City Council - Regular Session
The Chambers at City Center

8534 Main Street, Woodstock GA
(Main) 770.592.6000 (Fax) 770.926.1375
http://www.woodstockga.gov
***Hearing Assistance Available Upon Request**

AGENDA

Monday, May 18, 2026

City Council - Regular Session
7:00 PM

ITEM 1. MEETING CALLED TO ORDER

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

ITEM 2. RECOGNITION OF GUESTS AND VISITORS

1. **Recognition of Promotions in Police** (Roland Castro)
Officer Ledarrion Poole Promoted to Corporal
Corporal Joshua Buckner Promoted to Sergeant
Sergeant Joseph LeCour Promoted to Lieutenant

ITEM 3. ANNOUNCEMENTS

1. **Announcements** (Colin Ake)
Carly Pearce performs at the Woodstock Summer Concert Series on Saturday, June 13th. The event starts at 7:30 p.m. in the Northside Hospital-Cherokee Amphitheater. More info at woodstockconcertseries.com.

Visit Woodstock's June Family Fun Night joins the soccer craze sweeping the world with Kickin' It In Woodstock on Thursday, June 18th in downtown Woodstock. This night of soccer fun in Woodstock will feature soccer themed activities throughout downtown, and culminating in “The Big Green” on the big screen on the Woodstock Arts Event Green. More info at visitwoodstockga.com.

ITEM 4. MEETING DECORUM

ITEM 5. PUBLIC COMMENT

ITEM 6. CONSENT AGENDA

1. **Approve ZTA#020-26: Lot of Record/Downtown LDO Amendment (2nd Reading)** (Melissa Sigmund)
Request for approval of ZTA#-21-26, a Zone Text Amendment that amends Chapter VII (Performance Zoning Standards) of the Land Development Ordinance to update Article

III – General Information, Article IV – Zone District Performance Standards, Article V – Use Districts and Regulations, and Article VII – Downtown District Standards.

2. **Approve Agreement with Precision Blasting, LLC - Little River Park** (Brian Borden)
Request for approval of an agreement with Precision Blasting, LLC for the drilling and blasting of rock at the entrance of Little River Park near Trickum Road portion. The location of the entrance road and supporting utilities to this section of the park from the recently completed Nocatee Trail Roundabout will require the removal of non-rippable rock.

3. **Approve Agreement with Blankenship Siteworks - Little River Park** (Brian Borden)
Request for approval of an agreement with Blankenship Siteworks for the excavation and removal of shot rock from the entrance to Little River Park.

4. **Approve Elm Street Pedestrian Plaza Proposal** (Coty Thigpen)
Request for approval of proposal from Pond & Company for design and engineering services for the Elm Street Pedestrian Plaza.

5. **Approve an Agreement and Release of Special Provision with CRL Real Estate, LLC and ROL Real Estate, LLC related to the Lyndee Lane Extension Project** (Chris Luly)
Request for approval of an agreement and release of a special provision with CRL Real Estate, LLC and ROL Real Estate, LLC. A special provision the City agreed to in a right of way acquisition deed for the Lyndee Lane Extension project is that the City will provide a top coat of asphalt on private alleyways internal to the Pines at Lyndee residential development. In review of the project, City staff and the Pines at Lyndee developer have agreed that it is more practical, cost effective and efficient for the City to provide funds directly to the developer to perform the top coat themselves instead of the City performing the work for the developer. Staff recommends approval of the agreement to modify the original agreement and provide funds directly.

6. **Deny Ante Litem - Richard Pearson, Jr. and Victoria Pearson** (Jeff Moon)

ITEM 7. PUBLIC HEARING

1. **Consideration of V#221-26: Paragon, 9026 Main St & 105 Barnesdale Terrace (Public Hearing & Vote)** (Niwana Ray)
Request for consideration of V#221-26. Staff recommends City Council approval of a variance to allow angled on-street parking rather than parallel at 9026 Main Street and 105 Barnesdale Terrace.

2. **Consideration of Z#170-26: 125 Lorraine Parkway (Public Hearing & Vote)** (Cameron Dunn)
Request for consideration of Z#170-26. Staff recommends approval with conditions of a Rezoning, Conditional Use Permit, and concurrent Variance requests to allow for the development of a 92,500 SF warehouse off of Olde Rope Mill Park Road and Lorraine Parkway.

3. **Consideration of Z#168-26: Barnesdale Terrace Redevelopment (Public Hearing & Vote)** (Natalie Faustine)
Staff recommends partial approval of a Rezoning, Conditional Use Permit, and concurrent Variance requests to allow for the development of a 113-unit single-family development, subject to staff conditions.

4. **Consideration of Z#169-26: 8261 Main Street (Public Hearing & Vote)** (Cameron

Dunn)
Request for consideration of Z#169-26. Staff recommends approval with conditions of Zoning Condition Amendment and concurrent Variance requests to a previously approved project (Z#162-24) at 8261 Main Street to allow for a development comprised of 9,000 SF of commercial space, 34 townhomes, and 2 condominium units at the corner of Dobbs Road and Main Street.

5. **Consideration of CUP#095-26: 9845 Main St (Public Hearing & Vote)** (Natalie Faustine)
Request for consideration of CUP#095-26. Staff recommends denial a Conditional Use Permit for a "Gas/Fuel Station" use and concurrent Variances at 9845 Main Street.

6. **Consideration of Approval of FY 2027 Annual Operating Budget & Adoption of Ordinance No. 2026-013 (Public Hearing & Vote - 1st Reading)** (Crystal Welch)
Request for approval of the FY 2027 Annual Operating Budget and Ordinance No. 2026-013 (Presentation and 1st reading/public hearing). The Ordinance is to provide for the adoption of a budget, its execution and effect for the fiscal year beginning July 1, 2026 and ending June 30, 2027.

ITEM 8. NEW BUSINESS

ITEM 9. MINUTES APPROVAL

1. **Consideration of Approval to Adopt Council Meeting Minutes - May 11, 2026** (Robyn Adams)

ITEM 10. DEPARTMENTAL REPORTS

1. **Fire Monthly Report (April 2026)** (Shane Dobson)
2. **Information Technology Monthly Report (April 2026)** (Katy Leggett)
3. **Parks and Recreation Monthly Report (April 2026)** (Brian Borden)
4. **Capital Projects Monthly Report (May 2026)** (Chris Luly)
5. **Communications Monthly Report (April 2026)** (Stacy Brown)

ITEM 11. MAYOR AND COUNCIL COMMENTS

ITEM 12. CITY MANAGER AND STAFF COMMENTS

ITEM 13. EXECUTIVE SESSION - Personnel, Litigation, Real Estate

ITEM 14. FINAL ADJOURNMENT

AGENDA ITEM NO. 2.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	May 18, 2026
SUBMITTED BY:	Valerie Williams, Police Department
ITEM TYPE:	Personnel
AGENDA SECTION:	RECOGNITION OF GUESTS AND VISITORS
SUBJECT:	**Recognition of Promotions in Police**
SUGGESTED ACTION:	Officer Ledarrion Poole Promoted to Corporal Corporal Joshua Buckner Promoted to Sergeant Sergeant Joseph LeCour Promoted to Lieutenant
ATTACHMENTS:	

AGENDA ITEM NO. 3.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: May 18, 2026

SUBMITTED BY: Stacy Brown, Communications

ITEM TYPE: Announcements

AGENDA SECTION: ANNOUNCEMENTS

SUBJECT: **Announcements**

SUGGESTED ACTION: Carly Pearce performs at the Woodstock Summer Concert Series on Saturday, June 13th. The event starts at 7:30 p.m. in the Northside Hospital-Cherokee Amphitheater. More info at woodstockconcertseries.com.

Visit Woodstock's June Family Fun Night joins the soccer craze sweeping the world with Kickin' It In Woodstock on Thursday, June 18th in downtown Woodstock. This night of soccer fun in Woodstock will feature soccer themed activities throughout downtown, and culminating in “The Big Green” on the big screen on the Woodstock Arts Event Green. More info at visitwoodstockga.com.

ATTACHMENTS:

AGENDA ITEM NO. 6.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	May 18, 2026
SUBMITTED BY:	Melissa Sigmund, Community Development
ITEM TYPE:	Presentation and Discussion Items
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Approve ZTA#020-26: Lot of Record/Downtown LDO Amendment (2nd Reading)**
SUGGESTED ACTION:	Request for approval of ZTA#-21-26, a Zone Text Amendment that amends Chapter VII (Performance Zoning Standards) of the Land Development Ordinance to update Article III – General Information, Article IV – Zone District Performance Standards, Article V – Use Districts and Regulations, and Article VII – Downtown District Standards.

ATTACHMENTS:
ZTA-20-2026 Ordinance REVISED.pdf

CITY OF WOODSTOCK, GEORGIA
ORDINANCE 2026-014

AN ORDINANCE AMENDING CHAPTER VII (PERFORMANCE STANDARDS) OF THE WOODSTOCK LAND DEVELOPMENT ORDINANCE TO AMEND THE ZONE DISTRICT PERFORMANCE STANDARDS AND USE DISTRICTS AND REGULATIONS.

(ZONE TEXT AMENDMENT #020-26 – CITYWIDE)

WHEREAS, the City of Woodstock, Georgia (hereinafter 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 Georgia General Assembly, 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 thereto; and

WHEREAS, the City Council of Woodstock, Georgia desires to amend Chapter VII, Article IV Zone District Performance Standards and Article V, Use Districts and Regulations of the Land Development Code of the City of Woodstock, Georgia as set forth herein.

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WOODSTOCK HEREBY ORDAINS, by the lawful authority vested in them as follows with additions double underlined and deletions with ~~strikethrough~~:

Section 1. City of Woodstock Land Development Ordinance (LDO), amending Chapter VII (Performance Zoning Standards) Section 7.304 (Development Standards applying to All Districts) as follows:

7.304. Development Standards Applying to All Districts.

The following general development standards shall apply to all districts outlined in this Ordinance:

1. *Minimum Acreage Requirement.* New residential developments outside the Downtown District shall have a minimum acreage/assemblage requirement of eight (8) acres.
    a. Projects which involve an annexation are exempt from this requirement.

b. For projects proposed on less than eight (8) acres, including the addition of phases to existing developments, the applicant may pursue a conditional use permit in accordance with the provisions set forth in the Land Development Ordinance.

c. For acreage requirements inside the Downtown District, see Section 7.721.

2. *Critical Mass for Redevelopment Requirement.* Redevelopment of more than two (2) existing lots in a platted subdivision on the same land disturbance permit is prohibited unless a critical mass of eighty (80) percent or more contiguous lots in the subdivision are acquired and assembled, leaving the remaining twenty (20) percent of the lots as one (1) intact subdivision. Lots that have not been developed or have not contained a habitable residence or other habitable building containing a principal use for a period of five (5) years or greater are considered undeveloped and are exempt from this requirement. For the purposes of this section, lots are considered contiguous if they share more than half of the length of the adjoining property line for each adjacent parcel that is to be considered contiguous. The phasing of redevelopment over several LDPs as a way to subvert this section is prohibited. For the purposes of this Ordinance, a platted subdivision is a subdivision of residential lots for which a subdivision plat has been recorded in the Superior Court Clerk's Office of Cherokee County. Subdivision of existing lots to create additional residential lots within a developed subdivision platted after 1960 is only permissible with an approved Conditional Use Permit.

3. *Buildings Under Construction.* Nothing in this Ordinance shall require any change in the construction or intended use of a building, which is legally under construction or for which a building permit has been issued at the effective date of this Ordinance.

4. *Use of Land.* No land shall be used for a purpose which is not permitted in the district in which it is located. Outdoor display of goods for sale at retail establishments is prohibited, except for Retail - Outdoor, Consumer Fireworks Retail Stands - Temporary, and Junk/Salvage Yard uses, where permitted. Properties within the DT-CBD zoning district are exempt from this requirement concerning items displayed in Sidewalk Supplemental Zones.

5. *Use of Structure.* No structure shall be erected, use converted, enlarged, reconstructed, moved or structurally altered, except in conformance with this Ordinance.

6. *Lot Reduction Prohibited.* No parcel of land existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements of the zone district in which said lot lies.

7. *Use of Substandard Lots.* Where the owner of a lot at the time of the adoption of this Ordinance does not own sufficient land to enable him to conform to the dimensional requirements of this Ordinance, such lot may nonetheless be used as a building site provided that said lot requirements are not reduced below the minimum specified in this Ordinance by more than twenty (20) percent. If, however, the owner of two (2) or

more adjoining lots with insufficient land dimensions decides to build on or to sell off these lots, he must first combine said lots to comply with the dimensional requirements of the Ordinance. Any lot requiring dimensional waivers below the twenty (20) percent minimum set forth in this section may be approved by the City Council provided that further decreased dimensional requirements shall conform as closely as possible to the required dimensions.

8. *Vision Clearance.* In all districts no fence, wall, shrubbery, or other obstruction to vision between the heights of two and one-half (2½) feet and ten (10) feet above the finished grade of streets shall be erected, permitted, or maintained within twenty (20) feet of the intersection of the right-of-way lines of streets or railroads.

9. *Joint Open Space Not Permitted.* No part of a yard, or other open space, or off-street parking or loading required about or in connection with any building for the purposes of complying with this Ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building. Nor shall right-of-way easements for streets and roads be considered a part of a tot or open space, or front rear, or side yard for the purpose of meeting yard requirements.

10. *Homeowners Association.* Any new residential subdivision of more than three (3) residential units shall be required to have an incorporated homeowners association.

11. *Condominium Owner's Association.* Any new residential—multi-family, fee simple development must create and be governed by an association formed in accordance with the Georgia Condominium Act, O.C.G.A. § 44-3-70 et seq., now and as amended.

12. *Corner Lots.* A lot of which at least two (2) adjoining sides abut their full lengths on a public street. Said corner lot shall provide the minimum front yard setback for each street for the district in which the lot is situated. Rear setbacks for corner lots may be reduced to no less than the minimum side yard setback for the district in which the lot is situated.

13. *Double Frontage Lots.* This provision relates to lots having frontage on two (2) streets, but not located on a corner. This type of lot is not permitted in new residential subdivisions. However, if the lot was in existence prior to the adoption of this Ordinance, the minimum front yard shall be provided on each street in accordance with the provisions of this Ordinance.

14. *Average Front Yard Requirements.* The setback requirements of this Ordinance shall not apply to any lot where the average setback on already built upon lots located wholly or in part within two hundred (200) feet on each side of such lot and within the block and zoning district and fronting on the same street as such lot is less than the minimum required setback. In such cases, the setback of such a lot may be less than the requirement setback, but not less than the average of the existing setbacks on the developed lots. However, in no case shall setbacks be less than twelve (12) feet outside the Downtown District.

15. *Code Requirements.* All structures shall meet the requirements of all adopted codes in effect including, but not limited to, Building Code, Plumbing Code, Electrical Code,

Fire Prevention Code, and Housing Code. Where such codes exceed the minimum requirements of this Ordinance, the stricter provisions shall apply.

16. *Fire Safety Requirements.* Accessibility for firefighting equipment on an all-weather surface shall be maintained throughout all stages of construction. Fire hydrants shall be installed in accordance with Standards for Water and Sewer in Chapter VIII of the Land Development Ordinance.

17. *Zoning to Apply When Lot is Divided by Zoning District Boundary Line.* In the event that a district boundary line on the Zoning Map divides a lot of record held in one (1) ownership on the date of passage of this Ordinance, each part of the lot so divided shall be used in conformity with the regulations established by this Ordinance for the district in which each such parcel is located; however, that if the property owner of such a lot so desires, he may extend a use allowed on the greatest portion of said lot one hundred (100) feet beyond the district boundary line in accordance with setbacks and yard requirements.

18. *Side and Rear Yards May Not Be Required Next to Railroad.* Within any non-residential district, the Development Process Committee in its review of the site plan may waive the side and rear yard requirements when adjacent to the railroad rights-of-way if they determine the waiver will not adversely affect the area.

19. *Permitted Encroachment of Yards and Setbacks.* Architectural features such as cornices, eaves, steps, chimneys, gutters, and fire escapes may project no more than three (3) feet beyond any required setback line, except where such projections would obstruct driveways, which are or may be used for access for service and/or emergency vehicles; provided, however, that in the case of automobile service stations, motels, and similar uses which service the motoring public canopies shall be allowed over a driveway or walkway within the front yard not to extend from the principal building to a point any closer than fifteen (15) feet from the street right-of-way line.

20. *State Department of Transportation Approval.* All entrances or exits of any street or drive from or to any State highway shall be approved by the State Department of Transportation prior to the construction of such street or drive, or in the issuance of any building permit for any improvement to be served by such street or drive.

21. *Accessory Use Requirements.* The following requirements apply to accessory uses and structures regarding yard requirements.

    a. Such structures shall not be permitted in any required front yard.

    b. Where a corner lot adjoins in the rear of residential use, no accessory building shall be located closer to the side street right-of-way line than the principal building or closer than five (5) feet to the rear property line.

    c. No garage nor other accessory building shall be located closer than five (5) feet to a side or rear lot line.

d. When an accessory building is attached to the principal building by a breezeway, passageway or similar means, it shall comply with the yard requirements of the principal building to which it is accessory.

e. Filling station pumps and pump islands, where permitted, may occupy the required yards, provided that they are not less than fifteen (15) feet from the street right-of-way.

f. Accessory uses and structures in an apartment development may include, but shall not be limited to, fitness centers and laundry facilities for the convenience of residents. All accessory structures in an apartment development shall be of construction equal to and compatible with the principal use structures and shall meet principal use setback requirements.

g. Swimming pools shall be enclosed by a fence of a minimum height of five (5) feet with all pedestrian access gates containing a self-closing, positive latch device to ensure that the pool is enclosed at all times.

h. Satellite dish antennas shall be prohibited on the roofs of structures and in the front yards. When the dishes are placed in the side yard they shall meet the side yard setback requirements of the respective zoning districts.

i. For Accessory Dwelling Unit Requirements, see Section 7.523.

22. *Lighting Strips.* Lighting strips, lighting injection modules, LEDs or other continuous or connected series of lights shall not be used to outline individual windows, glass curtain walls, large glass sheets, doors, signs, or other architectural features of the building exterior. Rope or other connected series of lights intended for use as temporary holiday decoration shall be exempt from this section between the months of October and January.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021; Ord. No. 990-2024, § 3, 6-10-2024)

Section 2. City of Woodstock Land Development Ordinance (LDO), amending Chapter VII (Performance Zoning Standards) Article IV (Zone District Performance Standards) as follows:

ARTICLE IV. ZONE DISTRICT PERFORMANCE STANDARDS

Development Standards Table							
Zoning District	**Maximum Density (units/ac)**	**Minimum Heated Area (sq. ft.)**	**Minimum Lot Size (sq. ft.)**	**Minimum project size**	**Minimum Setbacks (feet)**		
					Front	Side	Rear
R1	2	1,500	21,780		35	15	25
R2	3	1,300	12,000		25	15	25

R3-A (Single-family Detached)	4	1,200	7,500		25	10	25
R3-B (Duplex)	4	1,200	7,500[1]		25[1]	15[1]	25[1]
R3-C (Townhome)	7	1,000	N/A	8 acres[2]	25[1]	15[1]	25[1]
R4	~~4~~ 7	1,000	5,500		15	5	15
R5	12	800	N/A	8 acres[2]	40[1]	25[1]	35[1]
GC			21,780		40	15	30
GC-VMU	12[4]	800	N/A		40	15	30
NC			7,500		40	15	30
LI			21,780		50	25	25
HI			sewer - 21,780 no sewer - 43,560		50	25	25
OSI			21,780		35	15	25
RD	0.2	1,500	5 acres		35	25	35
RR							
DT	refer to the Downtown District Standards						
SL	refer to the Specific Standards for Senior Living						

Section 3. City of Woodstock Land Development Ordinance (LDO), amending Chapter VII (Performance Zoning Standards) Section 7.503 (Conditional Use Permit Review Criteria) as follows:

7.503. Conditional Use Permit Review Criteria.

The Mayor and City Council may grant a conditional use permit for the uses enumerated in Section 7.505 of this article. The granting of a conditional use permit is conditional upon the site plan considered by the Mayor and City Council and are subject to the following process and review procedure:

1. All applications for conditional use permits shall be advertised in the same manner as applications for rezoning and public hearings will be held thereon in the same manner as applications for public hearings are conducted.
2. The Mayor and City Council may grant conditional use permits for limited periods of time based upon the criteria set forth in Section 7.503(3).
3. In addition to district regulations, 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 a significant adverse effect on the surrounding area in which the proposed use will be located.
    b. Whether or not the use is otherwise compatible 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 property values of surrounding property will be adversely affected.
    f. Whether or not adequate provisions are made for parking and traffic considerations.
    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 provisions 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 transition 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 this chapter 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.

4. Projects in the Downtown district totaling less than five (5) acres: Additional criteria shall be considered during a CUP case for this exemption. Projects sh~~ould~~all be evaluated for uniqueness, character, access, and connection to existing streets, alleys, and trails.

5.~~4.~~ In all applications for a conditional use permit the burden shall be on the applicant both to produce sufficient information to allow the Mayor and City Council fully to consider all relevant factors and to demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by the City.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019)

Section 4. City of Woodstock Land Development Ordinance (LDO), amending Chapter VII (Performance Zoning Standards) Article VII (Downtown District Standards) as follows:

ARTICLE VII. DOWNTOWN DISTRICT STANDARDS

7.700—7.709. Reserved.

7.710. Purpose and Intent of the Downtown District.

The regulations set forth in the Downtown District are designed to.

1. Preserve, protect and enhance downtown's historic and future role as the civic and economic center of Woodstock.
2. Create an environment where residents and visitors can live, work, meet, and play.
3. Encourage a balanced mix of retail, professional, residential, civic, entertainment, and cultural uses.

4. Enhance the efficient utilization of parking facilities by encouraging shared, underground, and deck parking and alternative modes of transportation.
5. Provide safe and accessible parks ~~end~~ and plazas.
6. Improve the aesthetics of street and built environments.
7. Promote pedestrian safety by ensuring sidewalk-oriented buildings and attractive street-facing facades that foster pedestrian activity and liveliness.
8. Provide accessible and sufficient parking in an unobtrusive manner.
9. Enhance Woodstock's historic quality by ensuring that new and rehabbed buildings are compatible with the character of buildings built between 1860 and 1920.
10. Provide increased vehicular and pedestrian access through a grid of streets that maximizes connections with and extensions of existing streets.
11. Maintain and enhance quality of life of existing neighborhoods.
12. Plan for and maintain first class sustainable neighborhoods.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019)

7.711—7.719. Reserved.

