

STATE OF GEORGIA

COUNTY OF FULTON

June 21, 2010

**CITY OF ROSWELL
RESOLUTION OF TRANSMITTAL**

WHEREAS, to retain its "Qualified Local Government Status" pursuant to the Georgia Planning Act of 1989, the City of Roswell must remain in compliance with the requirements of the State of Georgia's Minimum Planning Standards and Procedures for Local Comprehensive Planning; and

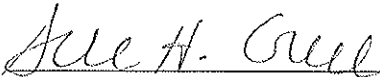
WHEREAS, the City of Roswell has adopted the 2025 Comprehensive Plan; and,

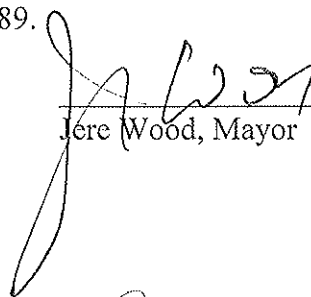
WHEREAS, the annual update to the 2025 Comprehensive Plan, the Capital Improvement Element, and the Short Term Work Program were prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

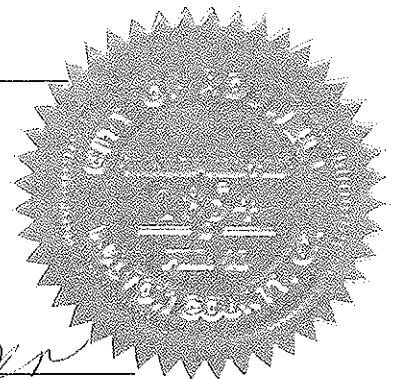
WHEREAS, a Public Hearing was held by the Mayor and City Council on June 21, 2010, in the City Council Chambers, 38 Hill Street, Roswell, Georgia:

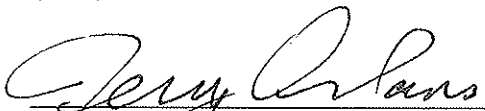
BE IT THEREFORE RESOLVED, that the Roswell City Council does hereby submit the annual update to the Comprehensive Plan, the Capital Improvements Element and Short Term Work Program covering the five year period 2010-2015 to the Department of Community Affairs (DCA) and the Atlanta Regional Commission (ARC) for regional review, as per the requirements of the Georgia Planning Act of 1989.

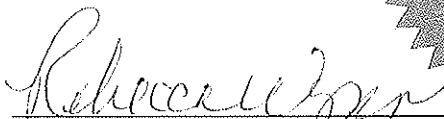
Attest:

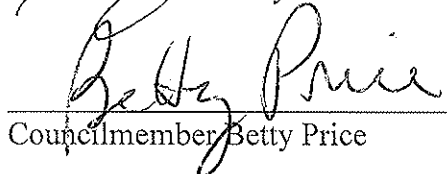

Sue H. Creel, City Clerk
(Seal)


Jere Wood, Mayor



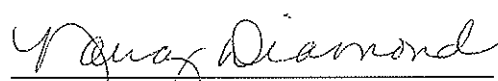

Councilmember Jerry Orlans


Councilmember Rebecca Wynn


Councilmember Betty Price


Councilmember Richard Dippolito


Councilmember Kent Igleheart


Councilmember Nancy Diamond

FY 2009 Impact Fee Fund Financial Report Information

	Recreation and Parks	Transportation	Public Safety	Total
Impact Fee by Categories FY 08	1,249,184.95	3,938,408.25	1,327,144.88	6,514,738.08
Impact Fee Credits FY 08	-	435,538.52	8,660.44	444,198.96
Impact Fee Encumbrances FY 08	318,506.42	263,596.19	-	582,102.61
Impact Fee Fund Balance FY 2008	1,567,691.37	4,637,542.96	1,335,805.32	7,541,039.65
Differences in encumbrances		(73,826.89)	-	(73,826.89)
Differences in Credits	-	-	-	-
Impact Fees Collected from FY 2009	35,179.11	120,667.90	121,741.91	277,588.92
Interest	107,703.11	25,028.22	19,800.59	152,531.92
(Administrative/Other Costs)	-	(1,368.00)	-	(1,368.00)
(Impact Fee Refunds)	-	-	-	-
(Project Expenditures)	(728,490.40)	(458,338.10)	-	(1,186,828.50)
Encumbrances		73,826.89	-	73,826.89
Impact Fee Fund Balance FY 2009	982,083.19	4,323,532.98	1,477,347.82	6,782,963.99

