

PLANNING . LEADERSHIP . RESULTS

September 26, 2011

The Honorable Jere Wood City of Roswell 38 Hill Street Roswell, GA 30075

RE:

Comprehensive Plan Update

FILE COPY

Dear Mayor Wood:

We have completed the regional review of the City of Roswell's Community Agenda and Capital Improvement Element (CIE). We are pleased to inform you that the Georgia Department of Community Affairs (DCA) has determined that the update meets the Minimum Standards and Procedures for Local Comprehensive Planning requirements (see attached).

The scope of ARC's review focuses on the adequacy of issue identification and regional planning issues of the Community Agenda and CIE. Please note that ARC and DCA have provided comments regarding the Community Agenda. You do not need to re-submit the Community Agenda but we strongly recommend that you consider these comments as you move forward in the planning process.

I commend you and the City of Roswell for your commitment to the comprehensive planning process. Please contact Jared Lombard at 404-463-3302 if you have any questions or if we can provide further assistance.

Sincerely,

I. Emerson Bryan Interim Director

1. Emerson Bryan

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Enclosures

CC:

Jim Frederick, Georgia Department of Community Affairs (via email) Alice Wakefield, City of Roswell Community Development Director Nathan Deal Governor



Mike Beatty Commissioner

August 10, 2011

Mr. Emerson Bryan Interim Executive Director Atlanta Regional Commission 40 Courtland Street, NE Atlanta, Georgia 30303

Dear Mr. Bryan:

Our staff has reviewed the Annual Update of the Capital Improvement Element (CIE Update) for the City of Roswell and finds that it adequately addresses applicable requirements. The next step is for the local government to adopt the CIE Update. Based upon the date that your staff certified the submittal as complete, the earliest acceptable adoption date is October 3, 2011. As soon as your office provides written notice that the CIE Update has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will notify the City that its Qualified Local Government status has been extended.

Sincerely,

James R. Frederick, Director

Office of Pianning and Environmental Management

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JF/nan

cc: Dan Reuter, Atlanta Regional Commission Land Use Division Director Jared Lombard, Atlanta Regional Commission Planner





Nathan Deal Governor



Mike Beatty Commissioner

September 22, 2011

Mr. Emerson Bryan Interim Executive Director Atlanta Regional Commission 40 Courtland Street, NE Atlanta, Georgia 30303

Dear Mr. Bryan:

Our staff has reviewed the Community Agenda for the City of Roswell and finds that it adequately addresses the Local Planning Requirements. The next step is for the local government to adopt the plan. Based upon the date that your staff certified the submittal as complete, the earliest acceptable adoption date is October 3, 2011. As soon as your office provides written notice that the Community Agenda has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will notify the City that its Qualified Local Government status has been extended.

Sincerely,

James R. Frederick, Director

Office of Planning and Environmental Management

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cc: Dan Reuter, ARC Land Use Division, Director Jared Lombard, ARC Land Use Division, Principal Planner Jonathan Tuley, ARC Principal Planner





City of Roswell - Community Agenda Review

Conflicts with neighboring jurisdictions:

• The Community Agenda (the Plan) calls for much of Roswell's future development or redevelopment to occur in preexisting nodes and along major corridors. These nodes and corridors are often located at the edge of the city near other jurisdictions. While the City's plan for these areas may not be in conflict with a neighboring jurisdiction's plan, the City should coordinate with its neighbors to ensure proper cross jurisdictional planning occurs and any potential conflicts are resolved.

Potential interiurisdictional/regional solutions:

- Please see attached comments from Georgia DCA and MARTA staff.
- The City of Milton has two "islands" which are almost completely surrounded by the City of Roswell. Roswell should work with Milton to ensure these areas are integrated with their surroundings. This could include joint planning efforts or access and/or use agreements for citizens from both communities.
- The City should continue to work with MARTA and GRTA to improve transit access to, from and within the city.
- Continue working with the other jurisdictions of North Fulton to implement the recommendations of the North Fulton Comprehensive Transportation Plan (CTP).
- Continue to coordinate with neighboring jurisdictions, and others, on bicycle and pedestrian improvements such as the Big Creek Greenway and improvements to Highway 9.

Internal consistency of planning elements:

The Community Agenda in general appears to be internally consistent.

Consistency with the Regional Development Plan:

The Community Agenda is generally supportive of the PLAN 2040 policies & the UGPM. However, the City of Roswell should consider how it can address PLAN 2040 policies, specifically as they relate to local implementation. ARC staff will meet and work with the City to provide assistance on local implementation PLAN 2040.

Other Comments:

- The Community agenda does not mention the ARC Resource Plan. The City should work to include relevant information from the Resource Plan into its plans and policies, as well as assist ARC in identifying additional regionally important resources within Roswell and North Fulton.
- The Plan should include the issue of needed major transportation improvements and the lack of funding through traditional federal sources.
 - The Plan mentions the Metropolitan River Protection Act (MRPA) and ARC has one comment related to this. The requirements of the Metropolitan River Protection Act and the Chattahoochee Corridor Plan need to be addressed in all City projects and redevelopment within the 2000-foot Chattahoochee River Corridor.

The local government is encouraged to revise the Community Agenda to address these recommendations. For further assistance with addressing these recommendations, please contact Jon Tuley at 404-463-3307.



August 25, 2011

Jared Lombard, AICP Principal Planner Atlanta Regional Commission 40 Courtland Avenue Atlanta, GA 30303

Re: MARTA responses to the Community Agenda and Capital Improvement Element (CIE)/ Short Term Work Program from the 2030 Comprehensive Plan for the City of Roswell

Hello Jared,

Based upon my review of the Roswell plan, I do not see any major issues. Moreover; I do not see a conflict or impact to MARTA operations or real estate holdings. I hope this was helpful to your planning efforts. Thank you for involving us.

Sincerely

Gregory T/Floyd Senior Land Use Planner

Metropolitan Atlanta Rapid Transit Authority

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