7.720. Master Plan Required.

Prior to commencing any land development activities in the Downtown District, a master plan of a proposed development ("the project") shall be provided to the Community Development Department for review. This master plan, or illustrative project concept, shall at a minimum include the location of residential and commercial lots, structures, stormwater facilities, streams and floodplains, amenities, open space, parking, pedestrian facilities, buffers, landscaped areas, all applicable Downtown District standards, and any additional details necessary to complete the review, as required by the Director of Community Development.

A Master Plan shall be submitted and approved prior to submittal of any Preliminary Plat, Site Plan, or other land disturbance permit for property within the Downtown District.

A master plan is also required for any project proposed that requires rezoning, conditional use permit or variances. The master plan must illustrate the details of the request and ~~accompany~~ be submitted concurrently with the public hearing application.

1. *Master Plan Standards.* The Master Plan shall adhere to the following standards:

~~a. Six (6) copies, provided on sheets eleven (11) inches by seventeen (17) inches or larger;~~

~~b. Scale of one (1) inch equals forty (40) feet or as prescribed by the City Engineer;~~

~~c. Digital copy on flash drive or by download;~~

d. Preliminary engineering, including conceptual utilities and conceptual grading plan;

e. Include calculations for total acreage, number of units, residential density, open space, and commercial square footage;

f. Identify adjacent property zoning districts, uses, and approximate structure locations;

g. ~~Provide written consent from all property owners whose property is included in the Master Plan;~~

h. Illustrate the extension of any Greenprints Trail, as per the adopted Greenprints Trails Plan, now and as amended;

i. Illustrate the extension of any grid streets, as per the adopted grid streets plan, now and as amended;

j. Explain compliance with the adopted Woodstock Town Center (LCI) Plan, now and as amended, and the Woodstock Comprehensive Plan, now and as amended.

2. *Master Plan Procedures.*

a. *Compliance Review.* The Community Development Department will review the master plan, providing comments regarding compliance with the following:

i. Downtown District Standards.

ii. Land Development Ordinance.

iii. Woodstock Town Center Plan.

iv. Woodstock Comprehensive Plan.

v. All other ordinances and standards adopted by the City Council, in addition to other local, State, and Federal laws.

b. *Compliance Required.* Should the master plan fail to comply with the provisions set forth in Section 7.720(2)a., the deficiencies will be listed and provided to the applicant. The applicant may then elect to pursue rezoning or variances from City Council or render changes to bring the master plan into compliance.

Once the master plan complies with the provisions set forth in Section 7.720(2), the applicant will be notified, and the master plan will be docketed on the agenda of the Development Process Committee (DPC) for review and consideration. Upon approval by the DPC, the applicant may then submit land development plans in accordance with Chapter III of the Land Development Ordinance.

In the event the master plan is included with a public hearing application, the Community Development Department will complete the review as set forth

herein and the DPC will include the findings of said review in the recommendation to the Planning Commission and City Council.

c. *Exemptions.* Projects or proposals may be exempted from this section if they meet any one (1) of the following conditions:

i. The project exclusively involves the renovation or replacement of an existing structure in the same location; or

ii. The project involves one (1) unit on one (1) lot in a platted subdivision; or

iii. If the project is proposed on a site of one (1) acre or less and in the judgement of the Community Development Director, is in compliance.

The subdivision of property is prohibited to meet any of these requirements.

d. *Disclaimer.* ~~Compliance with this section is the responsibility of the applicant.~~ The Community Development Department makes a good faith effort to thoroughly review each master plan tendered. Should a master plan review omit or fail to acknowledge noncompliance with this section, the applicant and the Project are in no way exempted from the provisions set forth herein.

3. *Appeals.* Any person aggrieved by a decision of the DPC may appeal in writing directly to City Council in accordance with the provisions of Chapter X of the Land Development Ordinance.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019)

7.721. General Requirements.

1. *Density.* The required ~~M~~maximum density for~~far~~ each Downtown District zoning classification is listed in Section 7.728 Site Limits Table ~~can be found in Section 7.301, Establishment of Districts~~. The maximum density allowable on any given lot in the Downtown District may not necessarily be achieved due to infrastructure requirements and Downtown District site design requirements. The high densities allowed in this district are designed to incentivize assemblages that can comply with the Code, providing public amenities as necessary, and reach the maximum allowable density. For mixed-use projects, density can be calculated using the entire parcel/project area, including commercial areas, only if the commercial development is to be completed first or concurrently. See Section 7.721.2.b. below. If not, residential densities shall be calculated using only the residential portions of the parcel/project area.

2. *Minimum Acreage Requirement.* No new residential development shall be permitted on any parcel or assemblage of parcels in the Downtown District that have a total area of less than five (5) acres.

a. Construction that does not require the subdivision of property into more than three (3) parcels, and does not require any new streets, are exempt from this requirement.

b. Mixed-use projects with at least thirty-five (35) percent of the land area, at ground level, dedicated to newly constructed, nonresidential uses, not including open space areas, are exempt from the minimum acreage requirement. Commercial and residential components that are part of the same project must be constructed concurrently. All commercial buildings in a project must be completed and issued a certificate of occupancy prior to eighty (80) percent of residential buildings receiving building permits.

c. For projects proposed on less than five (5) acres, including the addition of phases to existing developments, the applicant may pursue a conditional use permit in accordance with the provisions set forth in the Land Development Ordinance. ~~Additional criteria shall be considered during a CUP case for this exemption. Projects should be evaluated for uniqueness, character, access, and connection to existing streets, alleys, and trails.~~

3. *Mix of Housing Types Required for Residential Development.* All new residential development in the Downtown District without at least twenty (20) percent of the land area, at ground level, dedicated to non-residential uses, not including open space, shall provide a mix of housing types. Districts DT-LR and DT-VLR are exempt from this requirement.

Project Size	Number of Housing Types Required
0—1 acre	1 type
1.01—5 acres	2 types – Minimum 30% housing units of any one type
5.01—15 acres	3 types Minimum 20% housing units of any one type
15.01—30 acres	4 types Min 15% housing units of any one type
30.01 acres and above	5 types Min 10% housing units of any one type

Housing Type Choices (developments requiring two or more housing types shall include housing types from at least two categories):

Category 1: Detached Single Family Options:

a. Large lot single-family detached—Lots with a minimum square footage of seven thousand five hundred (7,500) square feet.

b. Moderate Single-family detached—Lots with ~~less than seven thousand five hundred (7,500)~~a minimum of 5,000 square feet.

c. Urban Single-family detached – Lots with less than 5,000 square feet, lot widths of 35’ or less and houses 25’ or less in width.

d. Charleston single-style single family detached or other narrow style of detached single-family home.

e. Single-family detached with accessory dwelling units.

Category 2: Attached Options:

f~~d~~. Townhome (Conditional Use Permit required).

g. Townhome with private rear yard or internal courtyard (Conditional Use Permit required).

h.~~e.~~ Duplex. (Can be multi-family or single-family attached)

i~~f~~. Triplex. (Three attached dwellings on a single lot)

j~~g~~. Quad—Condominium building with four (4) units.

Category 3: Multifamily/Mixed Use Options:

k~~h~~. Small condo building—Five (5) to twenty (20) condominiums per building.

l~~i~~. Large condo building—Over twenty (20) units per building.

m~~j~~. Multi-family, rental (C~~c~~onditional U~~u~~se P~~p~~ermit required).

n~~k~~. Residential over commercial.

o~~l~~. Cottage court or pocket neighborhood arrangement of 1,200 sq max single-family detached

Category 4:

p~~o~~. Innovative housing type which fits into none of the categories above, as approved by the Director of Community Development.

4. Development shall conform to the *Critical Mass for Redevelopment Requirement*~~.~~ Described in Article 7.304 ~~Redevelopment of more than two (2) existing lots in a platted subdivision on the same land disturbance permit is prohibited unless a critical mass of eighty (80) percent or more contiguous lots in the subdivision are acquired and assembled, leaving the remaining twenty (20) percent of the lots as one intact subdivision. For the purposes of this section, lots are considered contiguous if they share more than half of the length of the adjoining property line for each adjacent parcel that is to be considered contiguous. The phasing of redevelopment over several LDPs as a way to subvert this section is prohibited. For the purposes of this Ordinance, a platted subdivision is a subdivision of residential lots for which a subdivision plat has been recorded in the Superior Court Clerk's Office of Cherokee County.~~

5. *Grading.* Where future street connection locations exist within a new development, the temporary ends of these streets shall be graded in such a way that future connection is possible, as determined by the City Engineer.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

7.722. Definitions.

Accessory Dwelling Unit: A detached or attached permanent living unit which provides complete independent living facilities for one (1) or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation, and shall be located on the same parcel upon ~~with~~ which the primary single-family residence is situated.

Build-To Line: The build-to line is the line along which the building street facade is permitted to be located. The distance between the build-to line and the nearest street curb is equal to the sidewalk area width requirements, except where public or private open space is adjacent to the sidewalk area. The build-to line shall extend to the perimeter of such open space including the minimum street facade frontage of principal structures.

Downtown District: The area approved on the Downtown District map found on the official zoning map.

Greenway Trail: A concrete or asphalt trail with a width capable of accommodating pedestrians and nonmotorized vehicles. The minimum width required is ten (10) feet, unless otherwise determined by the City Engineer. Boardwalks, bridges, and pervious concrete are permitted within the floodplain and stream buffers.

Historic Overlay District: An area shown on the official zoning map, which has specific requirements that supersede certain other requirements of the Downtown District as amended.

Multi-family: A building containing more than one (1) residential unit, excluding townhouses.

Open Space: Private open space and public open space appropriately improved for pedestrian use and amenity not including detention ponds and stream buffers without greenway trails or areas used fo~~a~~r vehicles, except for incidental service, maintenance or emergency actions only. Open space shall be exterior and computed as the total square footage of said spaces.

1. *Residential Private Open Space:* Open space that is private courtyards, lawns, gardens, terraces, or balconies, or amenity areas, which restrict access to residents of adjacent development.
2. *Public Open Space:* Park, plaza, or greenway trail that is open to the public during normal City park hours and sidewalk area requirements.
3. *Park:* A public open space that provides recreation amenities and gathering places. A park shall have streets along a minimum of fifty (50) percent of its perimeter and shall have no more than twenty (20) percent of its area covered with impervious surfaces, with the exception of greenway trails.

4. *Plaza:* A public open space that is available for civic and commercial activities, but may have access limited for the purposes of providing outdoor dining areas. A plaza shall have streets along a minimum of fifty (50) percent of its perimeter and a landscape consisting of durable pavement, trees and other plant materials.

5. *Commercial Private Open Space:* Open space that is privately owned or leased space used for the purposes of a business or a directly adjacent business and is open to the public during business hours. A commercial open space may include a lawn, garden or patio and may be restricted when the business or adjacent business is closed.

~~*Residential*~~ *Pitched-Roof Treatment:* An architectural treatment that is provided on the sidewalk level of a public street façade on residential buildings or commercial buildings with gabled roofs. For more information see Section 7.729.:

~~1.~~ Is provided on the sidewalk level of a street facade.

2. Provides habitable space for a minimum of the first ten (10) feet in depth behind the street facade on primary frontages.

3. On primary frontages, provides equally sized vertical windows where the top of which and the bottom of which shall be no higher and no lower than to the top of the door frame and the bottom of door frame.

4. Provides windows for a minimum of thirty (30) percent of the length of the built portion of the street facade, with the facade of each unit being calculated independently.

5. Provides an entry stoop or porch at a primary pedestrian street facade entrance.

Sidewalk Area: Begins at the street curb and consists of a contiguous sidewalk landscape zone, sidewalk clear zone, and sidewalk supplemental zone including intervening driveways.

1. *Sidewalk Landscape Zone:* The portion of a sidewalk area adjacent to the street curb and reserved for the placement of trees, groundcover, and street furniture including utility poles, waste receptacles, fire hydrants, traffic signs, traffic control boxes, tree grates, newspaper boxes, bus shelters, bicycle racks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.

2. *Sidewalk Clear Zone:* The portion of a sidewalk area that is reserved for pedestrian passage and is unobstructed by permanent objects to a height of eight (8) feet, including but not limited to, steps and stoops, traffic control boxes, and utility structures. The sidewalk clear zone shall be adjacent and between the sidewalk landscape zone and the sidewalk supplemental zone and shall have a consistent cross-slope not exceeding two (2) percent.

3. *Sidewalk Supplemental Zone:* The area between the back of the sidewalk clear zone and the build-to line. Adjacent to storefront treatments, sidewalk supplemental zones may be used for pedestrian amenity elements such as benches, merchandise display, potted plants, and decorative fountains. Outdoor dining is permitted only when adjacent to eating and drinking establishments. Elements that are prohibited in the supplemental zone include recreational areas and facilities such as swimming pools, tennis courts, fences and walls greater than forty (40) inches in height, service elements such as dumpsters, loading docks and similar elements, mechanical features, and parking. Public access may be restricted only for areas adjacent to residential uses ~~treatment~~, and for outdoor dining areas when adjacent to ~~storefront treatments~~non-residential uses. No element shall be attached to the sidewalk supplemental zone in any way, except for fences and walls.

~~*Storefront Treatment:* An architectural treatment that:~~

~~1. Is provided on the sidewalk level of a street facade of flat roofed buildings. Buildings with gabled roofs shall use residential treatment.~~

Storefront Treatment: An architectural treatment that is provided on the sidewalk level of the street façade of flat roofed buildings. For more information, see Section 7.729:

~~2. Provides habitable space for a minimum of the first twenty (20) feet in depth behind the street facade.~~

~~3. Provides a street level facade consisting of:~~

~~a. A non-glass base or knee wall below all windows beginning at grade and extending to a point no less than eight (8) inches but not more than twenty-four (24) inches above the sidewalk area at the build-to line. Knee wall may be waived when directly abutting a private patio.~~

~~b. A combination of glass display windows and doors covering a minimum of seventy-five (75) percent of the area of the facade that is located along the build-to line beginning at the top of the bulkhead or knee wall, to a height not less than ten (10) feet and not more than twelve (12) feet above said sidewalk area at the build-to line below the base of the window. Such glass shall provide views into display windows that have a minimum depth of two and one-half (2.5) feet into and are accessible from the building interior for retail uses only.~~

~~c. Primary pedestrian entrances on the street facade recessed a maximum of seven (7) feet from the exterior facade, remain unlocked during normal business hours, and have a surface area that is a minimum of seventy (70) percent glass. All other doors located along street frontage shall be of a character that matches with the surrounding downtown area.~~

~~d. A glass transom located along the street facade of a structure above the glass display window and entry door shall have a minimum height of twenty-four (24) inches and a maximum height of thirty-six (36) inches.~~

~~e. Provides no length of facade exceeding twenty (20) feet without intervening glass display windows or glass doors.~~

~~4. A non-glass sign band area located above the glass transom having a minimum height of thirty-six (36) inches. The sign band area is the area between the top of the transom window and cornice line:~~

~~5. A cornice line above the sign band a minimum height of eight (8) inches.~~

~~6. Street address numbers, a minimum of six (6) inches in height located above the primary pedestrian entrance.~~

~~7. Sidewalk level drop ceiling, if at a lower elevation than the top of the window, shall recess a minimum of eighteen (18) inches from the window opening for retail uses.~~

~~8. Finished ceiling height shall be a minimum of fourteen (14) feet except in DT-RO and corner accessory commercial in DT-MR-A and B. Exterior height of single-story buildings shall be a minimum of eighteen (18) feet as measured at top of parapet. Parapet must enclose all sides of the roof.~~

~~a. For DT-RO storefront treatments, finished ceiling height must be a minimum of twelve (12) feet, and display windows must be a minimum of eight (8) feet tall as measured from the sidewalk, with a minimum one (1) foot tall transom window.~~

~~b. For DT-MR-A or B storefront treatments, finished ceiling height shall be a minimum of ten (10) feet, and display windows must be a minimum of eight (8) feet tall and no transom window is required.~~

Street Facade: The exterior wall of a building, not including extruding structures such as porches, stoops or bay windows, which is located along the build-to line or street without an intervening building or street wall.

Street Facade Frontage: The percent of street facade required along the build-to line.

Street Wall: A wall no less than seventy-five (75) percent opaque built along the build-to line and co-planer with the street facade, often for the purpose of masking a parking lot from the street. Street walls shall be a minimum of three and one-half (3.5) feet in height and constructed of a material matching the adjacent street facade or dense evergreen hedge. Street walls shall be discontinued no more than necessary to allow automobile and pedestrian access. The street wall shall have other individual openings not exceeding four (4) square feet in area at height of less than three and one-half (3.5) feet.

~~*Townhouse:* Attached single-family residential structure in which no residential unit is directly above or below another residential unit.~~

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021; Ord. No. 990-2024, § 7, 6-10-2024)

7.723. General Provisions.

1. *Non-Residential* and Mixed Use *Legally Nonconforming Buildings.* Existing buildings and building facades that do not meet the applicable requirements of this ordinance but were legal at the time of construction are considered legally nonconforming. *Legally non-conforming residential buildings shall conform to the Lot of Record Exemption standards of 7.723.2.* To remain legally nonconforming, ~~, until such time~~ remodeling and renovations of non-residential and mixed use buildings must occur~~s~~ in accordance with the following ~~these~~ provisions~~, except as exempted below.~~

~~a. The building and property shall be upgraded to comply with the Downtown District Standards once the total remodeling and renovation construction costs exceed fifty (50) percent of the total building value as shown on the current county tax assessor record within the most recent thirty-six-month period. The property owner may also submit an appraisal of the building value for consideration.~~

a.~~b.~~ Remodeling and exterior renovations shall not be ~~occur in compliance with Downtown District Standards. In no case shall any legally nonconforming building or facade be~~ expanded, extended, enlarged, or otherwise altered in any way which increases its nonconformity.

b. Buildings shall ~~may~~ be expanded~~ing~~ in the following ways to maintain the nonconforming status of the existing building:

i. When a building is expanded from its current footprint to reach the build-to line (Front Addition); or

ii. When a building is expanded from its current footprint to add an addition in the rear (Rear Addition); or

iii. If ~~When~~ a new building is constructed on a lot with an existing building, the new building shall~~can~~ be built to the build-to line ~~w~~meeting ~~ith~~ minimum separation from the existing building as required by Building and Fire Code (New Building: Front). Accessory buildings, including but not limited to storage sheds, Accessory Dwelling Units (ADUs), and garages may also be placed to the side and rear of the existing non-conforming building.

~~c. Building expansions that would require the existing building to forfeit its legal nonconforming status include:~~

~~i. When a building is expanded from its current footprint to add an addition to the side of the building. (Side Addition);~~

~~ii. When a new building is constructed behind an existing building that is not connected to the existing building by habitable square footage (New Building: Rear);~~

~~iii. When a new building is constructed to the side of an existing building (New Building: Side).~~

cd~~.c. Any~~ R~~r~~emodeling or renovation projects of buildings with non-residential uses that violate the Downtown District Standards forfeit legally nonconforming status ~~and Downtown District Standards~~, ~~including,~~ and must comply with all Downtown District Standards, including, but not limited to, street and sidewalk area, open space, parking, and street facade requirements., ~~I~~internal renovations that do not alter the building facade or building footprint, and upgrades of building and construction materials, do not affect the legally nonconforming status.

~~D.~~

2. *Lot of Record Lot Exemption.* The lot of record lot exemption is intended to encourage improvements to ~~redevelopment of~~ residential structures in downtown, ~~while~~ preserving and enhancing the character of existing single-family lots and neighborhoods. A lot of record is exempt from the Downtown District Code under the following provisions:

   a. For the purposes of this amendment, a lot of record means a lot which is part of a subdivision recorded in the Superior Court Clerk's Office, or a lot described by metes and bounds, the description of which has been recorded in the Superior Court Clerk's Office prior to ~~the adoption of this amendment,~~ September 10, 2018. The exemption includes both residential lots with one (1) existing single-family detached structure and vacant lots that do not contain a structure which are proposed for use as a single-family residence. "New construction" means construction on a vacant lot where no structure was previously constructed, or a newly planned structure proposed on a lot.

   b. A lot cannot be subdivided to comply with this Code section.

   c. Only ~~one (1) structure with~~ one (1) primary dwelling unit can be built per lot., ~~excluding one (1) a~~Accessory dwelling units or ~~accessories~~ other accessory structures must conform to the applicable regulations for such structures.

   d. ~~New residential construction, structure and site.~~ A new single-family residence ~~and accompanying site layout proposed~~ with one (1) dwelling unit may be constructed under Lot of Record standards as long as the new single-family residential structure meets the following standards:~~structure and site proposed is substantially similar to the structure previously occupying the same lot, the structures on nearby and adjacent lots, or structures in the same subdivision.~~

      i. it does not exceed 50% coverage of the lot, and

      ii. it provides a minimum of 10’ side and 10’ rear setbacks; and

      iii. it does not exceed 40’ in height.

~~e. Replica. An existing structure may be demolished and replaced as long as the new structure is substantially similar to the former structure.~~

e. ~~f.~~ Renovations. Exterior modifications or maintenance activities can be performed on an~~An~~ existing single-family structure ~~can be renovated or maintenance activities can be performed~~ as long as the ~~structure is not expanded beyond thirty (30) percent of the gross floor area and the~~ architecture either remains consistent with the current structure, ~~an earlier appearance of the structure,~~ or is in compliance with the architectural provisions in the Downtown District Code.

f.~~g.~~ ~~In the absence of other architectural standards, as detailed in subsections d. – f. above, Downtown District architectural standards shall govern.~~ Single Family Architecture: Single family residences fronting on Type D streets are not required to meet the ~~Street Façade Requirements~~Architectural Requirements of Article VII.

g.~~h.~~ Front ~~S~~setbacks shall remain consistent with those recorded on the applicable subdivision plat or in effect at the time the lot was recorded, or, in the absence of recorded setbacks, shall remain consistent with the ~~averaged~~average of the front setbacks of other primary structures situated along the same block, on the same side of the street.

h.~~i.~~ The installation of planned road infrastructure, including the extension of grid streets ~~and trails~~, is not required for new residential construction of a single residence on a single lot. The phasing of new residential construction over several LDPs within as a way to subvert this section is prohibited. ~~with new construction projects is required~~. The dedication of right-of-way for the future expansion of planned public improvements shown in City Council approved documents including but not limited to policies, plans, and reports is required with any project taking advantage of the exemption offered in this section. Buildings shall be constructed to meet the build-to line from the ultimate right-of-way of future planned street cross-sections as described in Council-approved documents. Installation of pedestrian infrastructure (e.g. sidewalks and trails), as well as installation of street trees and streetlights shall be required unless the Development Process Committee determines it is in the City's best interest to take a payment-in-lieu of installation, to the sidewalk fund.