FY 2009 Impact Fee Expenditures by Project Name

Facility	Project Name	Spent
N/A	Bank Fees	\$ 1,368.00
Transportation	Crab/Rucker/Hardscrabble Intersection	\$ 234,269.97
Transportation	HBR/Alpharetta Hwy/Houze Intersection	124,021.30
Transportation	Hembree Rd Bridge Replacement	341.18
Transportation	Crabapple/Chaffin/Intersection	99,705.65
Transportation Total		458,338.10
Recreation & Parks	Design Link Trail System	\$ 104,228.04
Recreation & Parks	Garrard Landing Restrooms	389,698.33
Recreation & Parks	Big Creek Restrooms	158,866.20
Recreation & Parks	Thompsons Park Access Rd	7,208.12
Recreation & Parks	Garrard LandingPhase II	68,489.71
Recreation & Parks Total		728,490.40

Table 14.1
Short-Term Work Program, City of Roswell, FY 2010-2011 to FY 2014-2015

Plan Element	Description	FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	Total Cost (If Any)	Impact Fee Eligible (mark with X)	Responsible Department or Agency
Population	Monitor regional and U.S. Census Bureau estimates of the City's population	X	X	X	X	X			Community Development
Population	Monitor and publicize any adult literacy programs available to Roswell's residents	X	X	X	X	X			Community Relations Office
Population; Development Impact Fees	Update population and functional population projections as needed to support annual updates of the Capital Improvement Element	X	X	X	X	X			Community Development
Housing	Maintain data on issuance of housing starts (building permits) for estimates of population and housing	X	X	X	X	X			Community Development, Building Division
Housing	Identify any concentrations of substandard housing units and use community development funds to help fund improvements	X	X	X	X	X			Community Development (CDBG if available)
Housing	Continue to enforce the standard housing code	X	X	X	X	X			Community Development
Housing	Maintain the City's public housing program and determine appropriate future activities/programs	X	X	X	X	X			Housing Authority
Housing	Monitor available state and federal housing programs and disseminate information to individuals and groups in need of such program resources	X	X	X	X	X			Community Development
Housing	Work on affordable housing study	X	X	X	X	X			Community Development
Economic Development	Gather information on properties suitable for office development and provide market information to developers, the Greater North Fulton Chamber of Commerce, Georgia Power Company, Fulton County, etc.	X	X	X	X	X			Roswell EDD; GNFC; Ga. Power Co. MACOC, Fulton County ED
Economic Development	Provide information on available office space to all potential users or reference sources	X	X	X	X	X	\$6,500		Roswell EDD
Economic Development	Work with other City departments to promote public investments such as pedestrian amenities that will result in increasing the tax base	X	X	X	X	X			Roswell EDD
Economic Development	Continue to support quality of life enhancements that make the area attractive to corporations	X	X	X	X	X			Roswell EDD; planning; other City departments

