	12	0	12
9/13/2023	+55 Pickleball Practice & Play	16	0	0	0
9/13/2023	Discovering Pickleball	16	10	0	10
9/14/2023	Brown Bag Concert Series - Wyatt Espalin	0	0	75	75
9/14/2023	BIG Stage Yoga	25	12	0	12
9/14/2023	Pickleball League - Mixed Orange	24	24	0	24
9/15/2023	Pickleball League - +55 Mixed Green	24	24	0	24
9/16/2023	AMPED in the Park with Pure Barre	32	14	26	40
9/16/2023	Essential Gardening - Apple History	11	11	0	11
9/16/2023	Storytime Live! with Leonardo	0	0	130	130
9/16/2023	Bee Hive Maintenance	3	3	0	3
9/17/2023	Pickleball League - Men's Orange	22	22	0	22
9/18/2023	Pickleball League - Women's Orange	24	22	0	22
9/19/2023	Pickleball League - +55 Mixed Orange	12	12	0	12
9/19/2023	BIG Stage Yoga	25	7	0	7
9/19/2023	Pickleball League - Mixed Green	24	24	0	24
9/20/2023	+55 Pickleball Practice & Play	16	10	0	10
9/20/2023	Discovering Pickleball	13	9	0	9
9/21/2023	Butterfly Gardeners Meeting	6	4	0	4
9/21/2023	Brown Bag Concert Series - Ezra Jacob	0	0	85	85
9/21/2023	BIG Stage Yoga	25	6	0	6
9/21/2023	Pickleball League - Mixed Orange	24	24	0	24
9/22/2023	Pickleball League - +55 Mixed Green	24	24	0	24
9/24/2023	Pickleball League - Men's Orange	22	22	0	22
9/24/2023	Discovering Disc Golf	8	8	0	8
9/25/2023	Pickleball League - Women's Orange	24	22	0	22
9/26/2023	Pickleball League - +55 Mixed Orange	12	12	0	12
9/26/2023	BIG Stage Yoga	25	13	0	13
9/26/2023	Pickleball League - Mixed Green	24	24	0	24



9/27/2023	+55 Pickleball Practice & Play	16	10	0	10
9/27/2023	Discovering Pickleball	15	12	0	12
9/21/2023	Brown Bag Concert Series - Wilkes	0	0	75	75
9/28/2023	BIG Stage Yoga	25	10	0	10
9/28/2023	Pickleball League - Mixed Orange	24	24	0	24
9/29/2023	Pickleball League - +55 Mixed Green	24	24	0	24
9/30/2023	Essential Gardening - Fall Bulbs	32	25	0	25
Sep-23	Adopt-a-Trail Q3	9	17	0	17
Sep-23	Woodstock Community Garden	49	49	0	49
TOTAL		870	663		1159

C) Facility Rentals:

• Field space rental at Dupree Park	0
• Pickle Ball Court rental at Dupree Park	71
• Pavilion Rental at Dupree Park	2
• Tennis Court Rental at Dupree Park	2
• Chambers Rental in September	2
• Chambers Reservations Internal	5

D) Demographics:

	Registrations	Reservations	Memberships	Check-Ins	Profiles Created
All	762	131	41	1260	271
Residents	238	122	14	393	89
Non-Residents	524	3	27	867	182
<18	27	0	0	0	23
18-65	325	115	5	64	199
65+	407	10	34	1193	47
Male	204	55	10	284	93
Female	558	70	31	976	178
Online	431	121	2	N/A	254
In Person	331	4	39	N/A	17