~~3. Should development proposed for a site directly adjacent to an existing residential subdivision include a higher residential density and/or commercial use, the developer shall post signs along each public street frontage abutting the site, giving notice to the public of the proposed development. Signs shall be placed concurrent with the first submittal of project site plans to the City of Woodstock, in accordance with Chapter III, and remain until the first certificate of occupancy is issued for a structure on the premises. Signs shall be no less than six (6) square feet in size, including the following project details and information:~~

~~a. Name of proposed development; and~~

~~b. Website address for project info.~~

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 6239-2020, § 1(Exh. A), 2-10-2020; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021; Ord. No. 2025-003, § 3, 1-13-2025)

7.724. Public Infrastructure and Standard Details.

a. In addition to Articles III and XV of the LDO, all downtown development shall comply with downtown standards as outlined in the Downtown Design Standards Policy adopted by the Mayor and City Council with resolution from time to time.

~~b. Corner lots shall respect sight triangles at intersections, keeping the sight triangle clear from any obstructions of view. This triangle is formed by the intersection of two (2) thirty-five-foot lines from the point where the two (2) curbline tangents would intersect if there were no curb radius, connected by a third line to complete the triangle. There shall be no buildings, tall plantings, or other obstructions between three (3) feet and ten (10) feet in height in this area.~~

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

7.725. Open Space Requirements.

All developments shall be required to provide open space. Location of such open space shall be approved by the City either within the confines of the development or at a proximate location. For public open spaces, parks and greenway trails, dedication or public access easements must be provided if such spaces are intended to meet these open space requirements. The minimum requirement for open space is twenty (20) percent of the parcel area.

In addition to the definition requirements, open space shall be provided, designed and constructed pursuant to the following regulations:

1. Detention ponds and required stream buffers shall not be used in open space calculations.
2. The owner shall submit a maintenance agreement establishing a mechanism for maintaining open space dedication located within subject development.
3. Open space requirements shall be constructed or dedicated as part of the first phase of construction, in an amount equivalent to the first phase proportion of the total development.
4. Open space dedication shall be guaranteed through bonds, conservation easements, land donation to the City or permanent deed restriction. In lieu of open space dedication, a cash value contribution shall be provided to the City's open space bank, which contribution shall be equivalent to the square footage value of subject land multiplied times the square footage of such open space requirement. The value of the

subject land shall be equal to the land value as determined by the county assessor on the most recent property tax statement.

5. Non-residential development shall provide Commercial Private Open Space or Public Open Space, which shall be open to the public during daylight hours and other hours as determined by the City. Residential development shall provide either public open space or private open space.
6. Where greenway trails are required along streams, there shall be public access along such greenway trails and there shall be a minimum seventy-five (75) feet natural buffer along such streams measured from top of bank, which may include such greenway trail and such natural buffer shall be calculated towards open space requirements.
7. Side setbacks, lot remnants, and areas not easily accessible to pedestrians are not to be considered open space to meet the minimum requirement.
8. *Open Space Privacy Buffer Option.* Where new developments are adjacent to existing residential development, screening buffer areas may be used to meet up to twenty-five (25) percent of the minimum open space requirement (five (5) percent of the parcel area). To qualify, screening buffer areas must be at least seven (7) feet in depth, contain a wall or fence at least forty (40) inches in height, and contain dense plantings of evergreen trees and shrubs, to be approved by the Community Development Director or designee.
9. Commercial Private Open Space may be counted toward the Open Space Requirement or provided pursuant to the following:
    a. Commercial Private Open Space may be located on the same or directly adjacent parcel as a business.
    b. The business may use the Commercial Private Open Space to provide seating, service, entertainment facilities or outdoor shopping spaces provided these activities do not extend onto a public sidewalk or public open space without the issuance of a Sidewalk Encroachment Permit.
    c. Patios may be permanently covered with a roof or pergola structure. Patios shall not be permanently enclosed but may utilize removable enclosures for use during inclement weather.
    d. Container buildings may be placed within Commercial Private Open Space with approval by the Development Process Committee pursuant to the following:
        i. No more than one (1) container building shall be permitted per parcel.
        ii. Unfinished container buildings are prohibited. The exterior facade of container buildings shall be improved including but not limited to cladding, living (green) walls, paint, or other exterior modifications to the satisfaction of the Development Process Committee.

iii. The property owner shall demonstrate that restrooms are located within five hundred (500) feet of the container building.

iv. Container buildings are generally exempt from architectural requirements except that they shall be faced with approved Downtown facade materials or metal.

v. Container buildings' primary use shall be oriented towards the public and serve customers through a restaurant, retail, or other public-facing use. Storage for goods or materials shall only be allowed as an ancillary use to the primary occupying use.

vi. No container building shall be located closer than five (5) feet to any other building on the same parcel. The five-foot distance shall be measured from the closest point of the building walls or structure walls.

vii. Should a container building cease to operate as a business for a period of sixty (60) days or more, a notice of violation shall be conveyed to the container owner that states:

    A. That the container building must be occupied by a new business/tenant by a date certain, and;

    B. Should a business not be operational in the container building by the date certain, then operations shall be ceased and the container building shall be removed from the premises.

    C. An extension may be granted to this requirement by the Development Process Committee.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021; Ord. No. 2025-014, §§ 2, 3, 7-28-2025)

7.726. Street and Sidewalk Area Requirements.

1. Whenever a development three (3) acres or greater is to be developed or redeveloped, maximum block sizes requirements shall apply in each subarea as indicated on the downtown site limits table.
2. For any new development that requires a street to be constructed:
    a. The right-of-way for such portion of said street shall be platted according to specified street requirements as indicated below and on the street type tables. Any City Council approved plans for specific street segments shall supersede street type tables and street cross-sections.
    b. The owner is responsible for the dedication of the right-of-way in accordance with the provisions of the "The City of Woodstock Land Development Ordinance." The entire dedicated right-of-way shall be shown as such on a final survey plat that is submitted to and approved by the City.
    c. Measurements involving minimum lot standards shall be made at the edge of the full right-of-way.
    d. Prior to the issuance of an occupancy permit for any new development on such lot, either the street shall be constructed or guaranteed through bonds to the standards established herein.
    e. Development permission that would have otherwise been allowed within such dedicated street right-of-way shall be allowed to be developed elsewhere on the site.
3. New streets within DT-VLR, DT-LR, DT-MR-A, and DT-MR-B shall be D1 (local residential) or D2 or D3, if an Administrative Variance is granted to allow D2 or D3. New streets within DT-RO shall be D1 (local residential) for residential frontages, or B (local mixed-use) for commercial frontages. Within all other subareas, new streets shall be B (local mixed-use) streets. See Street Type Tables in this section. All new and improved streets in the Downtown District shall use header curb with no gutter and hood-and-grate storm drains.
4. New streets and improvements to existing streets in the Downtown District shall conform to the Downtown Street Types Table found in this section, and the Downtown Design Standards Policy found in the Council Policy Manual, which contains the Downtown Streets Map, which includes existing streets, and the A Street Standards.
5. Planned grid streets and connections shall be installed as shown on the most recently adopted Downtown Streets Map, found in the Council Policy Manual. Grading at ends of grid streets shall be prepared for the easiest future connection by neighboring properties.
6. A sidewalk area shall be located along all streets and shall consist of a sidewalk landscape zone with street trees, an unobstructed sidewalk clear zone, and a supplemental zone with requirements as indicated on the Downtown Street Standards Design Table. Changes to the configuration of the sidewalk area may be granted by administrative variance if there are existing trees, overhead or underground utilities, or existing buildings present in the

required sidewalk area locations. ~~Administrative variances shall be determined by the Development Process Committee (DPC). Any person aggrieved by a decision of the DPC may appeal in writing directly to City Council in accordance with the provisions of Chapter X of the Land Development Ordinance.~~

7. Any paving including concrete, special or decorative paving within the sidewalk landscape zone, sidewalk clear zone, or sidewalk supplemental zone shall continue across any intervening driveway.

8. Dead-end and cul-de-sac streets are prohibited.

    a. Prior to extending an existing street within the Downtown District, approval by City Council is required. An owner or applicant seeking to extend an existing street must first submit the request in writing to the Community Development Department. A public hearing will be scheduled before the City Council, adhering to the public hearing and public notice requirements outlined in Chapter XI, Zoning Policy and Procedures, of this Land Development Code.

    b. Should a proposed street extension accompany a rezoning request, the street extension will be evaluated and considered in conjunction with the rezoning request, following the zoning process as outlined in Chapter XI, Zoning Policy and Procedures.

9. All on-street parking spaces must be delineated by five-inch white traffic striping. Parallel parking spaces must be a minimum twenty-two (22) feet in length. The Development Process Committee may approve twenty (20) feet long parallel parking spaces through administrative variance.

10. Within the sidewalk landscape zone:

    a. Street trees are required as indicated in the Street Type Table—Sidewalk Area and Greenway Trail Requirements.

        i. Street trees shall be planted a maximum of fifty (50) feet on center and spaced equal distance between streetlights and in line with stripes of parallel parking spaces.

        ii. All newly planted trees shall be a minimum caliper of three and one-half (3.5) inches measured twelve (12) inches above ground, shall be limbed up to a minimum height of seven (7) feet and shall have a minimum mature height of forty (40) feet.

        iii. Trees shall have a minimum planting area of two hundred (200) square feet.

        iv. As stated by Chapter IX Tree Preservation and Replacement Standards, if existing underground utilities are present, the Director of Community Development may allow alternative proposals on a ~~case by case~~case-by-case basis. In the event that existing overhead power lines prohibit the planting of required overstory trees, an appropriate understory tree species may be selected and approved for required inches according to accepted horticultural standards and as approved by the impacted utility. The criteria by which cases with underground utilities

shall be evaluated includes the size, location, and depth of the existing underground utilities, and the size, type, location, and appropriateness of the plantings proposed as an alternative to the required street trees.

b. Within DT-VLR (very low-density residential) and DT-LR (low-density residential) shall be continuous trees and groundcover with exception of intervening driveways. Within all other subareas shall be groundcover, decorative paving, or tree grates with exception of intervening driveways.

c. All street furniture and pavers, where installed, shall have a location and type subject to approval including but not limited to the following: benches, waste receptacles, bicycle racks, newspaper stands, tree grates, and street-lights. Tree grates shall be a minimum of eight (8) feet by five (5) feet. Decorative pedestrian lights shall be placed a maximum of one hundred (100) feet on center and shall be spaced equal distance between required trees. ~~All downtown standard details are on file with the Community Development Department.~~ Refer to the Council Policy Manual for additional information on design specifications in the Downtown Design Standards Policy.

d. Landscape zone within parking option: Street tree requirements within the sidewalk landscape zone may be met through landscape bulb-outs between on-street parking spaces on Main Street downtown, local mixed-use, and local residential streets that have on-street parking, where space is constrained, with staff approval. The final placement of all street or pedestrian lights shall be reviewed and approved by the Community Development Department.

e. Sidewalk area width requirements may be reduced for streets with entire total lengths of one hundred fifty (150) feet or less within DT-MR-A (medium-density residential A) and DT-MR-B (medium-density residential B).

11. Within the sidewalk supplemental zone:

a. Terraces, porches, stoops, and stairs may encroach a maximum depth of sixty (60) percent of the total zone depth provided there is still a minimum of five (5) feet clear of encroachments, and shall have a maximum finished floor height of twenty-four (24) inches above finished-grade if encroaching. Such terraces, porches, and stoops shall not be considered street facade.

b. Balconies and awnings may encroach a maximum depth of five (5) feet of the total zone width.

c. DT-RO (residential/office), DT-MR-A (medium-density residential A), and DT-MR-B (medium-density residential B) shall provide landscaping for a minimum of forty (40) percent of the zone's horizontal area adjacent to sidewalk level residential treatments.

d. Hardscaping shall be provided for a minimum of seventy-five (75) percent of the zone's horizontal area adjacent to storefront treatments on primary frontages.

e. Buildings that existed before March 2005 with no adjacent sidewalk supplemental zone may have outdoor dining areas encroach a maximum of two (2) feet into the sidewalk clear zone, measured from the street facade.

f. Sidewalk supplemental zone width requirements may be reduced where the sidewalk landscape zone is increased to a minimum width of ten (10) feet for purposes of locating outdoor dining.

g. Sidewalk supplemental zone width requirements may be increased where taller buildings are proposed along narrow streets, at the discretion of the Director of Community Development. To determine the appropriate supplemental zone width, the Director shall consider the width of the street in proportion to the height of the structures proposed.

12. Alleys shall be designed as shown on the Downtown Street Types Table. Alley right-of-way is generally private but may be dedicated as public with staff and City Council approval. Alleys and alley right-of-way shall not be part of residential lots.

13. Greenway design requirements shall be as shown on the Downtown Street Standards Design Table when Greenprints Trail sections are required in addition to sidewalks, or if buildings are intended to front on the trail.

Street Types Table	Sidewalk Landscape Zone Minimum Width (LZ)	Sidewalk Clear Zone Minimum Width (CZ) -Trail cross—section will be used instead of sidewalk where required	Sidewalk Supple-mental Zone Min/Max Width (SZ)	Street Trees in Sidewalk Land-scape Zone	Min/Max Shoulder Width (one side of roadway) = LZ + CZ+SZ	Number of Total Travel Lanes	Min. Lane Width	On-Street Parking + Minimum Width	Median and Minimum Width	Total Min Roadbed Width
A (Arterial)	*Arterial Design Requirements, commonly known as the A Street Standards, are found in the Downtown Design Standards Policy. See the Council Policy Manual for details regarding commercial frontage requirements, special Supplemental Zones and sidewalk widths, and on-street parking location requirements.*									
A (Arterial)	7 ft.	See A Street Standards	10 to 18 ft., except 5-13' in Historic Main area as shown on A Street Standards	50 ft. o.c.	27 to 35 ft.	2 to 4	10 ft., 6 in.	Yes, parallel. See A Street Standards for required and prohibited parking locations.	See A Street Standards	See A Street Standards.
B (Local Mixed-Use)	7 ft.	7 ft. or 5 ft.[1]	10 to 18 ft.	50 ft. o.c.	22 to 30 ft.	2	10 ft., 6 in.	Yes, both sides. Angled (17 ft. to 20 ft. width) or parallel (8 ft.)	Median (11' min) or center turn lane (10' min) optional	47 ft.

C (Highway Commercial)	10 ft.	8 to 10 ft. (sidewalk or multi-use path)	10 to 15 ft.[6]	50 ft. o.c.[2]	28 to 38 ft.	4 to 6	10 ft., 6 in.	No	Median with or without center turn lane required (18 ft. min total width, 10 ft. min. turn-lane with 8 ft. min median width)	80 ft.
D-1 (Local Residential Parking Both-Side)	7 ft.	5 ft.	8 to 20 ft.	50 ft. o.c.	20 to ~~32~~ 40 ft.	2	10 ft., 6 in.	Yes, parallel both sides (8 ft.)	No	36 ft.
D-2 (Local Residential Parking One-Side)[3]	7 ft.	5 ft.	8 to 20 ft.	50 ft. o.c.	20 to 40~~32~~ ft.	2	10 ft., 6 in.	Yes, parallel one side (8 ft.)[3]	No	28 ft.
D-3 (Local Residential No On-Street Parking)[7]	7 ft.	5 ft.	8 to 20 ft.	50 ft. o.c.	20-40 ft.	2	10 ft., 6 in.	No	No	21 ft.
E (Commercial Service)	Trees planted in on-street parking bulb-outs where parking is	6 to 10 ft.	5 ft. (required only if adjacent to off-	50 ft. o.c.	6 to 15 ft.	2	10 ft., 6 in.	Yes, parallel (8 ft.), angled (17 ft. to 20 ft. width), 90° (20 ft. width),	No	36 ft.

	present and to separate on-street parking and loading zones (not required along loading zones).		street parking lot).					loading/service zone (match parking depth if parking present on same side of street, otherwise varies)		
GW-1a (Greenway Adjacent to On-Street Parking)	Trees planted in on-street parking bulb-outs. 3 ft. min buffer between parking and bikeway and 3 ft. buffer between bikeway and sidewalk	8 ft. bikeway, 8 ft. sidewalk	Dependent on adjacent street type, 5 ft. min	50 ft. o.c./3 ft. min from trail	35 ft.	NA	NA	NA	NA	NA
GW-1b (Greenway Adjacent to Travel Lane)	7 ft. min buffer between travel lane and bikeway (3 ft. min clear width) and 3 ft. buffer between bikeway and sidewalk	8 ft. bikeway, 8 ft. sidewalk	Dependent on adjacent street type, 5 ft. min	50 ft. o.c./3 ft. min from trail	39 ft.	NA	NA	NA	NA	NA
GW-1c (Greenway Adjacent to Roadway -	3 ft. min buffer between road/bikeway and 2 ft. sloped	8 ft. bikeway, 6 ft. sidewalk	Dependent on adjacent street	50 ft. o.c./3 ft. min	24 ft.	NA	NA	NA	NA	NA

Space Constrained)[4]	transition between bikeway/sidewalk		type, 5 ft. min	from trail						
GW-2[5](Off-street Greenway)	NA	12 ft.	20 ft.	50 ft. o.c./3 ft. from trail	57 ft. min	NA	NA	NA	NA	NA

1 Sidewalks along B streets shall be 7 ft. wide for commercial frontage and 5 ft. wide for residential frontage.

2 Tree plantings along GDOT roadways must adhere to GDOT standards. For 45 mph roadways, 14 ft. min clear distance from face of curb to trees is required on shoulders, 22 ft. min on medians. This excludes small trees and shrubs that mature at <=4 ft. in diameter.

3 Parking on one-side of residential streets to be permitted only where site constraints prohibit parking on both sides of street. Approval requires administrative variance by the Development Process Committee.

4 To be permitted only where site constraints prohibit GW-1a or GW-1b. Approval requires administrative variance by the Development Process Committee.

5 Building entrances fronting greenway must have at least one 5 ft. min width path connecting to the greenway. Paths and entrances must be ADA accessible for all development types except single-family attached or detached residential. Buildings fronting greenway must also have rear vehicle and pedestrian access provided via an alley or street. Where development fronts greenway, public greenway access via an accessible path must be provided every 600 ft. of greenway at minimum (this includes roads with sidewalks intersecting the greenway).

6 Building or plaza/seat area attached to building must front supplemental zone. If site constraints necessitate drive thru access in front of building, Woodstock Community Development Department may approve a 10 ft. driveway with 5 ft. supplemental zone through administrative variance.

7 D3 Streets shall be designated on a case-by-case basis, either by approval of an amended Downtown Street Types Map or when a new street or extension of a street is approved through the development review process.

ALLEY TYPES TABLE

	Pavement Width	Alley Shoulder Min Width	Alley Shoulder Material	Minimum ROW Width[3]	Setback Minimum from Alley	Right-of-Way Line Requirements
F1 (Mixed-Use Service)[1]	18'-20'	5 ft. (separated by mountable curb or valley gutter)	Asphalt, 8" min thick reinforced concrete, pervious pavers or permeable asphalt/concrete.	28 ft.	None	Optional fence or wall, required if adjacent to a parcel line shared with existing residential.
F2 (Residential)[2]	12'-20'	6 ft. (separated by mountable curb or valley gutter)	8" min thick reinforced concrete, permeable concrete, pervious pavers, or reinforced turf.	24 ft.	None	Garage wall or other wall
F3 (Residential)[2]	12'-20'	5 ft. (separated by mountable curb or valley gutter)	8" min thick reinforced concrete, permeable concrete, pervious pavers, or reinforced turf.	22 ft.	18 to 20 ft. with parking pad	Continuous fence or wall along R.O.W. line and between parking pads

[1]If the alley is required to have fire department access, pavement width must be 20 ft.

[2]If fire truck or garbage pickup access is required, alleys will be accessible by vehicles at both ends. In addition, entrances will be able to accommodate turns by fire trucks and garbage trucks (15' corner radii with mountable curbs or aprons is preferred). If alley access from both ends is infeasible, minimum alley pavement width must be 20 ft. or emergency vehicle-only access must be provided at the dead-end (see Figure 1 for emergency vehicle only access example).

[3]ROW may be public or private, but shall not be part of residential lots.

Figure 1 - Example of Emergency Vehicle Only Alley Access



(Ord. No. 5840-2019, § 1(Exhs. A, B), 6-10-2019; Ord. No. 6134-2019, §§ 1, 2, 12-9-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

7.727. Parking, Garage, Driveway and Access Requirements.

1. No parking shall be permitted between a building and the street without an intervening building, except in DT-GC (General Commercial) where the street facade frontage requirements have been met.
2. Developments are permitted a maximum of one (1) driveway curb cut per block face or one (1) curb cut per four hundred (400) linear feet of block face, whichever is greater. For the purposes of this section, two (2) curb cuts serving two (2) one-way driveways shall only be counted as one (1) curb cut. Curb cuts for a street and an alley may be installed closer than four hundred (400) linear feet, subject to final approval by the City Engineer.
3. No curb cuts, driveways or circular drives shall be permitted on Main Street, Towne Lake Parkway, or Arnold Mill Road when access can be provided from a side or rear street.

Circular drives are prohibited, with the exception of hotel and hospital uses, in the DT-CMU (Commercial Mixed-Use) and DT-GC (General Commercial) districts. Widening or improvement of an existing residential driveway on an A Street to accommodate new development is prohibited when access can feasibly be provided from another lesser order street or an alley.

4. Driveway curb cuts on streets shall be limited to a one way maximum width of twelve (12) feet or a two way maximum width of twenty-four (24) feet. This subsection does not apply to alleys.

5. Parking and loading requirements shall be as established in section 7.511, Parking Performance Standards, and Section 7.521, Off-Street Loading Requirements, except that:

    a. All multifamily residential uses, such as apartments/duplexes and condominiums, shall be required to provide one (1) space per bedroom, but not more than two (2) spaces; and

    b. Commercial projects, or the commercial portions of mixed-use projects, in the DT-CBD and OT-RO zoning designations, shall be exempt from the minimum off-street parking requirement. Parking in excess of specified maximums shall be subject to the requirements of Section 7.520, Standards for Parking Spaces Exceeding the Maximum. ADA-accessible spaces shall continue to be required. Loading spaces shall continue to be required per Section 7.521.

6. Screening of Parking Areas.

    a. Any parking not screened from the street by a building shall have a minimum seven-foot wide landscaped area between such parking and the street which may be located in the Supplemental Zone. Such landscaped area shall have a minimum of one (1) shade tree per fifty (50) linear feet, groundcover, and an evergreen hedge at a maximum of thirty-six (36) inches or decorative wall or fence with a minimum height of thirty (30) inches. Trees shall be planted and street lighting placed in line with the stripes of adjacent parking spaces.

    b. Parking areas in new developments that are located within twenty-five (25) feet of existing residential structures, if not entirely screened by an intervening building, shall have a continuous, visual screen obscuring it from the residential development reaching a minimum height of six (6) feet. This screen shall consist of a compact evergreen hedge or other foliage screening, and a six-foot tall wall or fence.