Economic Development	Collaborate with the Convention and Visitors Bureau and others on marketing	X	X	X	X	X	X	X	\$3,000			Roswell EDD
Economic Development	Improve signage to key attractions throughout the City	X	X	X	X	X	X	X	\$300,000			Roswell EDD; Transp. Dept.
Economic Development	Guide small entrepreneurs to available forms of resources and assistance	X	X	X	X	X	X	X				Roswell EDD
Economic Development	Communicate with businesses via electronic newsletter to keep them informed of developments in the City	X	X	X	X	X	X	X				Roswell EDD; Community Relations Office
Economic Development	Stay involved in regional discussions.	X	X	X	X	X	X	X				Roswell EDD; Fulton County ED; GNFC
Economic Development	Continue to effectively communicate the development process; advocate for streamlining where opportunities exist	X	X	X	X	X	X	X				Community Development
Economic Development	Inform applicants of the applicable design/development guidelines	X	X	X	X	X	X	X				Roswell EDD; Planning
Redevelopment	Pursue policy-based budgeting to accomplish redevelopment goals, with redevelopment as a priority	X	X	X	X	X	X	X				City Administrator and City Council
Redevelopment	Continue to consider locating public facilities in redevelopment target areas	X	X	X	X	X	X	X				City Administrator and City Council
Redevelopment	Implement Midtown Roswell Redevelopment Plan (also see specific items below on implementing that plan)	X	X	X	X	X	X	X				City (various departments)
Redevelopment	Implement recommendations of revitalization study and plan for the Holcomb Bridge Road corridor east of GA 400	X	X	X	X	X	X	X				City (various departments)
Redevelopment	Reconstitute Downtown Development Authority, if needed.	X	X	X	X	X	X	X				Community Development; City Council
Redevelopment	Seek funding for implementation of redevelopment studies, plans, and projects	X	X	X	X	X	X	X				Community Development; City Council
Redevelopment	Assist where possible in improving access, ingress and egress to outmoded retail centers and upgrade surrounding road networks	X	X	X	X	X	X	X				Community Development; Transportation
Redevelopment	Promote existing retail space and the redevelopment of vacant retail space	X	X	X	X	X	X	X				Roswell EDD
Redevelopment	Consider the use of overlay districts to encourage redevelopment opportunities as appropriate	X	X	X	X	X	X	X				MCC
Redevelopment (Midtown)	Consider establishing a development response team, responsible for working with property owners on	X	X	X	X	X	X	X				Community Development

	redevelopment projects											
Redevelopment (Midtown)	Plan and fund new street networks in conjunction with private redevelopment, where agreement on cost sharing can be attained.	X	X	X	X	X	X	X	X		X	Transportation Department; Community Development
Redevelopment (Midtown)	Design and install Alpharetta Street streetscape per plan's recommendations	X	X							\$2,955,195.69		Community Development Department; Transportation Department; GDOT
Redevelopment (Midtown)	Complete preliminary design of Hog Wallow greenway			X							X	Recreation and Parks Dept.
Historic Preservation	Conduct an intensive-level, comprehensive historic resources survey of the City. Identify all types of historic resources, including buildings and structures, historic landscapes, and historic sites and objects	X		X	X	X	X	X	X			HPC, HCAM, Preservation Planner, SHPO, consultants
Historic Preservation	Continue the "legendary chats" program of the Convention and Visitors Bureau (CVB)	X										CVB, UGA
Historic Preservation	Develop a citywide GIS database of all identified cultural resources. Update the database periodically as needed	X		X	X	X	X	X	X			GIS; Preservation Planner
Historic Preservation	Expand the existing National Register Historic District to include adjacent eligible commercial and residential areas	X		X	X	X	X	X	X			HPC, Preservation Planner, Consultant
Historic Preservation	Pursue National Historic Landmarks designations, as appropriate	X		X	X	X	X	X	X			R&P/H&CA
Historic Preservation	Develop design guidelines for three character areas (Town Square and Mimosa Boulevard; Mill Village; and Canton Street) of the local Historic District	X		X	X	X	X	X	X			HPC, Preservation Planner, Consultant
Historic Preservation	Incorporate mechanisms for protecting heritage trees into the existing Tree Ordinance	X		X	X	X	X	X	X			Community Development
Historic Preservation	Continue the series of brochures and town hall meetings currently being used	X		X	X	X	X	X	X			HPC, Preservation Planner
Historic Preservation	Enlarge the emphasis of programs and publications from antebellum resources to include resources from all periods of the City's history. Publish the findings of the Historic Resources Survey and produce a "coffee table" version for sale. Utilize Certified Local Government (CLG) funds for funding survey and book publication	X		X	X	X	X	X	X			HPC, CD, Preservation Planner, SHPO
Historic Preservation	Work with the Roswell Convention & Visitors Bureau (CVB) to develop ways to promote the City's historic sites through the CVB's already established channels. Meet regularly with all associated local agencies and	X		X	X	X	X	X	X			R&P/H&CA; CVB