3. **Special Events:**

- September 9th was the last of the Summer Concert Series featuring Drivin N Cryin. We had approximately 6,600 people in attendance.
- The Woodstock 9/11 Day of Remembrance Ceremony was held on September 11th and had guest speakers from the City of Woodstock including Mayor Michael Caldwell, Police Chief Robert Jones, Fire Chief Shane Dobson, Asst. Fire Chief Jimmy Eley, and Police Volunteer Chaplain Doug Whitney. State Senator, and 4th generation Firefighter and EMT, John Albers also spoke to approximately 200 people in attendance. The Hillside United Methodist Church Vocal Ensemble, Above & Beyond, performed several songs including the Star Spangled Banner. River Ridge AFJROTC presented the colors and the American Heritage Girls marched into the ceremony with posters they made to thank our first responders. 9/11 Remembrance Lapel Pins were given away to those in attendance.
- The 5th Annual Sunset Symphony was held on September 24th for the first time on a Sunday evening. This worked out nicely because it allowed the band to park on site at the aquatic center parking lot. There were about 250 people in attendance to listen to the 80 piece Cobb New Horizons Symphonic band place music from stage and screen.
- On September 25th the City of Kennesaw Police Department and Special Events Manager came for a tour of the amphitheater and met with our Police, Fire, and Parks and Recreation Departments. They are in the process of opening their brand new amphitheater and wanted to see how we handle security and crowds. It was a very good meeting and we both came away with some good ideas. We asked to be invited for a tour once theirs was open.
- Ongoing communication with RCS Productions on confirming the 2024 Summer Concert Series continues.

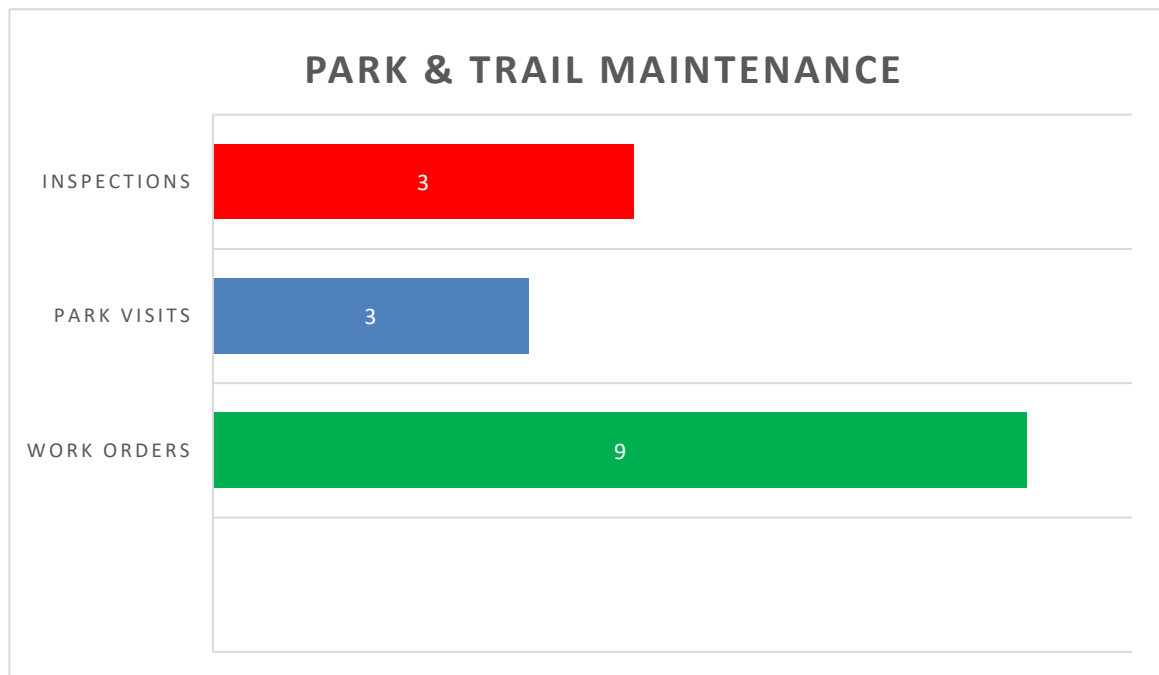
4. **Senior Center:**

- We had 1,241 membership check-in's for the month of September, and currently 667 have members.
- During the month of September, the Senior Center went on day trips to the Fainting Goat Winery, Horseback Riding, Braves Game.
- The Senior Center hosted the Wild West Giddy Up Luncheon.
- Total senior Center Active Memberships 645
- Total Senior Check – Ins 1,241
- Total Senior Center Rentals 2