7. Where the end of a parking space has a permanent concrete or masonry curb and abuts a landscaped area that is a minimum width of six (6) feet, the depth of such space may be reduced by two (2) feet.

8. Commercial parking lots as primary uses are not permitted except where individual businesses lease spaces under a shared parking arrangement.

9. Paving materials used for parking and loading areas other than asphalt or concrete shall be subject to approval by administrative variance.

10. Required parking may be provided off-site within one thousand (1,000) feet of use except in DT-VLR, DT-LR, DT-MR-A, and DT-MR-B. Public and on-street parking cannot be used to meet building requirements except for on-street parking directly adjacent to the subject property. Using on-street parking to meet parking requirements is optional.
11. Angled or parallel on-street parking on both sides shall be permitted.
    a. Forty-five (45) degree angled parking shall require parking space length of nineteen (19) feet and two (2) travel lanes width of ten (10) feet.
    b. Sixty (60) degree angled parking shall require parking space length of twenty (20) feet and two (2) travel lanes width of eleven (11) feet.
    c. Ninety (90) degree angled parking shall require parking space length of eighteen (18) feet and two (2) travel lanes width of twelve (12) feet.
    d. Parallel parking spaces shall be eight (8) feet deep and twenty-two (22) feet long.
12. Reduction of parking requirements may be permitted, subject to a shared parking arrangement under the following criteria:
    a. The minimum number of parking spaces for a development where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are not available or limited, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation. If possible, these surveys shall consider the seasonal peak period for the combination of land uses involved;
    b. All shared parking spaces shall be clearly marked as such; and
    c. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:
        i. A to-scale map indicating location of proposed parking spaces.
        ii. Hours of business operation of nonresidential parking users.
        iii. Written consent of property owners agreeing to the shared parking arrangement (when provided off-site).
        iv. Copies of parking lease agreement, easements for parking, or notarized letter or sworn affidavit as to the intent of lease agreement, including renewed leases, shall be filed with the Department of Planning and Economic Development. Lapse of a required lease agreement shall terminate approval for shared parking.

13. Rear alleys shall be provided to access townhouse and multi-family garages, single-family dwelling garages, and commercial loading and service areas, where such access is feasible. See Street Type Table—Alley Requirements.

14. All required off-street parking for townhouses and multi-family dwellings, excluding accessory dwelling units, shall be met in a private, on-site, enclosed garage or in a parking structure.

15. Bicycle or moped parking spaces are required as follows:

    a. All new nonresidential uses shall provide one (1) such space for every twenty (20) automobile spaces and new multi-family uses shall provide one (1) such space for every five (5) units, provided that no such uses shall have fewer than two (2) such spaces or be required to exceed thirty (30) spaces.

    b. Such spaces shall be located within the sidewalk landscape zone a maximum distance of one hundred (100) feet from the primary pedestrian entrance, or shall be located at least as close as the closest automobile space, except for handicapped parking spaces.

    c. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.

16. Garages and carports shall not face adjacent streets except where alley access is not feasible, in which case such garages and carports shall be setback a minimum of ten (10) feet from the street facade.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021; Ord. No. 2025-003, § 1, 1-13-2025)

7.728. Site Limits.

1. Where such street facade frontage requirements are satisfied by existing principal buildings, additional principal buildings shall be exempt from these requirements.
2. Any balconies, awnings and bay windows may encroach into any sidewalk supplemental zone or required setback a maximum depth of five (5) feet.
3. Paved walkways with a minimum width of four (4) feet shall be provided from the closest public sidewalk clear zone to the primary entrance of all buildings and structures not built to the sidewalk area, including parking structures. Other materials to create weather-proof walkways may be approved by staff if proposed.
4. All residential lots shall be situated and graded so that the main level, or the level containing the main living space including the kitchen, is accessed by the required four-foot walkway and Sidewalk Clear Zone either at-grade or by stairs leading to the front porch or stoop. This requirement shall apply to all structures that are located on a site plan approved after the date of the adoption of this Ordinance, May 13, 2019. In the event the main level is not the sidewalk level, the sidewalk level shall have thirty (30) percent windows, as measured linear and after subtracting the area consumed by any staircase leading to the front door. This section shall be eligible for relief through administrative variance based on topography or other physical site constraints.

5. All developments must comply with the following site limits table:

Downtown Site Limits Table											
Downtown District Subareas											
	DT-CBD	**DT-CMU**	**DT-GC**	**DT-CI**	**DT-RO**	**DT-MR-A**	**DT-MR-B**	**DT-LR**	**DT-VLR**	**DT-OS**	**DT-HO[3]**
Density maximum (dwelling units per acre)	12[4, 5]	12[4, 5]	8[4]	NA	8[4]	9	12	6	2	NA	NA
Minimum lot area (square feet)	NA	600	600	NA	800	1,200	1,000	3,500	7,500	NA	800
Minimum lot width (feet)	NA	20	20	NA	16	16	16	35	50	NA	40
Street facade frontage[1]	100%	100%	60%	100%	100%	NA	NA	NA	NA	NA	NA
Front Setback	The front setback in any DT District is the same as the Supplemental Zone, which is determined by the street type on which the lot fronts.										
Rear setback (minimum feet)	0	With alley - 0 No alley - 20	With alley - 0 No alley - 20	With alley - 0 No alley - 20	With alley - 0 No alley - 20	Residential alley or No alley - 5	Residential alley or No alley - 5	Residential alley or no alley - 5	Residential alley or no alley - 5	0	Residential alley or no alley - 5
Side setback (minimum feet)	0	0	0	0 or 10[2]	0 or 5[2]	0 or 5[2]	0 or 5[2]	5	5	5	5
Block size (maximum feet) perimeter/block face	1,600/400	1,800/600	1,800/600	NA	1,600/600	1,800/600	1,800/600	2,000/600	2,000/600	NA	1,600/600
Served by alley to parking	●	●	●	●	●	●	●	●	●		
[1] With the exception of driveway ingress/egress and public open space or residential courtyards.											

[2] Side setbacks of zero shall only be permitted between adjacent townhouse units, otherwise the larger setback shall apply.
[3] Historic zone supersedes the subarea and street requirements.
[4] Permitted residential uses shall not front or provide direct access to an A or C street; except however within DT-HO. Residential uses are allowed on upper floors or in basements of a building fronting any street type.
[5] For DT-CBD and DT-CMU, the base density of twelve (12) DU/ac can be increased up to forty (40) DU/ac maximum, using any combination of the following bonus incentive procedures:
A. Vertical—mixed-use structure—twenty (20) percent DU/ac increase;
B. Provision of open space above the twenty (20) percent minimum requirement—one (1) percent DU/ac increase per one thousand (1,000) square feet of open space up to twenty thousand (20,000) square feet maximum or twenty (20) percent DU/ac increase;
C. Structured parking with parking spaces available to the public at no charge—one (1) percent DU/ac increase per one (1) parking space;
D. Professional office space—ten (10) percent DU/ac increase per ten thousand (10,000) square feet of professional office space;
E. Mayor and City Council reserve the right to increase density above forty (40) DU/ac on a case by case basis, depending on the compatibility of the project with adopted plans, considering the following elements: Economic impact, regional significance, amenities provided to the community, and public infrastructure improvements;
F. Once site plans are submitted to the Community Development Department utilizing any one (1) of the above bonus incentives, the Community Development Director will brief the Mayor and City Council, reviewing the project plan at the next available City Council meeting.

~~7.729. Street Facade Requirements.~~7.729. Architectural Requirements.

Along the street facade of all new and renovated buildings and structures the following shall apply.

1. ~~Residential~~Pitched-Roof Treatment is described as follows:

    a. An architectural treatment that is provided on the sidewalk level of a public street façade on residential buildings or commercial buildings with pitched roofs of more than 3/12 pitch.

    b. Provides habitable space for a minimum of the first ten (10) feet in depth behind the street façade on primary frontages.

    c. On primary frontages, provides equally sized vertical windows where the top of which and the bottom of which shall be not higher and no lower than to the top of the door frame and the bottom of the door frame.

    d. Provides windows for a minimum of thirty (30) percent of the length of the built portion of the street façade, with the façade of each unit being calculated independently.

    e. Provides an entry stoop or porch at a primary pedestrian street façade entrance. Residential porches shall be covered and have a minimum depth of five (5) feet, a minimum length of eight (8) feet and a minimum area of forty (40) feet. Porches and stoops shall not be enclosed with screen wire or glass on primary frontages. Porch and arcade columns shall be a minimum width of six (6) inches, unless otherwise determined by the Director of Community Development.

2. ~~Residential~~ Pitched-Roof Treatment shall ~~apply~~be required for ~~to~~ all applicable~~ropriate~~ uses located along A streets and B streets as indicated on the Downtown Street Types Map. If the associated use is a non-residential or mixed-use ~~commercial~~ building with a pitched roof, then ~~Residential~~Pitched-Roof Treatment shall also apply on C streets. If a residential use is located on D streets, ~~Residential~~ Pitch-Roof Treatment shall only apply if the development is part of a newly platted residential subdivision. Single parcel redevelopment is exempt from ~~Residential~~Pitch-Roof Treatment Requirements.

3. ~~n~~Storefront Treatment is described as follows:

    a. An architectural treatment is provided on the sidewalk level of the street façade of flat roofed buildings. Buildings with pitched roofs of 3/12 or greater pitch shall use ~~residential~~ Pitch-Roof treatment.

    b. Provides habitable space for a minimum of the first twenty (20) feet in depth behind the street façade.

    c. Provides a street level façade consisting of:

        i. A non-glass base or knee wall below all windows beginning at grade and extending to a point no less than eight (8) inches but not more than twenty-four (24) inches above the sidewalk area at the build-to line. The knee wall may be waived when directly abutting a private patio.

        ii. A combination of glass display windows and doors covering a minimum of seventy-five (75) percent of the area of the façade that is located along the build-to line beginning at the top of the bulkhead or knee wall, to a height not less than ten (10) feet and not more than twelve (12) feet above said sidewalk area at the build-to line below the base of the window. Such glass shall provide views into display windows that have a minimum depth of two and one-half (2.5) feet into and are accessible from the building interior for retail purposes only.

        iii. Primary pedestrian entrances on the street façade recessed a maximum of seven (7) feet from the exterior façade, remain unlocked during normal business hours, and have

a surface area that is a minimum of seventy (70) percent glass. All other doors located along street frontage shall be of a character that matches with the surrounding downtown area.

iv. A glass transom located along the street façade of a structure above the glass display window and entry door shall have a minimum height of twenty-four (24) inches and a maximum height of thirty-six (36) inches.

v. Provides no length of façade exceeding twenty (20) feet without intervening glass display windows or glass doors.

d. A non-glass sign band area located above the glass transom having a minimum height of thirty-six (36) inches. The sign band area is the area between the top of the transom window and cornice line.

e. A cornice line above the sign band a minimum height of eight (8) inches.

f. Street address numbers, a minimum of six (6) inches in height located above the primary pedestrian entrance.

g. Sidewalk level drop ceiling, if at a lower elevation than the top of the window, shall recess a minimum of eighteen (18) inches from the window opening for retail uses.

h. Finished ceiling height shall be a minimum of fourteen (14) feet except in DT-RO and corner accessory commercial in DT-MR-A and B. Exterior height of single story-buildings shall be a minimum of eighteen (18) feet as measured at top of parapet. Parapet must enclose all sides of the roof.

i. For DT-RO storefront treatments, finished ceiling height must be a minimum of twelve (12) feet, and display windows must be a minimum of eight (8) feet tall as measured from the sidewalk, with a minimum one (1) foot tall transom window.

ii. For DT-MR-A or B storefront treatments, finished ceiling height shall be a minimum of ten (10) feet, and display windows must be a minimum of eight (8) feet tall and no transom window is required.

4. Storefront treatment shall apply to applicable~~ropriate~~ uses located along A streets, B streets, ~~and~~ C streets, and non-residential uses along D streets as indicated on the Downtown Street Types Map.

5. The first two (2) stories of the street façade of each new and renovated building or structure shall be composed of the following approved materials: brick, cast stone, ~~concrete~~cementitious siding such as hardiplank, natural wood or stone, ceramic and porcelain tile. Windows and pedestrian entrances are exempt from this requirement. In DT-CBD (Central Business District) such requirements shall apply to the entire building facade along Main Street, Towne Lake Parkway, and Arnold Mill Road and building facades seen from such streets.

a. Awnings shall be of fabrics, canvas, fixed metal, or similar material. Internally lit awnings and canopies that emit light through the awning or canopy material are prohibited.

6. Prohibited materials for the exterior of buildings include: non-architectural panel systems, unfinished precast or cast in place concrete elements, exposed concrete masonry units (CMU), vinyl siding, and softwood plywood grade B or lower.

7. All sidewalk level uses shall have a primary pedestrian entrance which faces, is visible from, and is directly adjacent to the required sidewalk area or adjoining open space, including but not limited to dwelling units, multi-family lobbies, and individual business establishments.

a. Where an individual use has a street façade on more than one (1) street, such entrance requirement shall apply along the higher order of street shown on the Downtown Street Types

Map, with A streets being the highest order and E streets being the lowest. Where both streets are the same order, entrance orientation may be to either street.

~~1.~~ b. All buildings with more than four (4) sidewalk area level residential units along a single street shall have individual entrances to such units directly accessible from the required sidewalk area or adjoining open space except in the historic zone. All walkways providing such access shall be shared between no more than two (2) adjacent units.

b. Where a developed or redeveloped dwelling unit exists in an existing platted subdivision and has multiple street frontages, the Development Process Committee may approve the dwelling unit ~~may~~ facing~~e~~ the lower order street if other homes on the block frontage are oriented towards the lower order street, provided that all other Downtown District Standards are met.

c. Units fronting on open spaces may only do so if a street borders the opposite side of the open space, and the primary pedestrian entrance shall face and be visible from the open space and the street.

8. Blank, windowless walls are prohibited. All building stories with the exception of storefront treatments shall have windows and doors that equal a minimum of thirty (30) percent of the total facade length with each story being calculated independently, gables are exempt. For secondary street facade frontages on corner lots, see Subsection 11.~~8.~~

9. Glass panels in windows and storefronts shall be clear and unpainted~~,~~ and shall not be tinted such that views into the building are obstructed. False windows may be allowed by administrative variance when warranted by the interior design of the structure, such as the presence of fireplaces or stairwells blocking window locations, and when not used excessively.

10. All windows shall be vertically shaped with a height greater than width, including display windows. Transom windows are exempt from this requirement. Windows located inside gables are exempt. Window frames on other than masonry facades shall be trimmed with multi-dimensional trim with a minimum width of three (3) inches and include header and apron trims.

11. Buildings on corner lots have two (2) street facades. The secondary frontage, or the facade without the primary pedestrian entrance, shall have the option, in lieu of providing minimum thirty (30) percent window coverage on each story, to provide, on a minimum of forty (40) percent of the facade on each story, a mixture of architectural elements that conform with this section, including porches, balconies, doors, a historic or unique brick pattern, or a mixture of materials and architectural accents such as ledges, moldings, millwork, and keystones. Proposals for this alternative shall be reviewed and approved by the Director of Community Development.

12. Doors and windows that operate as horizontal sliders at ground level are prohibited.~~,~~ H~~h~~owever, for the purposes of serving windows on storefronts, where a Sidewalk Encroachment Permit has been issued for such purpose, windows may operate on horizontal sliders~~,~~ and may be combined with knee walls that are serving window height.

13. ~~———~~Parking structures shall conceal automobiles from visibility, shall have the appearance of a horizontal storied building on all levels, and shall be faced in brick, stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stone.

14. The minimum building height as measured along the build-to line shall be eighteen (18) feet in all subareas except DT-OS (open space), where there shall be no minimum building height. This requirement shall not apply to container buildings.

15. Exterior entry steps shall have enclosed risers.

16. Window frames on other than masonry facades shall be trimmed with multi-dimensional trim with a minimum width of three (3) inches and include header and apron trims.

~~Along the street facade of all new and renovated buildings and structures the following shall apply.~~

~~1. Sidewalk level uses shall have a primary pedestrian entrance, which faces, is visible from, and is directly adjacent to required sidewalk area or adjoining open space, including but not limited to dwelling units, multi-family lobbies, and individual business establishments.~~

~~a. Where an individual use has a street facade on more than one (1) street, such entrance requirement shall apply along Main Street, or when on other streets, such requirement shall apply along the higher order of street shown on the Downtown District regulating plan, with "A" being the highest order and "E" being the lowest. Where both streets are the same order, entrance orientation may be to either street.~~

~~b. Units fronting on open spaces may only do so if a street borders the opposite side of the open space, and the primary pedestrian entrance shall face and be visible from the open space and street.~~

~~2. All buildings with more than four (4) sidewalk area level residential units along a single street shall have individual entrances to such units directly accessible from the required sidewalk area or adjoining open space except in the historic zone. All walkways providing such access shall be shared between no more than two (2) adjacent units.~~

~~3. The first two (2) stories of building facades shall be brick, cast stone, concrete siding such as hardiplank, natural wood or stone, with the exception of pedestrian entrances and windows. In DT-CBD (central Central business Business districtDistrict) such requirements shall apply to the entire building facade along Main Street, Towne Lake Parkway, and Arnold Mill Road and building facades seen from such streets.~~

~~4. Awnings shall be of fabrics, canvas, fixed metal, or similar material. Internally lit awnings and canopies that emit light through the awning or canopy material are prohibited. =~~

~~5. Blank, windowless walls are prohibited. All building stories with the exception of storefront treatments shall have windows and doors that equal a minimum of thirty (30) percent of the total facade length with each story being calculated independently, gables are exempt. For secondary street facade frontages on corner lots, see Subsection 18.~~

~~6. All windows shall be vertically shaped with a height greater than width, including display windows but not transoms. Windows located inside gables are exempt.~~

~~7. Glass panels in windows and storefronts shall be clear and unpainted, and shall not be tinted such that views into the building are obstructed. False windows may be allowed by administrative variance when warranted by the interior design of the structure, such as the presence of fireplaces or stairwells blocking window locations, and when not used excessively.~~

~~8. Entry facade window trim shall not be flush with the exterior wall and shall have a minimum relief of one-quarter (0.25) inch from the exterior wall, except on brick and stone facades. A window detail showing these dimensions shall be present on all building plans for downtown structures.~~

~~9. Doors and windows that operate as horizontal sliders are prohibited, however, for the purposes of serving windows on storefronts, where a Sidewalk Encroachment Permit has been issued for such purpose, windows may operate on horizontal sliders, and may be combined with knee walls that are serving window height.~~

~~10. Window frames shall be recessed a minimum of two (2) inches from the exterior facade on masonry facades. Window frames on other than masonry facades shall be trimmed with multi-dimensional trim with a minimum width of three (3) inches and include header and apron trims. Multiple dimensions can be accomplished by layering of trim or use of more detailed trim. Prior approval of details required.~~

11. Porches and stoops shall not be enclosed with screen wire or glass on primary frontages.

12. Porch and arcade columns shall be a minimum width of six (6) inches, unless otherwise determined by the Director of Community Development.

13. Residential porches shall be covered and have a minimum depth of five (5) feet, a minimum length of eight (8) feet and a minimum area of forty (40) feet.

14. Exterior entry steps shall have enclosed risers.

15. Building foundations shall be brick, stone, stucco, or concrete with similar appearance.

16. Parking structures shall conceal automobiles from visibility, shall have the appearance of a horizontal storied building on all levels, and shall be faced in brick, stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stone.

17. The minimum building height as measured along the build-to line shall be eighteen (18) feet in all subareas except DT-OS (open space), where there shall be no minimum building height.

18. Buildings on corner lots have two (2) street facades. The secondary frontage, or the facade without the primary pedestrian entrance, shall have the option, in lieu of providing minimum thirty (30) percent window coverage on each story, to provide, on a minimum of forty (40) percent of the facade on each story, a mixture of architectural elements that conform with this section, including porches, balconies, doors, a historic or unique brick pattern, or a mixture of materials and architectural accents such as ledges, moldings, millwork, and keystones. Proposals for this alternative shall be reviewed and approved by the Director of Community Development.

19. All buildings shall have street facades with continuous storefront treatment or residential treatment requirements as indicated in the building facade and materials requirements table.

20. See building facade and material requirements table for maximum building height requirements.

Building Facade and Materials Requirements Table								
Downtown District Subareas								
	DT-CBD	**DT-CMU**	**DT-GC**	**DT-RO**	**DT-MR-A and DT-MR-B**	**DT-LR + DT-VLR**	**DT-OS**	**DT-HO**
100% Storefront Treatment at Street Facade Frontage	• (within 400' of Main Street, TLP, Arnold Mill Road)							
~~Residential Treatment~~					~~•~~	~~•~~		~~•~~
~~Storefront Treatment or Residential Treatment at Street Facade Frontage~~	~~•~~	~~•~~	~~•~~	~~•~~	~~• (Limited Uses Only)~~			
Maximum building height	~~5 stories/~~85 ft.	~~8 stories/~~100 ft.	~~6 stories/~~85 ft.	40 ft. ~~above street grade~~	~~5 stories/~~85 ft.~~, or~~ 65 ft. ~~above~~ fronting Main Street~~,~~ ~~whichever is less~~	40 ft.	None	~~3 stories/~~40 ft.
Height bonus for minimum of 65% of	None	~~12 stories/~~150 ft. max.	~~10 stories/~~125 ft. max.	None	~~8 stories/~~100 ft. max.	None	None	None

parking structured								
Minimum ceiling height *(see Storefront Treatment)	*14 ft. sidewalk level/9 ft. other	*14 ft. sidewalk level/9 ft. other	*14 ft. sidewalk level/9 ft. other	*12 ft. sidewalk level/9 ft. other	*10 ft. sidewalk level/9 ft. other	9 ft. min.	9 ft. min.	10 ft. sidewalk level/9 ft. other
Pitched-Roof ~~Residential~~ Treatment sidewalk level finished floor to finished ceiling	NA	10 ft.	10 ft.	10 ft.	9 ft.	9 ft.	9 ft.	10 ft.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

7.730. General Requirements.

1. *Building Requirements.*

    a. The primary pedestrian entrance to all sidewalk level retail and eating and drinking establishments shall remain unlocked during business hours.

    b. Primary sidewalk level pedestrian entrances to individual businesses and residential units shall be adjacent to required sidewalk area, park, plaza, or courtyard.

    c. Building facade materials shall be combined only horizontally, with the heavier below the lighter.

    d. Chimneys shall extend to the ground.

    e. All roofs shall have a minimum twenty-five (25) year roof and no visible roll roofing.

    f. Building mechanical and accessory features:

        i. Shall be located to the side or rear of the principal structure or on rooftops and shall be screened from any public open space or sidewalk area views.

        ii. When located on rooftops shall be incorporated in the design of the building and screened with materials similar to the building.

    g. Any parapet walls shall extend around all sides of the building.

    h. On residential buildings, if rear decks or porches are directly adjacent to any streets, public sidewalks, public trails, or any Open Spaces, they shall be covered with a roof or pergola, and designed with materials to match the facade and/or trim of the building.