Urban Design	Install marker to various character areas	X	X	X	X	X	X	X	\$150,000					Community Development; HPC; DRB; Transportation
Urban Design	Continue to apply for federal and state funding to enhance the streetscapes of road corridors in the City	X	X	X	X	X	X	X						Community Development
Land Use	Further develop, refine, and implement land use recommendations for "character areas"	X	X	X	X	X	X	X						Community Development
Land Use	Periodically report as may be needed on conformance with regional development plan	X	X	X	X	X	X	X						Community Development
Land Use	Develop additional policies for specific land uses and incorporate them into the Land Use Element, as specific issues or experiences with them arise	X	X	X	X	X	X	X						Community Development
Land Use	Amend the City's Zoning Ordinance as needed to respond to changing needs and new issues	X	X	X	X	X	X	X						Community Development
Land Use	Amend the Future Land Use Plan Map as needed	X	X	X	X	X	X	X						Community Development
Community Facilities	Periodically update the City's parks and recreation master plan as needed	X	X	X	X	X	X	X	\$30,000					Recreation and Parks
Community Facilities	Continue Wetlands Enhancement Demo Project Water Quality Monitoring	X							To be completed by volunteer monitors					Public Works/ Environmental
Community Facilities	Implement the master plan for the Roswell Riverwalk	X	X	X	X	X	X	X	\$10,000,000					Recreation and Parks
Community Facilities	Update and review the technology needs of the City through an Enterprise Resource Planning process for efficiency and increased productivity.	X	X	X	X	X	X	X	\$5,100,000					Administration
Community Facilities	Periodically update the Comprehensive Solid Waste Management Plan, as needed	X	X	X	X	X	X	X						Public Works/ Environmental
Community Facilities	Periodically review and modify Sanitation rates and fees to reflect the actual costs of service provision and to further divisions goals		X					X						Public Works/ Environmental
Community Facilities	Prepare, adopt, and periodically revise as appropriate a municipal policy for use of City-owned buildings and grounds by private, non-profit, and other government users	X	X	X	X	X	X	X						Administration
Community Facilities	Maintain a system of advisory committees for various City departments and functions to provide for citizen participation and general advice in the overall direction of municipal service provision	X	X	X	X	X	X	X						Various departments
Community	Implement and maintain a customer service policy and	X	X	X	X	X	X	X						Various departments

Facilities	action plan in each of the City's departments, with a consistent level of service throughout the departments																	
Community Facilities	Monitor the provision of municipal services and their ability to meet the diversifying needs of the City's population.	X	X	X	X	X	X	X	X	X								Administration; Various departments
Community Facilities	Implement a community-based approach to policing, including Neighborhood Watch and other appropriate programs of the Crime Prevention Unit	X	X	X	X	X	X	X	X	X								Police
Community Facilities	Maintain the City's current Insurance Services Office (ISO) rating of 3	X	X	X	X	X	X	X	X	X								Fire & Rescue
Community Facilities	Continue programs of recognition to all firefighters for the jobs they accomplish as a combination department of full time and part time employees.	X	X	X	X	X	X	X	X	X								Fire & Rescue; Mayor and City Council
Community Facilities	Continue to program and implement improvements needed to maintain and upgrade the Roswell Water Utility, in accordance with the Management Plan	X	X	X	X	X	X	X	X	X						\$1,500,000		Public Works/ Environmental
Community Facilities	Periodically review and modify water rates and fees to reflect the actual costs of service provision and to further system goals		X															Public Works/ Environmental
Community Facilities	Continue to prioritize road resurfacing projects, drainage maintenance projects, and sidewalk repair projects according to most urgent need	X	X	X	X	X	X	X	X	X								Transportation
Community Facilities	Investigate the need for traffic calming and integrate traffic calming projects as may be appropriate in the City's capital plan	X	X	X	X	X	X	X	X	X								Transportation
Community Facilities	Develop a program incorporating landscaping/streetscaping into all major road projects to provide greater community identity and safety	X	X	X	X	X	X	X	X	X								Transportation; Community Development
Community Facilities	Continue to program and implement improvements needed to maintain and upgrade the stormwater management system in compliance with the MS4 NPDES Permit.	X	X	X	X	X	X	X	X	X						\$5,500,000		Public Works/ Environmental; Transportation
Community Facilities	Continue to implement TMDL Impaired Stream monitoring efforts and implementation of the WIP's.	X	X	X	X	X	X	X	X	X						\$275,000		Public Works/ Environmental
Community Facilities	Partner with the Atlanta-Fulton County Library System to expand library space in Roswell	X	X	X	X	X	X	X	X	X								Administration
Community Facilities	Continue to monitor the conditions of municipally owned and operated historic and cultural facilities; schedule improvements to such facilities and grounds as appropriate	X	X	X	X	X	X	X	X	X								Historic and Cultural Affairs Manager
Community Facilities	Consider plans for additional historic streetscape improvements within the local Historic District	X	X	X	X	X	X	X	X	X						\$2,000,000	X	Community Development
Community	Maintain and expand, as appropriate, the citizen	X	X	X	X	X	X	X	X	X								Community