5. Park Maintenance:

- Park Maintenance crew removed the seating areas in the small and large breed areas at Woofstock Dog Park.
- Staff installed new dog agility structures in the small and large breed areas at Woofstock Dog Park.
- Staff replaced the dog waste bins in the small and large breed area at Woofstock Dog Park.
- Staff installed warning signs for possibly slick bridges on Town Lake and Noonday Creek trails for wet conditions.
- New benches have been installed in the small and large breed areas of Woofstock Dog Park.
- Staff helped with the set-up, take down and clean up of the Northside Hospital Amphitheater after the last concert of the season.
- Staff drained and cleaned out the fountain at City Park.
- Staff planted new flowers in at the 9/11 Memorial in City Park.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: October 23, 2023

SUBMITTED BY: Faye Doss, Fire Department

ITEM TYPE: Departmental Reports

AGENDA SECTION: DEPARTMENTAL REPORTS

SUBJECT: Fire Department September Monthly Report

SUGGESTED ACTION:

ATTACHMENTS:
[Canva September 2023 Monthly Report.pdf](#)

CITY OF WOODSTOCK

FIRE DEPARTMENT



Monthly Report September 2023

Calls In and Out of the City

Calls in the City 427

Calls Outside the City 99

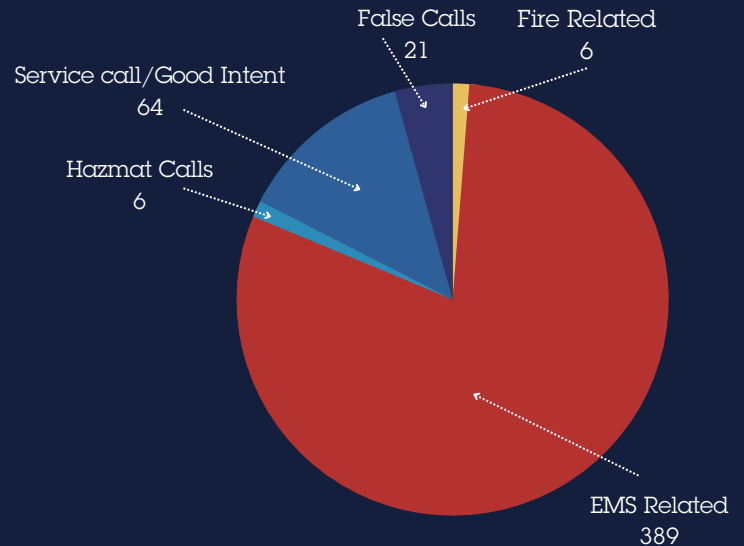
90th Percentile Response Times

City Wide
10 min 36 sec

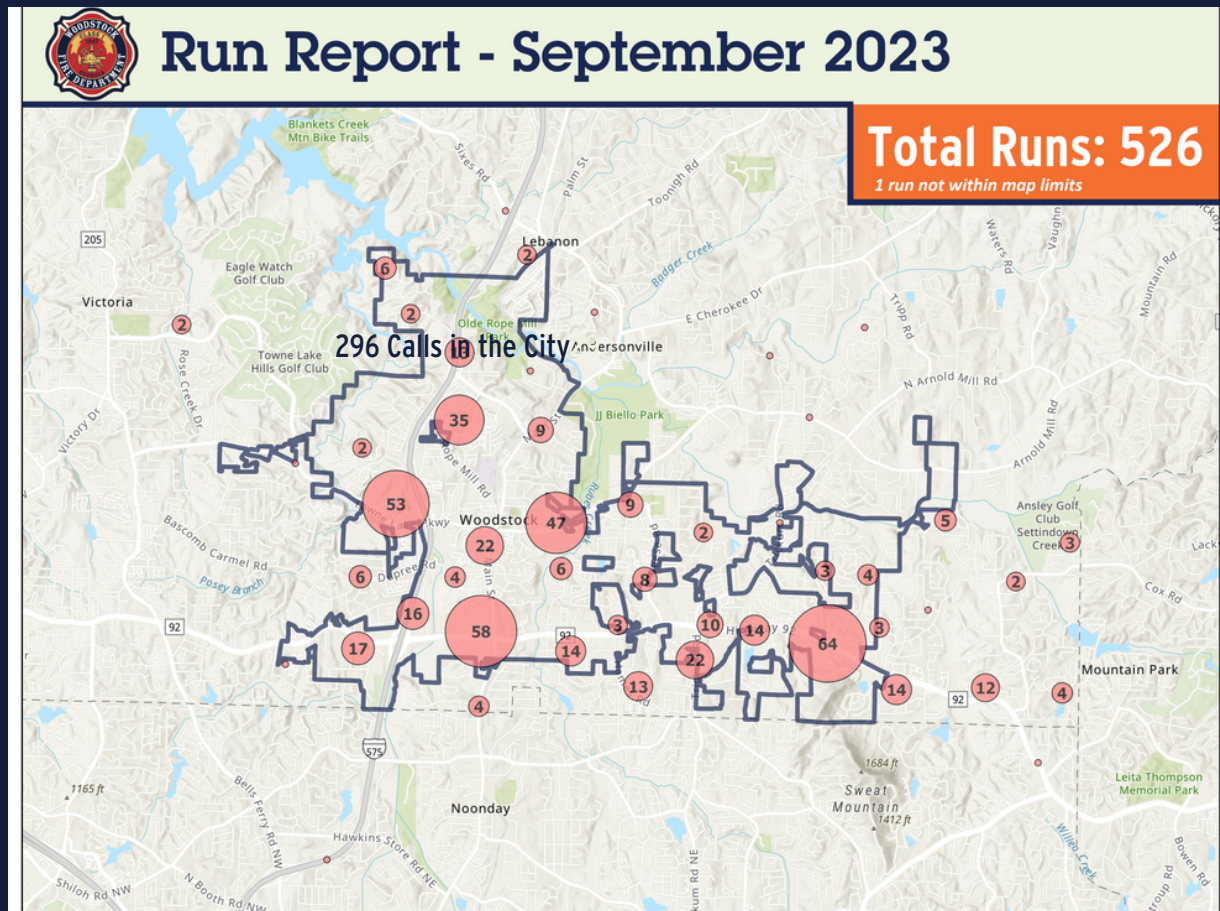
Station 14
11 minutes

Station 10
8 min 54 sec

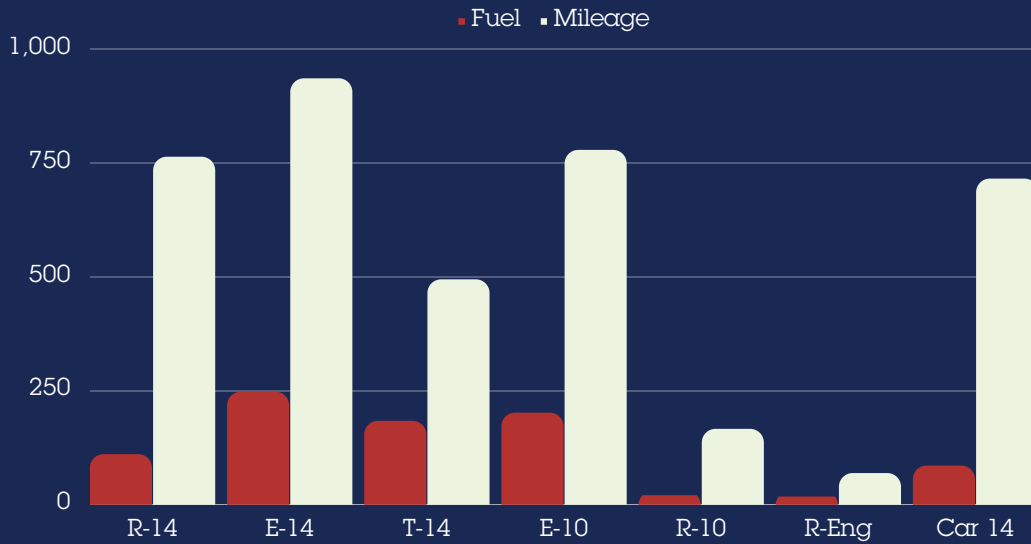
Average Response Time for the City
7 minutes