2. *Site Requirements.*

    a. The height of fences and ~~wails~~ walls located between the street facade of principal structures and a street shall not exceed forty (40) inches and in other areas shall not exceed six (6) feet.

    b. Fences and walls located along the alley right-of-way line shall be a maximum height of six (6) feet. For new development, where new alleys run along parcel lines of existing developments, a wall shall be required to screen the alley from the existing property or properties. The wall shall be four (4) to six (6) feet in height and shall be constructed with a brick, stone, or stucco veneer, or a combination of masonry materials that complement the theme of the property architecture and/or site design.

    c. No barbed wire, razor wire, chain link or similar elements shall be visible from any public park, required sidewalk area, or sidewalk area level outdoor dining area.

    d. Loading docks and dumpsters shall be entirely screened from view of any public open space or sidewalk area, with a dumpster pad enclosure. Dumpster pad enclosure is required, constructed of the same materials, and matching the architecture of the

principal structure. Doors and gates shall be opaque and must remain closed while not in use. Chain-link is not an acceptable material.

e. Utilities shall be placed underground or in alleys wherever feasible.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

7.731. Historic Overlay District (DT-HO) Requirements.

Buildings within the historic overlay shall be of a scale and character compatible with historic residential buildings as described below. Parcels within the historic zone are subject to the following regulations, in addition to other requirements of the Downtown District.

1. The required build-to line shall match the average distance between the primary structure and the curb of the nearest two (2) adjacent buildings on the same street built before 1945.
2. No parking shall be located between any structure and the street, and no parking shall be located to either side of any structure fronting an A or B street.
3. This district is intended for Detached Single-family homes, even if they have a commercial use. Multiple residential dwelling units within the same building are prohibited in DT-HO. Single-family detached residential is a permitted use in DT-HO, even if fronting an A Street where commercial development is otherwise required.
4. Detached and attached garages shall both be permitted. Attached garages shall have decorative doors which shall be located in an inconspicuous location, so as not to become the main architectural feature on structures on lots that are front-loaded. The architecture of detached garages shall match and compliment the primary structure.
5. All exterior facades except windows shall be brick, horizontal hardiplank, natural wood or stone.
6. Flat roofs shall be prohibited.
7. Parking decks shall be prohibited.
8. Roofs shall extend a minimum of eighteen (18) inches beyond exterior building walls.
9. Exterior street facade doors shall be wood panel or fixed glass in wood frame.
10. Primary structures shall have a ~~residential~~ Pitched-Roof ~~t~~Treatment regardless of use.
11. All windows shall be either double-hung or fixed glass in keeping with the particular architectural style described below.
12. With the exception of stories partially contained within roofs, all above-ground stories shall be equal in floor area and shape.

13. All street facade porches that are not a required "accessible route into and through the dwelling unit", as established by Section 804 [42 U.S.C. 3604](3)(C)(iii)(I) of the Fair Housing Act, shall be a minimum of twenty-four (24) inches above the grade of the sidewalk area.

14. Buildings shall be one (1) of the following five (5) architectural styles and shall meet all the requirements contained herein:

    a. Craftsman, which shall provide:

        i. A rectangular building footprint, with the short end facing a street.

        ii. Gabled roofs having gables with a minimum pitch of twenty (20) degrees and a maximum pitch of forty (40) degrees from horizontal, with roof lines running parallel or perpendicular to the street.

        iii. Decorative beams or braces under gables.

        iv. Exposed roof rafters where ~~roots~~ roofs overhang.

        v. Equal height windows along the entire street facade.

        vi. A symmetrical or asymmetrical street facade.

        vii. A front porch extending the entire width or one-half (0.5) the width of the building. Said porch shall include square columns not less than eight (8) inches thick that taper from bottom to top. Said columns shall be set atop stone or masonry bases extended to the ground. Square or rectangular balusters and handrails are optional.

    b. Folk, which shall provide:

        i. A building footprint that is rectangular or "L-shaped," with the end of the short leg of the "L" facing a street.

        ii. Gabled roofs having gables with a minimum pitch of thirty (30) degrees and a maximum pitch of forty-five (45) degrees from horizontal, with roof lines parallel or perpendicular to the street.

        iii. Ridge vents having a minimum size of one (1) foot by one (1) foot shall be provided along all gables facing a public street.

        iv. Equal sized windows along the entire street facade.

        v. A symmetrical street facade for buildings with rectangular footprints.

        vi. A front porch extending the entire width of the building, except with an "L-shaped" footprint. Said requirement shall not apply to the short-leg of the "L". Said porches shall include turned columns, turned balusters, handrails, and optional lace-like spandrels.

    c. Simple Queen Anne, which shall provide:

i. A building footprint that is rectangular or "L-shaped," which may include the circular base of a tower.

ii. Gabled roofs having steep pitch, which may be of irregular shape.

iii. An asymmetrical front porch that is one (1) story and wraps around one (1) or both sidewalls of the building.

iv. Porch columns that taper from the top to bottom, with decorative details at the top.

d. Colonial Revival, which shall provide:

i. A rectangular building footprint with the long side facing a street.

ii. A gabled, hipped, gambrel, or second story overhang roof.

iii. An accentuated entrance with a pediment supported by pilasters and/or an entry porch supported by slender columns.

iv. A symmetrical street facade with a centered door and balanced rectangular windows.

v. A cornice between the street facade and roof that extends around the entire roofline of the structure.

e. Gothic Revival, which shall provide:

i. A building footprint that is rectangular or "L-shaped," with the end of the short leg of the "L" facing a street.

ii. A symmetrical street facade for buildings with rectangular footprints.

iii. A steeply pitched centered gable, paired gable, front-gable, or asymmetrical roof.

iv. At least one (1) window with Gothic detailing.

v. A one (1) story front porch supported by column with Gothic detailing which either extends the entire width of the building or as an entry porch.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

7.732. Illustrations.

Graphic depictions of some of the requirements herein can be found in the Downtown Design Standards Policy, CPM 700-0009, found in the Council Policy Manual on the City's website. Unless otherwise indicated, each is intended to specifically illustrate only the indicated requirement; all other suggestions of design, such as architectural style, tree shape and aesthetics, do not constitute a requirement of this section.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

Section 6. Should any provision of this Ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any provision thereof other than the provision specifically declared to be invalid. The Mayor and City Council hereby declare that it would have passed this Ordinance and each section, sentence, clause, and phrase thereof, irrespective of the fact that one or more sections, sentences, clauses, or phrases may be declared illegal, invalid, or unconstitutional.

Section 7. This Ordinance shall take effect immediately upon its adoption.

Section 8. This Ordinance shall not apply to any projects that have been deemed complete by the City of Woodstock as of the effective date of this Ordinance.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF WOODSTOCK, GEORGIA, THIS 18th DAY of MAY, 2026.

Advertisement run in the Cherokee Tribune: March 12, 2026 & March 19, 2026

First Reading Date: April 27, 2026

Second Reading Date: May 18, 2026

_____
MICHAEL CALDWELL, MAYOR
CITY OF WOODSTOCK, GEORGIA

_____ (Municipal Seal)
ROBYN ADAMS, CITY CLERK
CITY OF WOODSTOCK, GEORGIA

REVIEWED FOR LEGAL CONTENT

_____
CITY ATTORNEY

AGENDA ITEM NO. 6.2

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	May 18, 2026
SUBMITTED BY:	Brian Borden, Parks & Recreation
ITEM TYPE:	Contracts, Agreements, Leases
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Approve Agreement with Precision Blasting, LLC - Little River Park**
SUGGESTED ACTION:	Request for approval of an agreement with Precision Blasting, LLC for the drilling and blasting of rock at the entrance of Little River Park near Trickum Road portion. The location of the entrance road and supporting utilities to this section of the park from the recently completed Nocatee Trail Roundabout will require the removal of non-rippable rock.

ATTACHMENTS:

Precision 05132026 With Signature Line.pdf

Draft_LRP_Blasting_Proposal_Summary Precision.pdf

Subcontractor:

Precision Blasting, LLC
4511 Industrial Access Road
Douglasville, GA 30134

Phone: 770-949-0668
Fax: 770-949-1409

pblasting.com

Contractor:

City of Woodstock
209 Bell Place
Woodstock, GA 30188

Cust. ID: 107554
Contact: Brian Borden
Cust. Phone: 7703722948
Cust. Fax:

Quote No: 26-29266-01
Date: April 30, 2026

Little River Park

3193 Trickum Rd Woodstock, GA

Thank you for the opportunity to quote your drilling and blasting needs on the above referenced project. The following are our prices:

SCOPE OF WORK:

Our pricing is based upon:

- Trench price based on a minimum 6' wide by 6' deep trench.
- Mutually agreeable commercial terms and conditions.

Clarifications

- No blasting specifications provided, blast design will be based upon the USBM Alternative Blasting Level Criteria, Appendix B.
- Pricing does not include certified payroll rates and requirements. If certified payroll is required after work commences; a $5,000 administrative fee will be assessed in addition to price renegotiation due to wage requirements as applicable.
- The City shall provide adequate pickup truck access to all blast areas.
- Preblast surveys are based upon a 300 foot Preblast Radius. If the required Preblast radius is greater than 300 feet additional surveys will be billed at the listed each pricing.
- Mechanical rock removal by the City in the blasting zone will substitute for blasting as long as the result meets subgrade. If this effort leaves high spots, Subcontractor will drill and blast the high spots on a daily rate basis.
- A minimum depth drillhole of 10 ft will be used, which will create the potential for overblast within the proposed building footprint. Subcontractor will work with the City on developing an overburden removal plan in order to minimize overblast
- Pricing is based on a minimum billable amount of $10,980 per drill and blast day.
- A minimum of a 330 Cat Class excavator is required for handling and setting of blasting mats.
- In the event of extreme wet conditions or underground seams where Sleeving Pipe is required to allow boreholes to remain open for explosive material, pricing of material will be as follows: 3" ID Pipe - $6.00/ft, 4" ID Pipe - $6.50/ft
- Mobilization to include transporting Drill, Skid Steer, Blasting Mats to and from project site along with costs associated with permitting, initial project meetings and all required project submittals.

- Total Cost of blasting is not to exceed $190,000.
- Perforation drilling will be billed by the hour. Hourly rate pricing includes cost of one drill with operator and consumables for the day. Based on 8-hour workdays.
- Privately owned utilities will be laid out by the City.
- Traffic control to be provided by others.
- Pricing is based on a normal 8-hour workday.
- Pricing does not allow for billing partial days. City will be billed the for the full 8 hour day for each day worked.
- Preblast surveys are required by Precision Blasting's company policy to be preformed within 300 feet of any blasting that will take place.
- Certified Letters will be distributed within 750 feet of blasting to notify the public.

EXCLUSIONS

- Rock removal by mechanical methods, our price is for Drilling and Blasting only.
- Blasting within 25ft of existing structures and utilities and 50ft of existing gas lines.
- Blasting, if any concrete is placed within 300' of a blast zone unless we have a hold harmless agreement with the City.
- Boulder reduction (negotiated separately).
- Costs associated with blasting inspector/ fire detail/ traffic stoppage/ independent seismic monitoring or independent pre-blast surveys.
- Line drilling or presplit.
- Reducing All Oversize
- Drilling and Blasting for E&S or temporary drainage features.
- Damages and related expenses caused to pavement and utilities
- All structural backfill and concrete replacement
- Traffic control and related expenses
- Responsibility for any damage to vegetation or existing structures
- Tree trimming, tree cutting, adequate access to work area for equipment and materials.

MEASUREMENT & PAYMENT

- Mobilization shall be billed by the lump sum.
- Hammer will be billed by the lump sum, based on 12, 8 hour days.
- Test Drilling shall be billed the lump sum, based on 2, 8 hour days.
- Open rock blasting will be measured and billed by volume, a minimum pay depth of 6ft, and 1ft of paid subdrill.
- Trench rock blasting will be measured and billed by volume, with a minimum pay width of 8ft, a minimum pay depth of 6ft, and 1ft of paid subdrill.
- Limits for trench cuts are 1ft below invert/structure and 1ft either side of the pipe or 8ft, whichever is greater.
- Certified Letters to be billed by the lump sum.
- Pre/Post-Blast surveys will be billed by the lump sum, based on 6 Pre-Blast surveys.

Item Description	Quantity	Unit Price	Extension
Mass Rock	CY	$20.00	
Trench Rock	CY	$70.00	
Mobilization	LS	$5,000.00	
Test Drilling	LS	$7,000.00	
Hammer	LS	$39,100.00	
Pre-Blast Survey; Residential	LS	$6,000.00	
Certified Letters	LS	$8,000.00	

THIS PRICE DOES NOT ALLOW FOR RETAINAGE TO BE WITHHELD.

Quantities will be approved by the City (owner) and Precision Blasting, LLC on a Daily basis and the City (Owner) will sign time and material acceptance report.

Precision Blasting, LLC will bill on a Monthly basis. The City (Owner) will make payment Net 30 of receipt of invoice without holding any retainage. The City (Owner) will pay interest at a rate of 1 1/2% per month on past due balances. Any legal fees, costs or expenses, incurred by the Subcontractor to collect payment shall be paid by the City. The City will waive all claims for consequential and/or liquidated damages.

Precision Blasting, LLC TO SUPPLY:

- Seismic monitoring by Subcontractor employees
- Necessary manpower and equipment to meet production needs based on the as-bid construction schedule
- Blasting mats as necessary
- On site technical support as necessary
- Ten Million Dollars ($10,000,000.00) Commercial Umbrella Liability Insurance Coverage
- All blasting permits, plans, submittals, and explosive storage
- Fuel for Subcontractor's equipment
- Mobilization of Drilling Equipment

THE CITY TO BE RESPONSIBLE FOR:

- De-watering if necessary
- Prior written notice and a reasonable opportunity to remedy deficient work prior to any Backcharges
- Adequate access to work area for equipment and materials
- Layout, grade and cut marks
- Traffic control, site security, road/ROW clean-up, and related expenses, including liquidated damages
- Supply and deliver 3/8" stemming stone to the blast area at no cost to Subcontractor
- Handling and placement of 12,000 lbs blasting mats with at least a 330 Cat Class machine in a timely manner
- Any and all structural backfill and concrete replacement
- Damages and related expenses caused to pavement and utilities
- Not withholding any retainage
- Reducing All Oversize
- Excavation of blasted rock in a timely manner
- Blasting surface conducive to efficient drilling, blasting, and matting practices
- The supply and setup of the necessary sign package for Traffic control
- Handling and placement of blasting mats in a timely manner

Price and terms will be held for 30 days from the above date.

By allowing Subcontractor to begin work at the Project, The City (Owner) accepts and agrees to be bound by all of the terms of this quotation. This quotation may be altered only by a document signed by both parties.

Thank you again for the opportunity to quote you. If you have any questions, feel free to call me.

Jeff Cole

Mayor Michael Caldwell

BLASTING SERVICES	McMahan Drilling & Blasting	Controlled Blasting	Precision Blasting	
	$55,785.00 - $95,000.00	$65,000.00	$190,000.00	Total Cost Not To Exceed
Proposal Notes:	Includes: 1. Notice of Drilling & Blasting with 850' 2. Does not include test drilling 3. Does not include rock hammer to downsize material to moveable size. 4. Will require the import of a large amount of dirt matting material.	Includes: 1. Notice of Drilling & Blasting with 750' 2. Does not include test drilling 3. Does not include rock hammer to downsize material to moveable size. 4. Will require the import of 2700 CY's amount of dirt matting material.	Includes: 1. Notice of Drilling & Blasting with 750' and pre-blast survey within 300'. 2. Does include limited test drilling for entry road and utilities 3. Does include limited rock hammer to downsize material to moveable size. 4. Blast mats are being used and will will not require the import of dirt matting material.	
Supporting Services:				
1. Traffic Control	Provided by the City	Provided by the City	Provided by the City	
2. Rock Quantification Services	Geo-Hydro Engineers $12,000.00	Geo-Hydro Engineers $12,000.00	Geo-Hydro Engineers $12,000.00	Total Cost Not To Exceed
3. Site Work	McMahan Drilling & Blasting Unable to provide a not to exceed price.	Blankenship Siteworks $226,510.00	Blankenship Siteworks $118,510.00	Total Cost Not To Exceed
Total Estimated Not to Exceed	?	$303,510.00	$320,510.00	Total Cost Not To Exceed

AGENDA ITEM NO. 6.3

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	May 18, 2026
SUBMITTED BY:	Brian Borden, Parks & Recreation
ITEM TYPE:	Contracts, Agreements, Leases
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Approve Agreement with Blankenship Siteworks - Little River Park**
SUGGESTED ACTION:	Request for approval of an agreement with Blankenship Siteworks for the excavation and removal of shot rock from the entrance to Little River Park.

ATTACHMENTS:

Siteworks Precision Blasting 05132026 With Signature Line.pdf

Draft_LRP_Blasting_Proposal_Summary Final.pdf

Blankenship Siteworks
121 Blankenship Dr.
Canton, GA 30115
blankenshipsiteworks@outlook.com

Precision Blasting Scenerio:

- Cat 330 Excavator rental -- 2 months plus mobilization in and out, operator, & fuel
- Excavate 1,900 yards of shot rock and load out. This is an upcharge above the ICAN contract due to it being shot rock instead of earthen soil material.
- Spread and compacted at the dump site. Note: This is an upcharge from ICAN contract due to the presence of shot rock in the material which will damage earth moving equipment.
- Trucking 1,900 yards (190 Loads) of shot rock to the dog park at Woodlands. Note: This is an upcharge from ICAN contract due to the presence of shot rock in the material which will damage hauling truck liners. Note: If we must relocate dirt to another dump site further away price changes.
- Erosion control 200 LF C-pop installed and removed
- 40ft of 10" filter socks
- 40ft of concrete block installed
- 30 yard off road truck to move over size rocks around on site
- One load of 57 stone
- Skid steer for a month

Grand Total Estimated = **$118,510.00**

"Blankenship siteworks is no way responsible for any blasting activity"

****Please note: If we are able to hit solid rock areas and are able to utilize the material behind the dam, then a cost savings on the export number will be identified and credited.**

Mayor Michael Caldwell

BLASTING SERVICES	McMahan Drilling & Blasting	Controlled Blasting	Precision Blasting	
	$55,785.00 - $95,000.00	$65,000.00	$190,000.00	Total Cost Not To Exceed
Proposal Notes:	Includes: 1. Notice of Drilling & Blasting with 850' 2. Does not include test drilling 3. Does not include rock hammer to downsize material to moveable size. 4. Will require the import of a large amount of dirt matting material.	Includes: 1. Notice of Drilling & Blasting with 750' 2. Does not include test drilling 3. Does not include rock hammer to downsize material to moveable size. 4. Will require the import of 2700 CY's amount of dirt matting material.	Includes: 1. Notice of Drilling & Blasting with 750' and pre-blast survey within 300'. 2. Does include limited test drilling for entry road and utilities 3. Does include limited rock hammer to downsize material to moveable size. 4. Blast mats are being used and will will not require the import of dirt matting material.	
Supporting Services:				
1. Traffic Control	Provided by the City	Provided by the City	Provided by the City	
2. Rock Quantification Services	Geo-Hydro Engineers $12,000.00	Geo-Hydro Engineers $12,000.00	Geo-Hydro Engineers $12,000.00	Total Cost Not To Exceed
3. Site Work	McMahan Drilling & Blasting Unable to provide a not to exceed price.	Blankenship Siteworks $226,510.00	Blankenship Siteworks $118,510.00	Total Cost Not To Exceed
Total Estimated Not to Exceed	?	$303,510.00	$320,510.00	Total Cost Not To Exceed

AGENDA ITEM NO. 6.4

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	May 18, 2026
SUBMITTED BY:	Coty Thigpen, Administration
ITEM TYPE:	Agreement/Memorandum of Understanding
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Approve Elm Street Pedestrian Plaza Proposal**
SUGGESTED ACTION:	Request for approval of proposal from Pond & Company for design and engineering services for the Elm Street Pedestrian Plaza.

ATTACHMENTS:
2026_04_Elm Street Ped Plaza Proposal.pdf

3100 Interstate N Circle, Suite 600
Atlanta, GA 30339
T: 678.336.7740

April 23, 2026

Coty Thigpen
Deputy City Manager
City of Woodstock
678-239-1358
12453 Highway 92
Woodstock, GA 30188

RE: Woodstock Noonday Creek Trail Extension

Pond & Company (Pond) is pleased to provide the City of Woodstock (City) with a proposal to provide design and engineering services for the Woodstock Elm Street Pedestrian Plaza.

PROJECT UNDERSTANDING:
The purpose of this project is to design the Elm Street Pedestrian Plaza from Market Street to Main Street and a connection to the Noonday Creek Trail (See Exhibit A, **blue** outline, for project limits). The project will include design and engineering services, public engagement and minor vehicular analysis. Though final programming will be determined through a comprehensive and collaborative design process, the anticipated amenities include:

- Pedestrian plazas (inclusive of detail/accent hardscape design)
- Site furnishings such as benches, tables, bike racks, and trash receptacles
- Street trees & supplemental landscape design
- Shade structures
- Pedestrian and accent lighting
- Space for public art

The paragraphs below describe the scope, schedule and fee to accomplish this work.