Table 14.2
Capital Improvements Element, FY10-11 to FY14-15
(Impact Fee Eligible Projects)

DEPT/ PROJECT NAME	DESCRIPTION/ LOCATION	PROJECT TYPE/ ELEMENT	FY 10-11	FY 11-12	FY 12-13	FY13-14	FY 14-15	TOTAL	PERCENT IMPACT FEE FUNDED	SOURCE/PERCENT SHARE OF FUND TOTAL
Trans	Grimes Bridge Road at Oxbo Road (Big Creek)	Bridge	Complete					\$5,418,743 (Roswell, \$675,664)	2%	GF 9%, GO 9%, IF, TR No more than 80% Fed
Trans	Hembree Road at Foe Killer Creek	Bridge	Complete					\$1,567,750 (Roswell, \$357,283)	15%	GO 5%, GF 5%, IF, TR No more than 80% Fed
Trans	Old Roswell Road at Foe Killer Creek (now Westside Parkway)	Bridge/ Intersection	Complete					\$16,048,250 (Roswell \$828,876)	3%	CID Money paying for remaining. GF 12%, IF, TR No more than 80% Fed
Trans	Crabapple Road at Rucker Road	Intersection	Under Construction					\$1,555,066	100%	IF
Trans	Crabapple Road at Chaffin Road	Intersection	Complete					\$1,004,280 (Roswell, \$748,280)	25%	GF 5%, IF, TR, no more than 80% Fed
Trans	Handscabble Road at Chaffin Road	Intersection/ Trail	\$1,561,000	ROW	CST			\$2,000,000 (Roswell, \$400,000)	20%	IF, 80% Federal
Trans	Holcomb Bridge Road at SR 9	Intersection	\$3,282,000	Project begins				\$4,078,281 (Roswell, \$1,341,547)	15%	GO 5%, IF, TR No more than 80% Fed
Trans	Mansell Road Extension	Road Extension		\$600,000	\$2,000,000	\$6,000,000		\$8,600,000	0%	GF
Trans	Norcross Street, Warsaw Road at Grimes Bridge Road	Intersection	\$1,335,000	Project begins				\$2,120,000	48%	GF 52%, IF
Trans	Holcomb Bridge Rd. Corridor Study, inc. 400 interchange from Warsaw Rd. to Holcomb Woods Pkwy	Study		Study begins				\$400,000 (Roswell \$80,000)	0%	GF
Rec & Parks	Sweetapple Park	Development						\$97,975	100%	IF
Rec & Parks	Garrard Landing (formerly shown as Holcomb Bridge Park)	Development			\$300,000	\$200,000		\$500,000	100%	IF
Rec & Parks	Roswell Riverwalk	Development	\$3,000,000	\$3,000,000				\$10,000,000	10%	TR 80%, IF, GO 15%, GF 5%
Rec & Parks	Future Purchase of Parkland/Greenspace		\$15,000,000				\$15,000,000		10%	GO 90%, IF

Rec & Parks	Future Development Park Master Plans: East Roswell Park Big Creek Park Leita Thomson Park			\$5,000,000	\$5,000,000	\$10,000,000		50%	GO 50%, IF
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Legend to Funding Source Abbreviations:

BR	Bond Referendum	GF	General Fund	LDF	Local Development Fund
CDBG	Community Development Block Grants	GO	General Obligation Bond	LIA	Line Item Appropriation
D	Donations	IF	Impact Fees	P/P	Public/Private Partnership
GDF	Governor's Discretionary Fund	L&WCF	Land and Water Conservation Funds	RAF	Recreation Assistance Program Fund
		UF	User Fee	TR	Federal/GDOT Transportation Funding