OVERVIEW OF CALL VOLUME AND AREA FOR SEPTEMBER



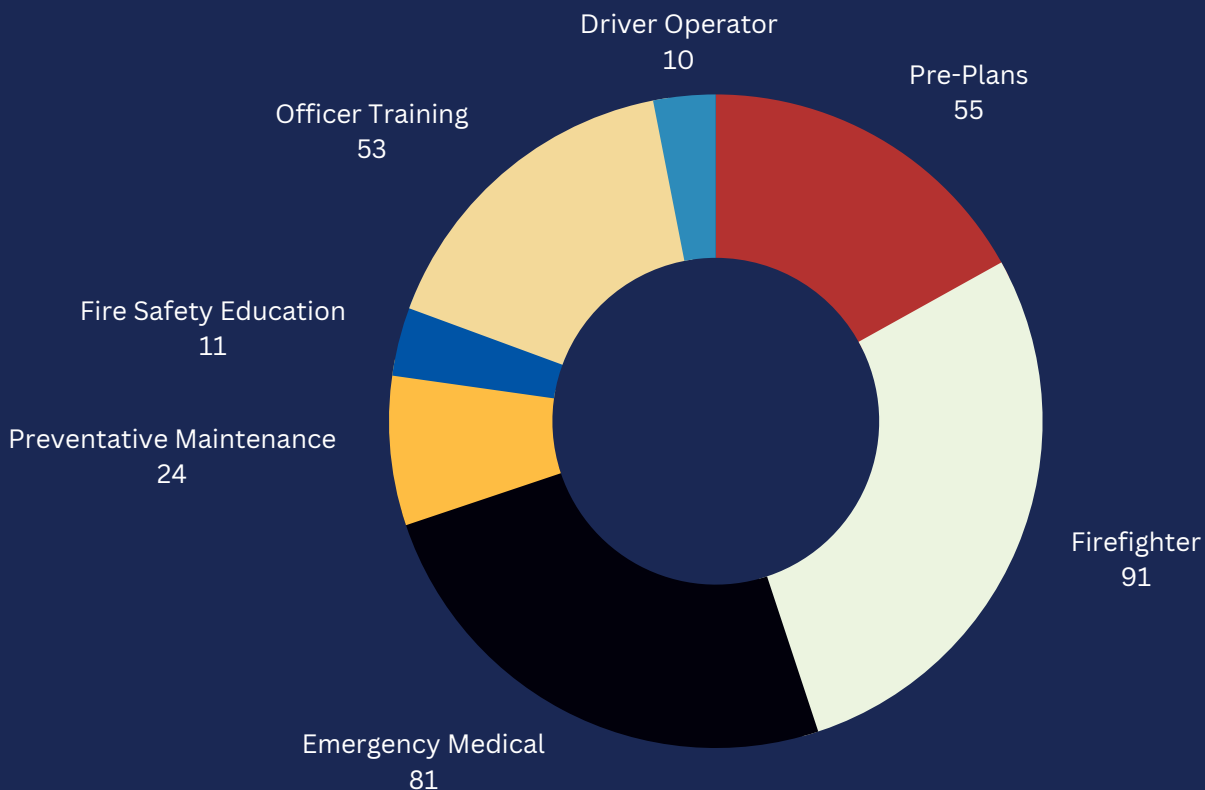
Fuel/Mileage by Apparatus



MONTHLY TRAINING REPORT SEPTEMBER

TOTAL TRAINING HOURS: 298

Training Hours by Topic



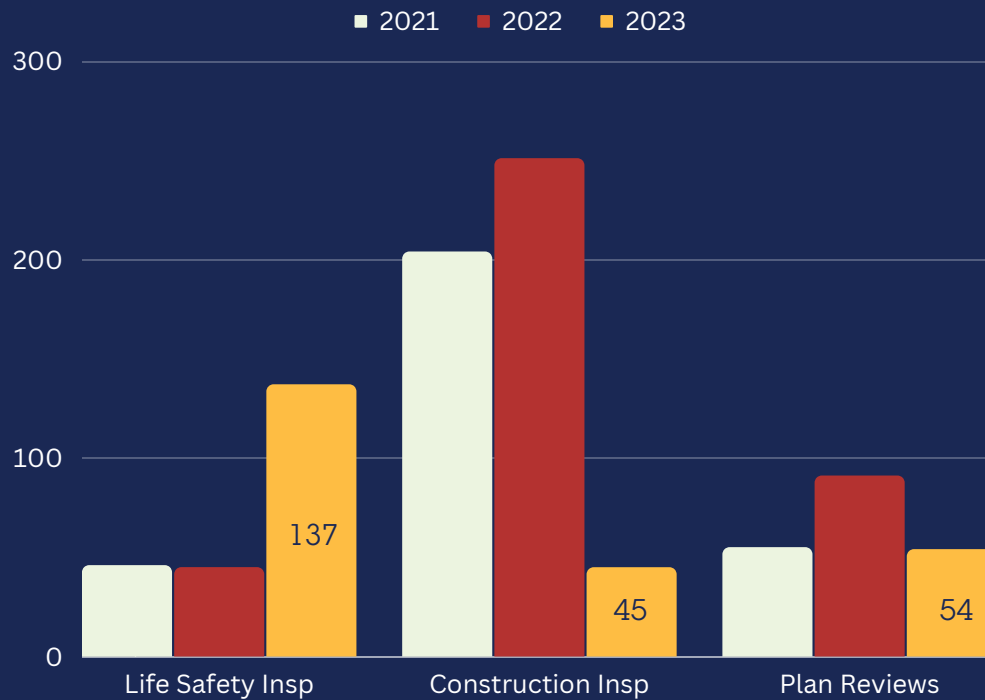
Departmental Physical Fitness Participation : 93%
Departmental Goal 85%

Fire Marshal Report for September

Citizens Served: 999

Public Participation	0
Events	714
Educational Programs	282
Community Assistance	3

FIRE MARSHAL MONTHLY INSPECTIONS



Below are some activities that took place during the month of September

We attended the Woodstock Midday Optimist Club Meeting. As part of their 911 recognition, two Firefighters, Jesse Brookshire and Zeb McAllister were honored as firefighters of the year. Mayor Michael Caldwell read a proclamation as part of this recognition.



LT VanderPool and FF Brookshire attended Confined Space Training at the Forsyth County Fire Department Training Center this month.



Deputy Fire Marshal Stilson and Fire Inspector McAllister conducted a Fire Safety Class for Costco employees this month.



Chief Dobson shared information about the Woodstock Fire Department with In WDSTK on September 29th.



And in Other News

- We began the process of gathering information for our ISO review, which is scheduled for December 5th at 9 am.
- 9/11 was a busy day.
 - We participated with Cherokee County in their 9-11 Patriot's Day Celebration.
 - Chief Dobson spoke at the City of Woodstock 9/11 Day of Remembrance.
- Began the hiring process of two new firefighters.
- We did annual hose testing.
- We met with Cherokee Fire and E911 about the ISO procedure and gathering the correct information needed to complete Pre-Survey forms.
- Medical Director, Dr. Allen came and went over new medical Protocols with each shift.
- Atlanta Gas Light came out and taught Natural Emergency Gas Response class to each shift.
- Our kitchen got a facelift with new cabinets, stove and double ovens.