Scope of Work

Task 1: Existing Conditions & Project Kickoff
During this phase of the project, we will complete the following tasks:

- Pond will schedule a kickoff meeting with the City. This meeting will be in-person at a location coordinated/provided by the City. During the kickoff, we will discuss project goals, timelines, deliverables, and meeting dates. Following the kickoff meeting, we will complete an initial project team site visit to familiarize everyone with the project area.
- After the kickoff meeting, Pond will develop a proposed deliverable schedule and share with the City for review and approval.
- It is Pond's understanding that the City has existing survey data for the project area; therefore, Survey and Subsurface Utility Engineering (SUE) services are excluded from this proposal.
    - This proposal assumes that the County will provide a current, sealed survey suitable for permitting purposes, or that a sealed survey will not be required for project permitting.
- Task 1 Deliverables:

- Meeting Minutes (PDF)
- In-person Meeting/Site Visit: One (1)
- Project Schedule

Task 2: Public Engagement & Concept Development

- Pond will utilize City-provided survey data to develop a basemap.
- Pond will assist the City in facilitating two public engagement meetings. This scope includes the following:
  - Both meetings will be in-person. Location to be provided by and/or secured by the City.
  - Both Meetings will be Open-house style (no formal presentation during meeting)
  - Pond will have two (2) attendees at both meetings
  - **Public Meeting #1** will be focused on existing conditions and data gathering. Pond will develop the following materials:
    - Existing Conditions Board (inclusive of opportunities and constraints noted)
    - Interactive "Dot Exercises." These will be up to 4 boards inclusive of:
      - Desired Amenities
      - Aesthetic Preferences
      - Case Studies
      - Project Priorities
    - Comment Cards
    - Pond will also develop an online survey/poll with the same materials to ensure maximum community participation. This poll will be open for one week following the in-person engagement event.
  - Following Public Meeting #1, Pond will compile the results and set up a virtual meeting to discuss the results with the City.
  - Pond will use community and City feedback to develop two (2) concept sketches.
  - Pond will provide the two (2) concept sketches to the City for review and comment.
  - Pond will incorporate client comments and develop two (2) rendered concept alternatives to be utilized during Public Meeting #2. Pond will also develop one perspective rendering for each concept and an example imagery board. Pond will provide these updated materials to the City for review and approval.
    - This proposal includes one round of minor comments to the above materials.
  - **Public Meeting #2** will be focused on the two (2) concept alternatives. Pond will develop the following materials:
    - Two (2) Concept Alternative Board Layouts, inclusive of the above-mentioned approved plans and perspective renderings.
    - Up to two (2) Example Imagery Boards with associated dot exercises.
    - Comment Cards
    - Pond will also develop an online survey/poll with the same materials to ensure maximum community participation. This poll will be open for one week following the in-person engagement event.
- Following Public Meeting #2, Pond will compile the results and set up a virtual meeting to discuss the results with the City.
- Pond will use community and City feedback to develop a single preferred concept rendering.
- Pond will provide the preferred concept rendering to the City for review and comment. This proposal assumes one round of comments to the preferred concept.

- Following the approval of the Preferred Concept Plan, Pond will procure a third-party rough order of magnitude (ROM) cost for the preferred concept. Pond will share this with the City and set up a virtual meeting to discuss prior to moving into Schematic Design.
- If desired, Pond will participate in a single stakeholder engagement meeting. It is assumed this meeting will be in person at a location provided by/coordinated by the City. Depending on when this meeting occurs during the project's timeline, the materials for the most recent public engagement meeting will be utilized to guide the conversation. No additional material development is included for this meeting.
- Task 2 Deliverables:
    - Base Map (PDF – 22"x34")
    - Meetings:
        - Public engagement #1
        - Public engagement #2
        - One (1) in-person stakeholder meeting
        - One (1) virtual meeting
    - Two (2) Sketch Concepts (PDF – 11"x17")
    - Two (2) Concept Alternatives (PDF – 22"x34")
    - Two (2) Perspective Renderings – one for each concept alternative (PDF – 11"x17")
    - Preferred Concept Plan (PDF – 22"x34")
    - Third-party ROM cost (PDF)
    - Meeting Minutes (PDF)

Task 3: 30% Schematic Design

- Upon approval of the Preferred Concept, Pond will develop a 30% Schematic Design plan set. The plan set will include:
    - Technical site plan depicting the layout of all hardscape, site amenities, and conceptual landscape areas.
    - Preliminary grading & drainage plan
    - Preliminary stormwater quality calculations
    - Proposed materials palette
- Pond will submit the Schematic Design plan set to the City for review and comment. Concurrently, Pond will submit the Schematic Design set the third-party cost estimator.
    - Upon receipt of the third-party cost estimate, Pond will set up a virtual meeting with the City to discuss the schematic design plan set and cost estimate.
- It is assumed that the existing parking lot, outlined in yellow on Exhibit A, will no longer have access to Elm Street, and that this access point will be closed as part of the pedestrian plaza development.
    - Pond will perform an AutoTURN analysis during this task to confirm that vehicular movements for a front-loading refuse truck remain feasible.
    - Design modifications or improvements to the parking lot and existing dumpster pad/enclosure are excluded from the scope at this time.
    - This assumption will be reevaluated at the 30% design phase to confirm continued validity. Should this assumption change, additional scope and fee will be required.
- Task 3 Deliverables:
    - Meeting Minutes (PDF)
    - Schematic Design Plan Set (PDF – 22"x34")
    - Third-party Cost estimate (PDF)
    - Virtual Meetings: One (1)

Task 4: 60% Design Development

- Upon gaining approval, Pond will incorporate in-scope comments from Task 3 and develop 60% Design Development documents. These documents shall include:
  - Cover Sheet with Location/vicinity Maps
  - Index Sheet, General notes, Abbreviations and Legends
  - Site Demolition Plan
  - Site Layout Plan
  - Grading and Drainage Plan
  - Utility Plan
  - In-progress Site Construction Details
  - Preliminary Tree Recompense calculations (if required)
  - Preliminary Landscape Planting Plan – inclusive of tree locations and sod vs planting bed locations.
  - Preliminary Electrical site lighting / power plans (fixture locations, model specs, and identification of power source only at this stage).
    - Note: photometric analysis will be conducted post-design development deliverable to verify preliminary lighting layout.
  - Preliminary Stormwater Water Quality Plan, including storm drainage profiles, preliminary calculations for stormwater water quality measures
  - Specifications (MasterSpec) Table of Contents of all proposed spec sections to be included in final documents
- During this phase, Pond will meet with the City's stormwater management/permitting department to review the design-development plans and ensure the project aligns with all City requirements, reducing the risk of issues during permitting.
- Following the permit review meeting, Pond will submit the Design Development set to the City for review and comment prior to proceeding to 90% construction documents. Concurrently, Pond will provide the Design Development set to the third-party cost estimator.
  - Upon receipt of the updated Cost Estimate, Pond will set up a virtual meeting with the City to discuss the Design Development set and updated estimate.
- Task 4 Deliverables:
  - Meeting Minutes (PDF)
  - Virtual Meetings: Two (One client meeting & one permit department meeting)
  - 60% Plan Set: 22"x34" PDF
  - Updated third-party cost estimate (PDF)

Task 5: 90% and 100% Construction Documents + Permitting

- Upon notice to proceed, Pond will develop at 90% Construction Document set. These documents shall be permit-review ready and include:
  - Site Plan Set:
    - Cover Sheet with Location/vicinity Maps
    - Index Sheet, General notes, Abbreviations and Legends
    - Site Demolition Plan
    - Site Layout Plan
    - Grading, Drainage, and Utility Plan
    - Site Construction Details
      - These will also include cut-sheets for all site furnishings and prefabricated shade structures (as included in preferred concept).

        - Tree recompense plan and calculations (if required)
        - Landscape Planting Plans, details, and notes
        - Irrigation performance specification and plan designating areas to be irrigated
        - Electrical site lighting / power plans inclusive of photometric analysis.
        - Stormwater Quality Plans & Details.
            - It is assumed that stormwater management and a hydrology report will not be required for this project. Should they be required, additional services will be required.
        - Single Phase Erosion Sedimentation and Pollution Control Plans
        - Final specifications (MasterSpec).
- Pond will submit the 90% Construction Document set to the City and gain approval for submitting for permit. Pond will also share the Construction Document plan set with the third-party cost estimators.
- Upon receipt of permit review comments from the City, Pond will revise plans that are within the scope of work and resubmit for final approval and receipt of the 100% permitted plans.
- Following permit approval, Pond will develop a final, 100%, signed and sealed "Issued for Construction" set as well as final specifications.
- Note: This phase includes two virtual design process review meetings with the City should they be desired.
- Task 5 Deliverables:
    - Meeting Minutes (PDF)
    - Virtual Meetings: Two
    - Hydrology Memo documenting that the proposed improvements are exempt from stormwater requirements.
    - 90% Construction Document Plan set (PDF – 22"x34")
    - Approved permit plans (PDF)
    - 100% "Issued for Construction" Plans and Specifications (PDF)
    - Up to two, full-size print copies of the PDFs listed above as requested. Plans shall be on 22"x34" sheet size.
    - Updated third-party cost estimate (PDF)

Task 6: Bid Document Preparation and Assistance + Construction Phase Services

- Pond will provide the 100% IFC Plan set and project specifications to the City to include in the bid documents.
    - Note: the fee for the written specifications is included under previous tasks.
    - The City is responsible for providing all front-end specifications desired.
- During the bidding process, Pond will perform basic bid assistance services, including:
    - Attendance at one pre-bid meeting (by the Pond project manager and civil engineer of record)
    - Answering contractor requests for information (RFI's) on the plans during the bidding process (by issuing up to two written addendums)
- Upon selection of a contractor, Construction Phase Services will be provided as follows, assuming a **9-month** construction schedule. Should the schedule extend beyond this, additional scope and fee will be necessary:
    - Pond will attend a pre-construction site visit with the selected contractor and City. Pond's project manager and civil engineer will be in attendance.

- Pond will participate in monthly OAC meetings (up to 9) with the City and the selected contractor, to review and document progress. It is assumed these meetings will be virtual and run by the Contractor. Pond will have up to two attendees at each OAC meeting.
- Pond will review complete submittals as outlined in the plan documents and specifications. Incomplete submittals per section will be rejected. Incorrect submittals will be reviewed once, subsequent and repeatedly incorrect submittals will require additional services to complete the review. Submittals will receive responses within ten (10) business days. The selected contractor shall submit to Pond a submittal schedule for tracking and review.
- Pond will review and respond to valid RFIs. Responses required due to Contractor's failure to coordinate the Work or review the Contract Documents, shall be treated as Additional Services.
    - An RFI is a written request seeking clarification of the Contract Documents due to an identified discrepancy, omission, or ambiguity that prevents progress of the Work. RFIs are invalid if they (a) request means and methods, safety procedures, sequencing, or constructability determinations; (b) request information reasonably inferable from the Contract Documents; (c) are duplicative of previously answered RFIs; (d) request design changes or additional scope; or (e) lack required information. The Responding Party may return an invalid RFI without substantive response, identifying the deficiency.
    - Each RFI must include: (i) specific drawing/specification references; (ii) a clear statement of the issue; (iii) the portion of the Work affected; (iv) the Contractor's proposed resolution (if any); and (v) an assessment of schedule impact only if the item affects the critical path.
- Pond will conduct up to three (3) construction phase site visits. Each construction-phase site visit will be attended by Pond's up to two Pond employees. Pond may bring other participants as needed, based on the construction activities occurring.
    - The final construction phase site visit will be utilized to review and validate the contractor-provided punch list.
    - Pond will document the findings of each site visit via a field report inclusive of photos and notes.

Conditions of Service:

- This proposal does not include platting services nor consolidation plat(s).
- Right of way and easement acquisition and/or coordination with property owners is not included in this proposal and will be by others, if required.
- Right-of-way plans are excluded from this proposal. Should the preferred concept require these services, Pond can provide them under an additional scope and fee.
- The proposed development will not require rezoning.
- Design solutions required due to unknown subsurface conditions are excluded from this scope.
- Pond's design will include wayfinding signage location. This proposal assumes that Pond will utilize existing signage standards/types provided by the City. Wayfinding signage design & detailing is not included in this proposal.
- Stormwater design will include partial water quality treatment to a practical and feasible extend if required by permitting. It is assumed that full water quality treatment and/or runoff reduction will not be required for this project.
- It is assumed that the project will not result in a net increase in impervious area and will therefore be exempt from detention requirements, peak flow analysis or documentation, or hydrologic modeling.

- A brief memorandum, or narrative within the plan set, along with a TSS removal summary spreadsheet, can be provided to document the level of water quality treatment achieved. Full hydrology reporting is excluded.
- The proposal excludes the following design:
    - Architectural design
    - Structural design
    - Mechanical and plumbing design
    - Roadway and signal design
    - Intersection improvements to Main Street.
    - Pedestrian and vehicular traffic studies
    - Stormwater management & hydrology studies/reports
    - Signage design
    - Public art design
    - Value engineering
    - Telecommunications/CCTV Design
    - Utility coordination and relocation
    - Survey
    - Geotechnical Investigation
- If any shade structures are desired, they will be prefabricated structures selected by Pond and approved by the City. No architectural or structural design will be associated with these items. All engineering associated with them, including foundation design, will be provided and permitted by the contractor.
- Detailed irrigation design will be provided by the contractor if desired by the City. Pond will provide an irrigation performance specification and plan designating areas to be irrigated. Full irrigation design is excluded from this scope of work.
- Meetings, presentations, and site visits beyond those described in the scope above are excluded.
- It is assumed all permitting fees will be paid directly by the City to the respective departments and/or agencies.
- While Pond will deliver a value-conscious design and seek the City's preference on significant cost-related decisions when options are present, a detailed value-engineering analysis after plans are substantially complete is not included.
- This proposal assumes that all project improvements will be designed and developed in a single phase so that all improvements will be covered by a single set of plans and permit submittal.
- Any revisions requested by the City that change the design from that which was approved after acceptance of each design stage milestone, will be considered as additional services, and require contract revision.
- Services not specifically included in the proposal, or material changes requested after professional services have commenced, will be considered additional / out of scope services and will be approved via a contract change order prior to commencement of the additional work.
- Any estimates as to costs are based on industry experience and Pond is not responsible for changes in market conditions that affect construction, material or maintenance costs. Any changes to the project or additional expenses associated with same will not be the responsibility of Pond under this Agreement.

(See next page for fee information)

FEE STRUCTURE:

The **Lump sum fee** to complete this project is broken down in the chart below. It includes professional design services and all project related expenses to complete the scope of work outlined above. We will bill monthly on percent complete basis and attach a progress report to each invoice.

Task 1 – Existing Conditions	$8,175.00
Task 2 – Public Engagement & Concept Development	$31,985.00
Task 3 – Schematic Design	$17,005.00
Task 4 – Design Development	$39,380.00
Task 5 – Construction Documents & Permitting	$76,050.00
Task 6 – Bidding Assistance & Construction Admin.	$37,280.00
Expenses	$1000.00
Total Lump Sum Cost	**$210,875.00**

Please let us know if you have any questions and thank you again for your trust in our firm. Please do not hesitate to reach out with any questions. Should this proposal be acceptable, please execute the attached Pond100 Contract.

Sincerely,

Sydney Thompson, PLA

Principal | Local Government

Pedram Rahbar, PE

Principal | Transportation

Exhibit A: Project Limits



TERMS AND CONDITIONS

This Agreement between _____ ("Client") and **Pond & Company** ("POND"), a Georgia corporation with its corporate headquarters located at 3500 Parkway Lane, Suite 500, Peachtree Corners, GA 30092, is effective as of _____ , 20____. The parties agree as follows:

1.0 Services:
POND agrees to perform for Client the professional services ("Services") described in the POND proposal dated

, 20____ ("Proposal"), attached and incorporated herein. Because of the uncertainties inherent in the Services contemplated, time schedules are only estimated schedules and are subject to revision unless otherwise specifically described in the Proposal. As full consideration for the performance of Services, Client shall pay to POND the compensation provided for in the Proposal.

2.0 Integration:
These Terms and Conditions, the attached documents and those incorporated herein constitute the entire Agreement between the parties and cannot be changed except by a written instrument signed by both parties. If any term or provision hereunder, or any portion hereof, is held to be invalid or unenforceable, it shall not affect any other term or provision hereunder or any part thereof, unless the invalidity or unenforceability of such term(s) or provisions(s) tends to render the Agreement commercially useless to either party, in which case the entire Agreement shall become null and void.

3.0 Access to Site:
Unless otherwise stated, POND will have reasonable access to the site for activities necessary for the performance of the services. If reasonable access is not provided and consequently POND is denied or delayed in performing our services, the associated cost may be viewed as an additional expense.

4.0 Billings/Payment:
Invoices for POND services shall be submitted, at POND'S option, either upon completion of such services, on a project basis or on a monthly basis and are due when rendered. Client shall promptly review all invoices and shall notify POND in writing within ten (10) days of date of invoice, provide reasons for the objection, and promptly pay the undisputed amount. Invoices shall be considered "Past Due" if not paid within 30 days after receipt of invoice for services rendered. If the invoice is not paid within 30 days, POND may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, stop work on the performance of the service. Unpaid accounts shall be subject to a monthly service charge of 1% per month on the unpaid balance at the sole election of POND. In the event any portion or all of an account remains unpaid 90 days after proper billing, the Client shall pay all costs of collection, including reasonable court costs and attorney's fees. Client shall remit payment to POND's corporate headquarters address above.

5.0 Reimbursable Expenses:
Reimbursable expenses will be billed at a multiplier of 1.15 times the cost incurred.

6.0 Additional Services:
Additional services include increase or change in scope of project, major revisions when such revisions are inconsistent with written approvals or instructions previously given, services after award of contract in evaluation of substitutions proposed by the construction contractor, correction of discrepancies between copies of the Contract Documents and the electronic media after the 30-day acceptance period and any other services that are not included within the Proposal. POND will only perform additional services when authorized in writing by the Client or Client's representative.

7.0 Client Furnished Services:
Any services provided by the Client for POND shall be deemed reliable, and POND shall be entitled to rely on the accuracy and completeness of any services and information furnished.

8.0 Indemnification:
The Client shall indemnify and hold harmless POND and all of its personnel from and against any claims, damages, losses and expenses (including reasonable attorney's fees) arising out of or resulting from the negligent performance of the services, provided that any such claim, damage, loss or expense is caused by the negligent act, omission, and/or strict

liability of the Client, anyone directly employed by the Client (except POND), or anyone for whose acts any of them may be liable.

9.0 Risk Allocation:

In recognition of the relative risks, rewards and benefits of the project to both the Client and POND, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by the law, POND's total aggregate liability to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement from any cause or causes, shall not exceed total fee. Such causes include, but are not limited to, POND negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

10.0 Dispute Resolution:

Any claims, counterclaims, or disputes between the parties to this Agreement arising out of or relating to this Agreement or breach thereof shall be subject to and decided by negotiation, mediation or litigation. The parties shall first endeavor to settle the dispute through direct discussions or negotiations. If the parties do not resolve the dispute or claim within thirty (30) days of the first notice thereof, either party may request mediation, which shall take place within thirty (30) days of the date the request is made. If both parties do not agree to mediation within ten (10) days of said request, or if the mediation does not result in a resolution of the dispute, then either party may proceed with litigation. No written or oral representation during any settlement negotiations or mediation shall be deemed as party admissions.

Any litigation arising out of this Agreement or the breach thereof must be filed in the state courts of Gwinnett County, Georgia, which shall be the sole and exclusive venue for all such litigation. The parties to this Agreement consent to jurisdiction in Gwinnett County, Georgia, and waive any objection thereto.

11.0 Standard of Care:

POND shall perform Services for Client with a standard of care ordinarily exercised by other firms providing similar services in accordance with accepted and sound professional practices, and conforms to applicable laws, codes and regulations.

12.0 Exchange of Electronic Media:

When exchange of data by electronic media is required by this agreement, the following shall apply:

12.1 Client to POND

The Client shall deliver to POND electronic files suitable for use in the format, specification, media and hardware platform (production system) agreed upon between the parties. POND shall review the files within a reasonable time period and determine whether electronic files are suitable for POND's use on the project. If the electronic files are unsuitable for use, POND shall notify the Client of the deficiencies. The Client shall make the required corrections and return the electronic files to POND.

12.2 POND to Client or Third Parties

POND shall deliver to the Client electronic files in the format agreed upon between the parties. These files are compatible only with the software and version agreed upon and may not be compatible with future versions of the software. The Client shall review the electronic files received from POND and notify POND of any discrepancies within a reasonable time period, but no longer than 60 days. POND shall make the required corrections and return the electronic files to Client.

POND agrees that it is responsible for the accuracy of the original sealed documents. If at any time there exists a difference between the submitted electronic files and the original sealed documents, the original sealed documents will govern as the official delivered contract documents.

POND will not release electronic files to third parties without a written authorization of the Client.

13.0 Termination of Services:

This Agreement may be terminated by written notice by either the Client or POND, should the other fail to perform its obligations hereunder or for convenience. In the event of termination, the Client shall pay POND for all services appropriately and completely rendered to the date of termination and all associated reasonable reimbursable expenses.

14.0 Ownership of Documents:

All documents, including electronic media, produced by POND under this Agreement shall remain the property of POND and may not be used by the Client for any reason without the written consent of POND; such written consent not to be

unreasonably withheld, conditioned or delayed. Any unauthorized use or distribution shall be at Client's and Recipient's sole risk and without liability to POND. Client further agrees that documents produced by POND pursuant to this Agreement will not be used for any project not expressly provided for in this Agreement without POND's written approval; such written approval not to be unreasonably withheld, conditioned or delayed. The Client will indemnify, defend, and hold

harmless POND for any and all claims, counterclaims, losses, costs, damages, awards or judgments arising from the unauthorized use of the documents.

If Client terminates this Agreement and POND authorizes the use of incomplete documents for Client's future use, POND shall not be liable for any errors or omissions and Client agrees their use of the incomplete documents is at their sole risk.

15.0 Force Majeure:

POND is not responsible for damages and delays caused by factors beyond POND's reasonable control, including but not limited to damages and delays because of strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of any governmental or other regulatory authority to act in a timely manner, failure of the Client to furnish timely information or approve or disapprove of POND's services or work product promptly, or damages and delays caused by faulty performance by the Client or by contractors of any level. When such delays beyond POND's reasonable control occur, the Client agrees POND is not responsible for damages, nor shall POND be deemed to be in default of this Agreement.

16.0 Discovery of Unanticipated Hazardous Materials:

Hazardous materials may exist where there is no reason to believe they could or should be present. POND and the Client agree that the discovery of unanticipated hazardous materials may constitute a changed condition mandating a renegotiation of the scope of work or termination of services at the election of either party. POND and the Client also agree that the discovery of unanticipated hazardous materials may make it necessary for POND to take immediate measures to protect human health and safety, and/or the environment. POND agrees to notify the Client as soon as practically possible should unanticipated hazardous materials or suspected hazardous materials be encountered. The Client encourages POND to take any and all prudent "first aid" measures that in POND's opinion are justified to preserve and protect the health and safety of POND's personnel and the public, and/or the environment, and the Client agrees to compensate POND for reasonable additional cost of such work. The Client waives any claim against POND, and agrees to indemnify, defend and hold POND harmless from any claim or liability for injury or loss arising from POND's encountering unanticipated hazardous materials. The Client also agrees to compensate POND for any time reasonably spent and expenses incurred by POND in defense of any such claim, with such compensation to be based upon POND's prevailing fee schedule and expense reimbursement policy. The Client is fully responsible for and assumes all risks associated with such conditions.

17.0 Site Operations:

POND field personnel will avoid hazards and potentially dangerous exposure to and contact with utilities which are visible to them at the site. The Client recognizes that POND's personnel may not identify all subsurface utility lines and manmade objects, and that the information upon which POND relies may contain errors, may be incomplete, or insufficient. POND is not responsible for any reasonably unforeseeable damage or loss due to undisclosed or unknown surface or subsurface conditions, owned by Client or third parties. Evaluations of existing buildings require that certain assumptions be made regarding existing conditions, many of which are not able to be reviewed by reasonable visual observation. These assumptions cannot be verified without substantial cost or demolition. Where the detailed investigation of such a condition is not authorized, POND shall not be responsible for the condition of the existing structure and utilities. The Client understands that actual field conditions may subsequently be found to vary from design assumptions which in turn may alter or increase the scope of the design and/or construction services.

18.0 Construction Activities:

Unless specifically stated otherwise, the Client and his contractor(s) are fully and solely liable for all means and methods of construction, temporary bracing and shoring, and construction site safety.

19.0 Consequential Damages:

Neither party shall be liable to the other for consequential damages, including, without limitation, loss of use or loss of profits, incurred by one another or their subsidiaries or successors, regardless of whether such damages are caused by breach of contract, willful misconduct, negligent act or omission, or other wrongful act of either of them.

20.0 Governing Law:

This Agreement shall be deemed to be executed in Gwinnett County, Georgia and shall be governed by the laws in the State of Georgia. It is agreed that all actions related to this Agreement shall be submitted to the jurisdiction of the state or federal courts in the State of Georgia and that the venues for same shall be located in Gwinnett County, Georgia.

By signing in the space provided below, I verify that I am an Officer or authorized agent of the Client and agree that I have fully read, understand and accept the Terms and Conditions as stated above.

Client	**Pond & Company**
Signed (Must be an Officer or Authorized Agent)	**Signed** (Must be an Officer or Authorized Agent)
Typed Name	**Typed Name**
Title	**Title**
Date	**Date**

AGENDA ITEM NO. 6.5

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	May 18, 2026
SUBMITTED BY:	Chris Luly, Special Projects
ITEM TYPE:	Contracts, Agreements, Leases
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Approve an Agreement and Release of Special Provision with CRL Real Estate, LLC and ROL Real Estate, LLC related to the Lyndee Lane Extension Project**
SUGGESTED ACTION:	Request for approval of an agreement and release of a special provision with CRL Real Estate, LLC and ROL Real Estate, LLC. A special provision the City agreed to in a right of way acquisition deed for the Lyndee Lane Extension project is that the City will provide a top coat of asphalt on private alleyways internal to the Pines at Lyndee residential development. In review of the project, City staff and the Pines at Lyndee developer have agreed that it is more practical, cost effective and efficient for the City to provide funds directly to the developer to perform the top coat themselves instead of the City performing the work for the developer. Staff recommends approval of the agreement to modify the original agreement and provide funds directly.

ATTACHMENTS:

PROPERTY DAMAGE & LIABILITY ONLY RELEASE - CRL & ROL REAL ESTATE, LLC.pdf
AGREEMENT & RELEASE OF SPECIAL PROVISIONS - SIGNED 20260508.pdf
RECORDED_ROWParcel3LyndeePines_20231201.pdf

PROPERTY DAMAGE AND LIABILITY ONLY RELEASE

Claim #: N/A

KNOW ALL MEN BY THESE PRESENTS:

That the Undersigned, CRL REAL ESTATE, LLC and ROL REAL ESTATE, LLC.. being of lawful age, for the sole consideration of Sixteen Thousand One Hundred Forty Eight Dollars and Zero Cents ($16,148.00) to the undersigned in hand paid, receipt of whereof is hereby acknowledged, does hereby and for my executors, administrators, successors and assigns, release, acquit and forever discharge City of Woodstock, Georgia and his, her, their, or its officers, employees, agents, servants, successors, heirs, executors, administrators and all other persons, firms, corporations, associations or partnerships of and from any and all claims, actions, causes of action, demands, rights, damages, costs, loss of service, expenses and compensation whatsoever, which the undersigned now has or which may hereafter accrue on account of or in any way growing out of any and all known and unknown, foreseen and unforeseen property damage and the consequences thereof resulting or to result from the laying of topcoat of asphalt, which is to occur by the undersigned of the private alley of the development on the west side of Lyndee Lane, Woodstock, GA 30188.

It is understood and agreed that this settlement is the compromise of a doubtful and disputed claim, and that the payment made is not to be construed as an admission of liability on the part of the party or parties hereby released, and that said releasees deny liability therefore and intend merely to avoid litigation and buy their peace.

The undersigned hereby declares and represents that in making the Release it is understood and agreed, that the undersigned relies wholly upon the undersigned's judgment, belief and knowledge of the nature, extent, affect and duration of damages and liability therefore and is made without reliance upon any statement or representation of the party or parties hereby released or their representatives.

The undersigned further declares and represents that no promise, inducement, or agreement not herein expressed has been made to the undersigned, and that the Release contains the entire agreement between the parties hereto, and that the terms of this Release are contractual and not a mere recital.

THE UNDERSIGNED HAS READ THE FOREGOING RELEASE AND FULLY UNDERSTANDS IT.

[signature] 5-7-26

Name: FIRST/LAST NAME **Date**

CRL Real Estate LLC.

State of Georgia

SS: 2741 **(Last 4 digits)**

County of Cherokee

On this 7th **day of** May **, 20** 26 **Time:** 1 **:** 38 **am/pm**

Personally appeared before me Laura D'Emilio **and acknowledged that he/she/they executed the foregoing release and acknowledged same.**

Notary Public: [signature] **Commission Expires:** 10/9/2029

(Notary Seal)

LAURA DEMILIO NOTARY PUBLIC CHEROKEE COUNTY, GA EXPIRES GEORGIA October 9, 2029

5-7-26

Name: FIRST/LAST NAME

Date

ROL Real Estate LLC

State of Georgia

SS: 2741 (Last 4 digits)

County of Cherokee

On this 7th day of May, 20 24 Time: 1 : 37 am/pm

Personally appeared before me Laura D'Emilio and acknowledged that he/she/they executed the foregoing release and acknowledged same.

Notary Public: Laura D'Emilio Commission Expires: 10/9/2029

(Notary Seal)

LAURA DEMILIO NOTARY EXPIRES GEORGIA October 9, 2029 PUBLIC CHEROKEE COUNTY, GA

Donna May Thorp

5-7-26

Name: FIRST/LAST NAME

Date

ROL Real Estate LLC

State of Georgia

SS: 3080 (Last 4 digits)

County of Cherokee

On this 7th day of May, 20 26 Time: 1 : 37 am/pm

Personally appeared before me Laura D'Emilio and acknowledged that he/she/they executed the foregoing release and acknowledged same.

Notary Public: Laura D'Emilio Commission Expires: 10/9/2029

(Notary Seal)

LAURA DEMILIO NOTARY EXPIRES GEORGIA October 9, 2029 PUBLIC CHEROKEE COUNTY, GA

Return to:
Dyer Rusbridge Argo, PC
687 Marietta Highway
Canton, GA 30114

---------- [Space Above This Line for Recording Date]----------

STATE OF GEORGIA
COUNTY OF CHEROKEE

Cross Reference: Deed Book 14921 Page 2989

AGREEMENT AND RELEASE OF SPECIAL PROVISION

This Agreement and Release of Special Provision is made this 6 day of May, 2026, between **CRL REAL ESTATE, LLC and ROL REAL ESTATE, LLC**, parties of the first part (hereinafter referred to as "LLCs"), and the **CITY OF WOODSTOCK** party of the second part (hereinafter referred to as "City"); the words "LLCs" and "City" to include their respective heirs, successors and assigns where context requires or permits.

WITNESSETH:

WHEREAS, CRL Real Estate, LLC executed a Right of Way Deed with Easements in favor of City, dated December 1, 2023, and recorded at Deed Book 14921, Page 2989, Cherokee County, Georgia records (hereinafter the "Deed").

WHEREAS, the Deed included certain Special Provisions.

WHEREAS, Special Provision #2, as shown on the Deed, states: "The City of Woodstock to lay the topcoat of asphalt on the Grantor's development on the west side of Lyndee Lane. The asphalt pavement will be installed in conjunction with the topcoat on the proposed roadway project."

WHEREAS, CRL Real Estate, LLC quitclaimed its interest in the development on the west side of Lyndee Lane to ROL Real Estate, LLC at Deed Book 14984, Page 1065, Cherokee County, Georgia records.

WHEREAS, LLCs and City have mutually agreed that the City will pay ROL Real Estate, LLC for the value of the topcoat of asphalt as described in Special Provision #2 of the Deed in lieu of performing the work, and that LLCs will forever release City from any and all obligations related to said Special Provision.

NOW, THEREFORE, the LLCs, for and in consideration of the sum of 16,148 Dollars ($_____), in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, forever releases the City and the property described in the Deed from the above-described Special Provision.

This Agreement and Release of Special Provision is executed for the purpose of releasing the City and the property described in the Deed, recorded at Deed Book 14921, Page 2989, Cherokee County, Georgia records, from Special Provision #2, as shown on the Deed.

This Agreement and Release of Special Provision shall inure to the benefit of and be binding upon the respective parties, and the heirs, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hand and seal, the day and year above written.

[Signatures on Following Page]

CRL REAL ESTATE, LLC

_____(SEAL)
By: Terry Thorp
Its:

Signed, sealed, and delivered on the date above shown.

_____
Unofficial Witness

_____
Notary Public
Commission Expires: 09/29/2028

Miranda Coyne
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
My Commission Expires
09/29/2028

ROL REAL ESTATE, LLC

_____(SEAL)
By: Terry Thorp
Its:

Signed, sealed, and delivered on the date above shown.

_____
Unofficial Witness

_____
Notary Public
Commission Expires: 09/29/2028

Miranda Coyne
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
My Commission Expires
09/29/2028

ROL REAL ESTATE, LLC

_____(SEAL)
By: Deanna Joy Thorp
Its:

Signed, sealed, and delivered on the date above shown.

_____
Unofficial Witness

_____
Notary Public
Commission Expires: 09/29/2028

Miranda Coyne
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
My Commission Expires
09/29/2028

CITY OF WOODSTOCK, GEORGIA

_____(SEAL)
By: Michael Caldwell
Its: Mayor

Signed, sealed, and delivered on the date above shown.

_____
Unofficial Witness

_____
Notary Public
Commission Expires:

DEED BOOK:14921 PG:2989 Filed: 01/12/2024 11:52 AM Clerk File Number: 28-2024-001058
Rec: $25.00 TRANSFER TAX $0.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 4045311118 SubmitterID: 7067927936

MOORE INGRAM JOHNSON & STEELE
REAL ESTATE DEPARTMENT
EMERSON OVERLOOK
326 ROSWELL STREET
MARIETTA GA 30060

CITY OF WOODSTOCK
RIGHT OF WAY DEED WITH EASEMENTS

COPY

STATE OF GEORGIA

Lyndee Lane Extension– Parcel 3

CHEROKEE COUNTY, GEORGIA

THIS CONVEYANCE made and executed the 1st day of December, 2023.

WITNESSETH THAT, CRL REAL ESTATE, LLC, the undersigned, is the owner of a tract of land in said county along Lyndee Lane being more particularly described on a map and drawing of said road improvement in the office of The City of Woodstock to which reference is hereby made.

Now, therefore, in consideration of the benefit to said property by the construction or maintenance of said road, and in consideration of **ONE DOLLAR ($1.00)** in hand paid, the receipt whereof is hereby acknowledged, I do hereby grant, bargain, sell, and convey to said **CITY OF WOODSTOCK**, so much land in Land Lots **1021 and/or 1022** of the **15th** District, **2nd** Section of said City as to make a right of way for said road improvement as surveyed and measured from the highway location as follows:

SEE ATTACHED SHEET LABELED EXHIBITS "A" & "B"

Said **Right-of-Way** hereby conveyed, consisting of **556.21** square feet, is shown highlighted in yellow on the plat of the property prepared by Arcadis.

Also, granted is the right for a **Permanent Drainage Easement** of **320.91** square feet within the area shown colored blue on the attached plat marked Exhibits "A" & "B" for the construction and future maintenance of slopes, fills, embankments and drainage structures as needed by The City Woodstock, or its agents.

Also, granted is the right for a **Temporary Construction Easements** of **2,063.57** square feet within the areas shown highlighted green on the attached plats marked Exhibits "A" & "B" for the construction of slopes, fills, and embankments as necessary, in order to support the road improvement project.

DEED BOOK:14921 PG:2990 Filed: 01/12/2024 11:52 AM Clerk File Number: 28-2024-001058
Rec: $25.00 TRANSFER TAX $0.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 4045311118 SubmitterID: 7067927936

Also granted is a **Temporary Driveway Easement** to enter, repair, improve, and replace a portion of Grantor's driveway as needed to connect the existing driveways to the proposed road, said area shown highlighted pink on the attached plat marked Exhibits "A" & "B".

The temporary easements become effective at the beginning of the construction of the above project and will expire upon completion and final acceptance of said project by The City Woodstock.

Special Provisions are listed as follows:

1. The City of Woodstock to remove and concrete 45' of the Grantor's driveway measuring from the existing back of curb. This driveway is identified as DW2 at station number 404+64 right.

2. The City of Woodstock to lay the topcoat of asphalt on the Grantor's development on the west side of Lyndee Lane. The asphalt pavement will be installed in conjunction with the topcoat on the proposed roadway project.

COPY

To have and to hold the said conveyed right of way in FEE SIMPLE.

I hereby warrant that I have the right to sell and convey said land and bind myself, my heirs, executors and administrators forever to defend by virtue of these presents.

In testimony whereof, the Grantor has hereunto set their hand and seal the day above written.

Signed, sealed and delivered
this 1 day of December, 2023
in the presence of:

Witness

Notary Public

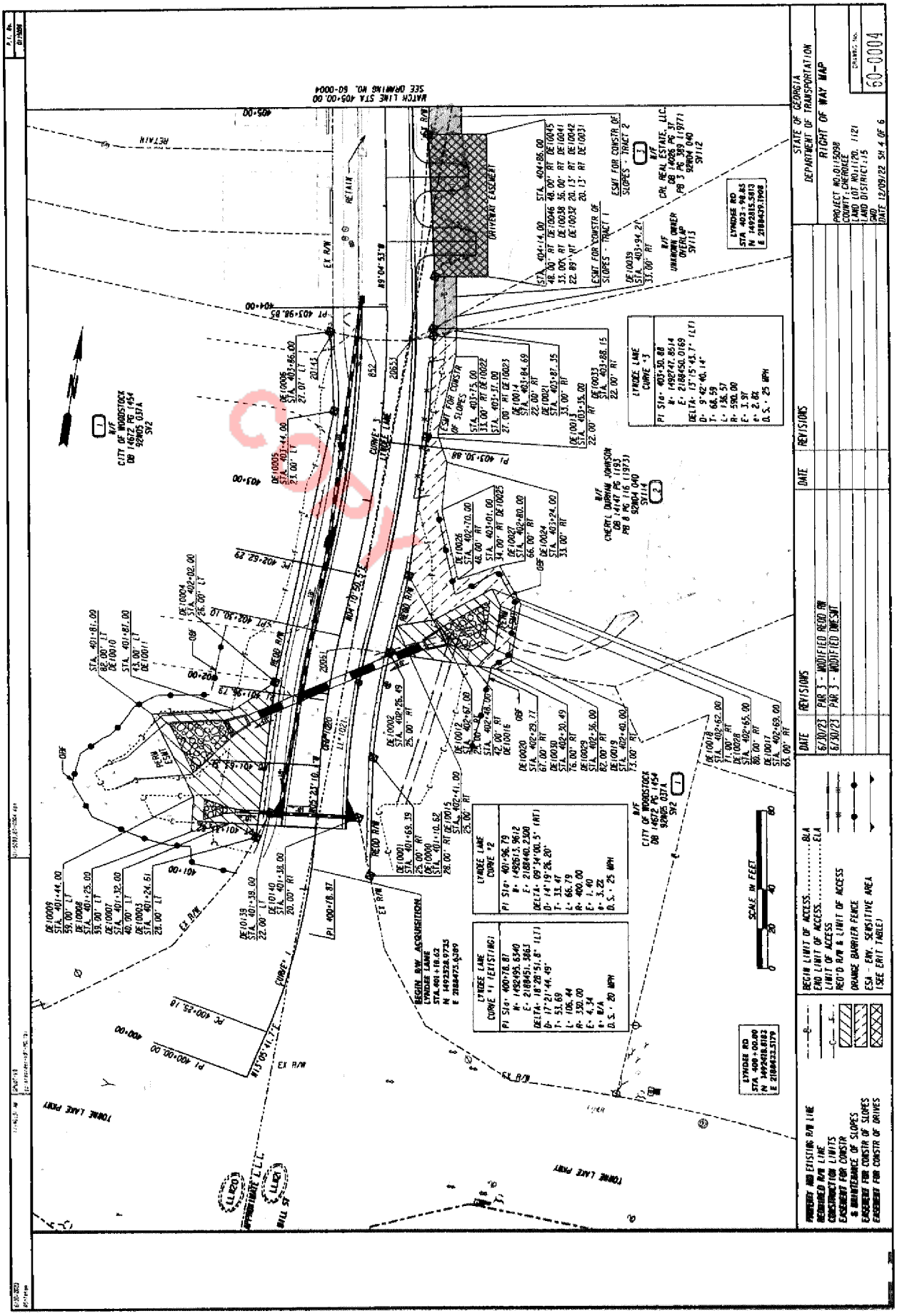
JONATHAN R. GRAVES
NOTARY
EXPIRES
GEORGIA
August 21, 2024
PUBLIC
CHEROKEE COUNTY

CRL Real Estate, LLC

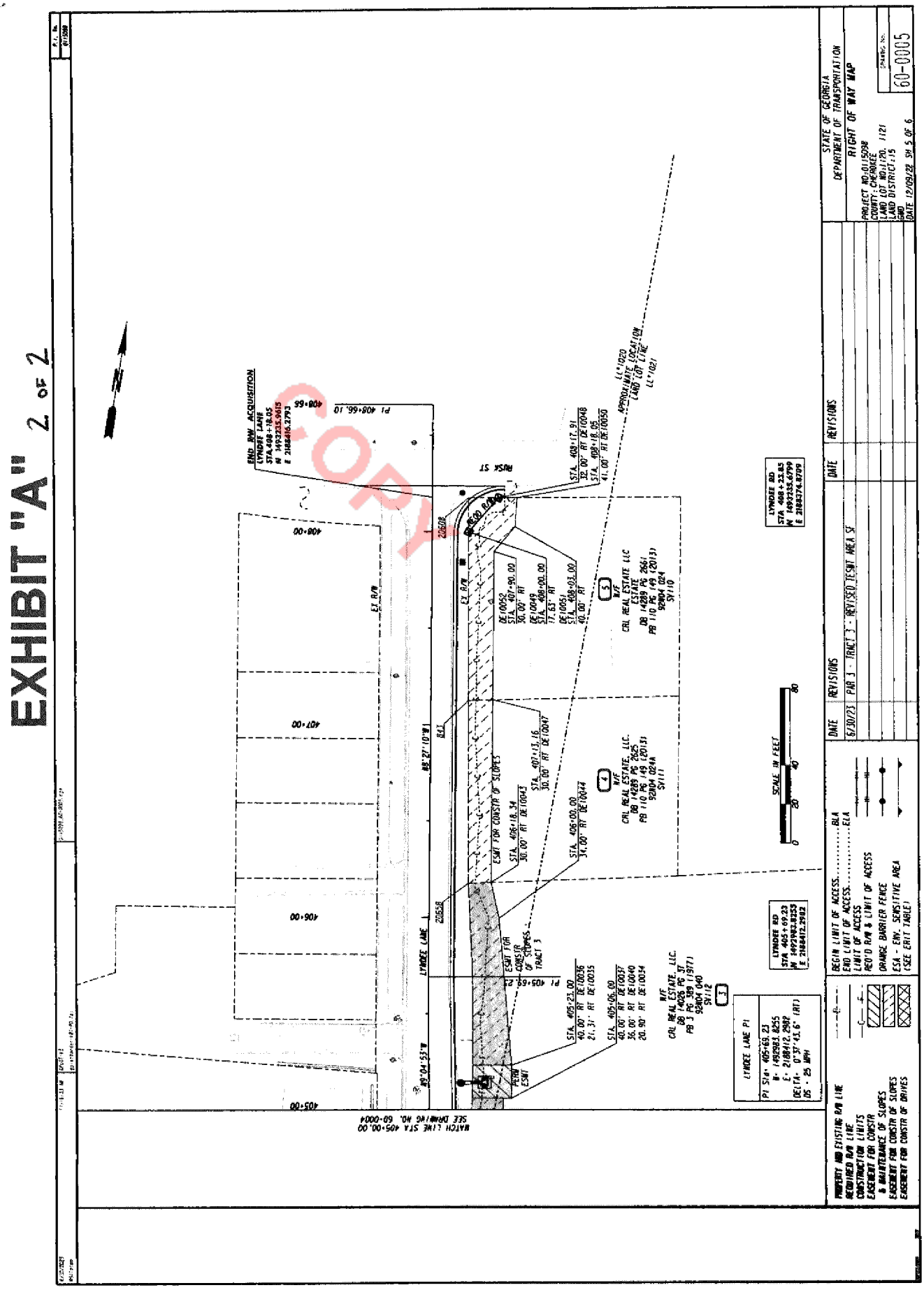
Print Name Teddy Thorp
Title Owner

DEED BOOK:14921 PG:2991 Filed: 01/12/2024 11:52 AM Clerk File Number: 28-2024-001058
Rec: $25.00 TRANSFER TAX $0.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 4045311118 SubmitterID: 7067927936

EXHIBIT "A" 1 OF 2

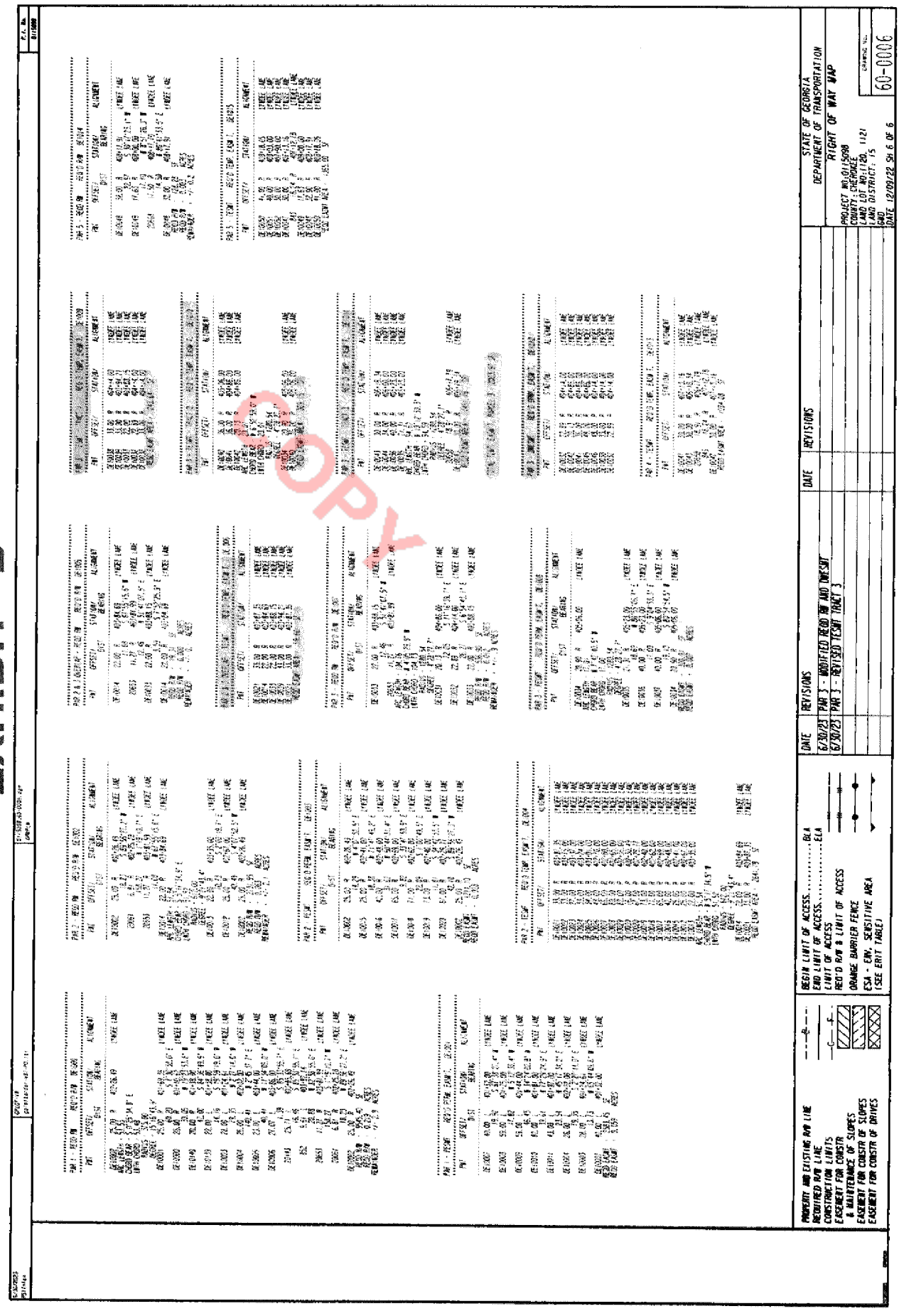


DEED BOOK:14921 PG:2992 Filed: 01/12/2024 11:52 AM Clerk File Number: 28-2024-001058
Rec: $25.00 TRANSFER TAX $0.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 4045311118 SubmitterID: 7067927936



DEED BOOK:14921 PG:2993 Filed: 01/12/2024 11:52 AM Clerk File Number: 28-2024-001058
Rec: $25.00 TRANSFER TAX $0.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 4045311118 SubmitterID: 7067927936

EXHIBIT "B"



PT-61 (Rev. 2/18) To be filed in **CHEROKEE COUNTY** **PT-61 028-2024-000319**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)		SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME CRL REAL ESTATE, LLC		Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) 517 Industrial Drive		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Woodstock, GA 30189 USA	DATE OF SALE 12/1/2023	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
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME City of Woodstock		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 265A)	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION				SUITE NUMBER
COUNTY CHEROKEE	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 92N04 040		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK

SECTION E – RECORDING INFORMATION (Official Use Only)				
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

COPY

ADDITIONAL BUYERS
None

AGENDA ITEM NO. 6.6

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	May 18, 2026
SUBMITTED BY:	Jeff Moon, Administration
ITEM TYPE:	Request Council Direction
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Deny Ante Litem - Richard Pearson, Jr. and Victoria Pearson**
SUGGESTED ACTION:	
ATTACHMENTS:	

AGENDA ITEM NO. 7.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	May 18, 2026
SUBMITTED BY:	Niwana Ray, Community Development
ITEM TYPE:	Presentation and Discussion Items
AGENDA SECTION:	PUBLIC HEARING
SUBJECT:	**Consideration of V#221-26: Paragon, 9026 Main St & 105 Barnesdale Terrace (Public Hearing & Vote)**
SUGGESTED ACTION:	Request for consideration of V#221-26. Staff recommends City Council approval of a variance to allow angled on-street parking rather than parallel at 9026 Main Street and 105 Barnesdale Terrace.

ATTACHMENTS:

V221-26 Staff Report 2026-05-18 CC.pdf
Att A Applicant response Paragon.pdf
Att B SITE PLAN 12-18-25 Paragon Accounting.pdf

DATE: May 18, 2026

TO: Woodstock City Council

FROM: Niwana Ray, AICP
Senior Planner

SUBJECT: Project V#221-26
Paragon Accounting & Tax Solutions, 9026 Main St

RECOMMENDATION

Staff recommends City Council approve a variance to allow angled on-street parking for the project located at 9026 Main Street and 105 Barnesdale Terrace (V#221-26).

EXECUTIVE SUMMARY

Parks Huff, on behalf of Paragon Accounting & Tax Solutions, LLC, has submitted an application requesting a variance to eliminate the parallel parking requirement along Main Street. Paragon Accounting & Tax Solutions is planning to construct a new office location at 9026 Main Street. If the variance is approved, the Applicant will provide angled on-street parking spaces instead, matching the existing on-street parking provided with nearby developments.

Additional information can be found in Table 1 below.





BACKGROUND

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

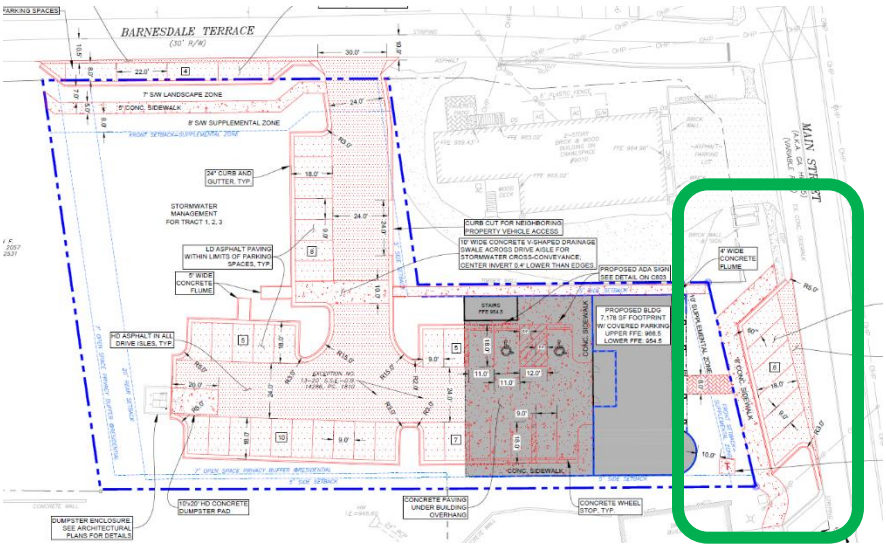
Table 1: General Property and Surrounding Land Use Information	
Address	9026 Main Street and 105 Barnesdale Terrace
Council Ward	2 – Potts
Tax ID # (TIN)	92N06 043C and 92N06 043
Parcel ID #	15-1093-0011 and 15-1093-0013
Site Acreage	± 0.9 acres
Building/Tenant Space	± 14,000 sf office (proposed)
Future Development Map	Urban Core
Current Zoning	DT-RO (Downtown-Residential/Office) with Historic Overlay
Current Development	Vacant, undeveloped
Streets Information:	Public, maintained by the City
Surrounding Neighborhood:	
North	DT-RO w/HO, DT-LR
South	DT-RO (Adyn Park)
East	Main Street, Railroad, DT-RO w/HO
West	DT-LR

Past Zoning History

No zoning history was found for the project site.

PROJECT DESCRIPTION

The subject property is located along Main Street, just south of Barnesdale Terrace and adjacent to the Adyn Park development. The ±0.9 acre site is zoned DT-RO (Downtown-Residential/Office) with Historic Overlay and is vacant and undeveloped. The Applicant, Paragon Accounting & Tax Solutions, plans to construct and occupy a ±7,180sf office on the property and provide a mix of on-street angled parking on Main Street and a surface parking lot behind the building to serve clients and employees, as shown on the proposed site plan below.



The applicant's site plan showed six (6) angled parking spaces to match the on-street spaces that exist along Main Street in front of Adyn Park and South on Main. During site plan review, however, city staff identified that parallel parking – instead of angled – is required per section 7.726 of the Land Development Ordinance (LDO) and the Downtown Street Standards

Page 2

found in the Council Policy Manual. Adyn Park and South on Main both received variances to allow angled instead of parallel spaces along their Main Street frontages. At staff's request, Paragon applied for a similar variance in order to maintain continuity along the Main Street corridor.

Example of on-street parking at Adyn Park:



Example of on-street parking at South on Main:



ANALYSIS

The Applicant's request is to provide angled on-street parking along Main Street in front of their future development rather than parallel parking spaces. The variance request was submitted at the direction of city staff.

Consistency with the Land Development Ordinance

The Downtown Street Standards found in the LDO identify locations where on-street parking is to be provided. The requested variance would not remove the on-street parking requirement altogether but is appropriate in order to maintain a consistent streetscape along Main Street.

PUBLIC INPUT

The public input meeting requirement was waived by City Council at their meeting on March 9, 2026. Public notice was published in the Cherokee Tribune and signs were posted on the property a minimum of 15 days but no more than 45 days prior to the public hearing.

DPC RECOMMENDATION

The Development Process Committee (DPC) voted 6-0 on April 1, 2026, to recommend approval of the variance.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6-0 on May 7, 2026, to recommend approval of the variance to allow on-street angled parking spaces.

ATTACHMENTS

ATTACHMENT A: Applicant Response Statements

ATTACHMENT B: Proposed Site Plan

APPLICANT RESPONSE STATEMENT VARIANCES (Chapter VII, Article VII, Sec. 7.726 - Street and Sidewalk Area Requirements)

The applicant finds that the following standards are relevant in balancing the interest in promoting 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 variance, please respond to the following standards in the form of a written narrative. In the case of concurrent variances, a response to the standards below should be provided for each variance requested.

1. Explain requested variance.

   The Applicant, Paragon Accounting & Tax Solutions, LLC, is requesting a variance from the City of Woodstock Land Development Code Chapter VII, Article VII, Sec. 7.726 to eliminate the parallel parking requirement on Main Street per the Downtown Design Policy Standards.

2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.

   The subject property is similar in size, shape, topography and style of many of the buildings that are zoned Residential Office on the west side of Main Street where angled parking is allowed.

3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

   As depicted on the filed site plan, the Applicant is proposing to construct six (6) angled parking spaces in front of a proposed commercial building to be located at 9026 Main Street. Applying these regulations to this particular piece of property would create a practical difficulty and unnecessary hardship.

4. Such conditions are peculiar to the particular piece of property involved.

   The conditions that create the need for this variance are peculiar to this property. The Applicant's request to use angled parking is similar to other commercial and mixed-use buildings along the west side of Main Street.

5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.

Angled parking is currently being used by many of the new buildings on Main Street as the result of variances being granted by the City. The Applicant's intent is to replicate the current angled parking used by newer buildings south of the Subject Property towards South on Main.

6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.

   The variance would not be contrary to the public good, nor impair the purposes and intent of the ordinance.

7. Special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.

   The conditions for this request are peculiar to this situation and do not apply to other land or buildings in the vicinity.

8. Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.

   Granting the variance will allow a continuation of the style of building(s) and streetscape currently used on Main Street. Similar variances have been approved to allow angled parking in the Downtown Residential/Office zoning district.

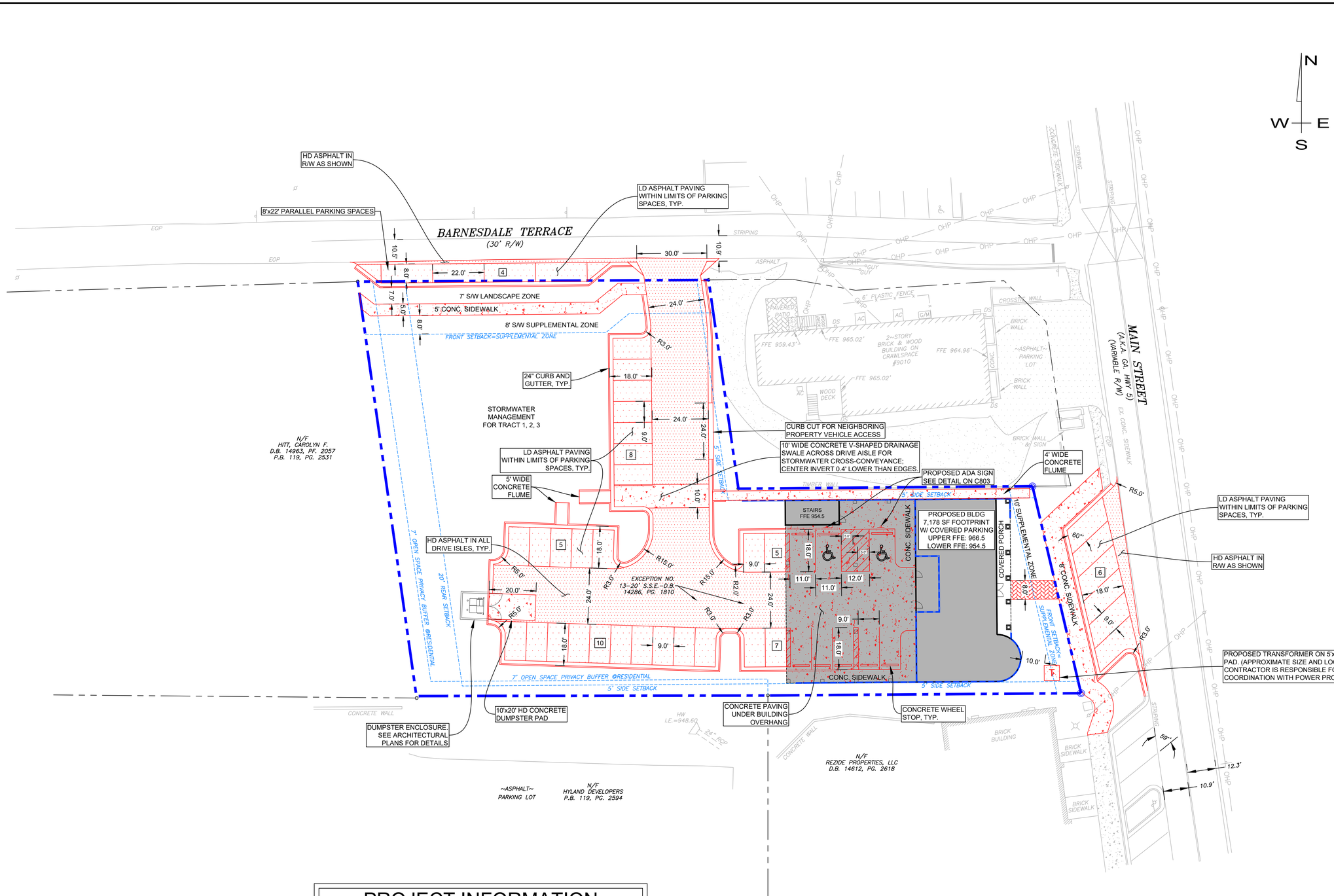
9. The condition from which relief or a variance is sought did not result from willful action by the applicant.

   The Subject Property is located in the Residential/Office zoning designation in the Historic Overlay. The Subject Property is undeveloped and the street standards were implemented by the City.

10. Authorizing the variance will not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

    Approval of the variance will not create a hazard, be detrimental to surrounding property values nor be contrary to the general welfare of the citizens of Woodstock.

ATTACHMENT B1



PROJECT INFORMATION

ZONING	DT-RO W/ HISTORIC OVERLAY
SETBACKS	FRONT=S/W SUPPLEMENTAL ZONE, REAR 20', SIDE 5'
BUFFERS	LANDSCAPE 7' @ RESIDENTIAL
OVERALL SITE AREA	0.87 ACRES

OPEN SPACE CALCULATIONS:
LOT SIZE: 13,352 SF
REQUIRED R/W: 419
13,352 - 419 SF= 12,933 SF
REQ'D OPEN SPACE: 12,933 *20%=2,587 SF
PROVIDED OPEN SPACE: 4,707SF (36.4%)

PARKING CALCULATIONS:
BUILDING SIZE: 14,000 SF
PARKING SPACES PROVIDED: 35
14,000 SF / 46.6 SPACES= 1/300 SF
PER CODE, CANNOT EXCEED 1/300 SF
CALCS DONT INCLUDE 10 STREET SPACES

24 HOUR CONTACT:
ROBERT FRENCH
904-608-7612

GEORGIA 811 Utilities Protection Center, Inc
Know what's below. Call before you dig.

ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 591-340, MILTON, GA 30004
PHONE: 678-605-3347
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

THESE DRAWINGS ARE THE PROPERTY OF ONSITE CIVIL GROUP, LLC AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF ONSITE CIVIL GROUP, LLC.

GEORGIA REGISTERED No. PE050231 PROFESSIONAL ENGINEER JORDANE LOCKE

12-16-25

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 20 40 Feet

CLIENT:
MOELLER PURCELL
105825 OLD ALABAMA RD
CONNECTOR, SUITE 100
ALPHARETTA, GA 30022
CONTACT: ANDY NICHOLS
770-441-2066
ANDY@MOELLERPURCELL.COM

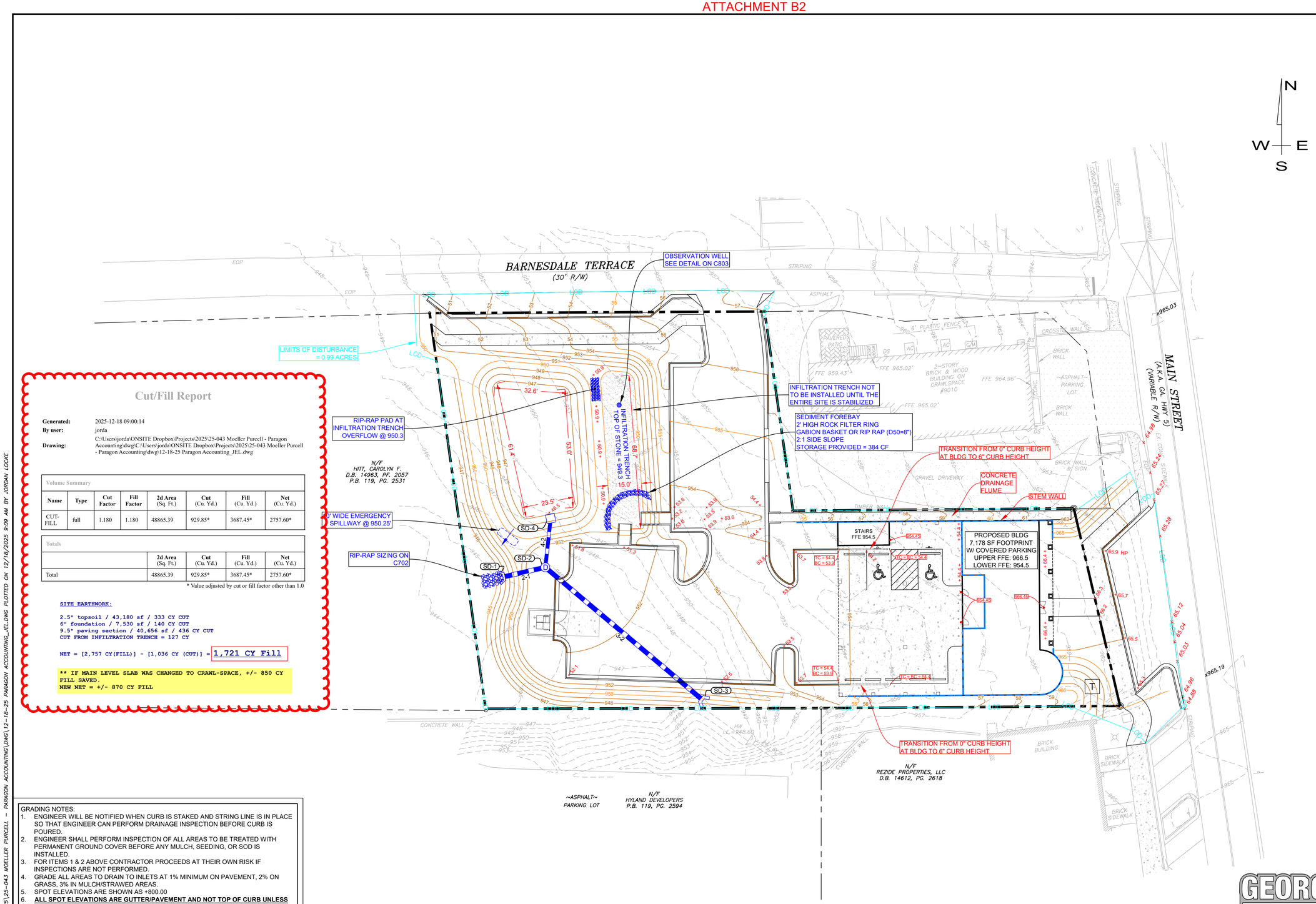
PARAGON ACCOUNTING
9026 MAIN ST +
105 BARNESDALE TERRACE
PIN: 15-1093-011 + 15-1093-0013
LL 1093 / 15TH DISTRICT
CITY OF WOODSTOCK
CHEROKEE COUNTY, GA

SITE PLAN

DATE: DECEMBER 16, 2025
PROJECT: 25-043

SHEET: C 401

C:\USERS\JORDA\ONSITE DROPBOX\PROJECTS\2025\25-043 MOELLER PURCELL - PARAGON ACCOUNTING\DWG\12-18-25 PARAGON ACCOUNTING_JEL.DWG PLOTTED ON 12/18/2025 9:09 AM BY JORDAN LOCKE



Cut/Fill Report

Generated: 2025-12-18 09:00:14
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Drawing: C:\Users\jorda\ONSITE Dropbox\Projects\2025\25-043 Moeller Purcell - Paragon Accounting\dwg\C:\Users\jorda\ONSITE Dropbox\Projects\2025\25-043 Moeller Purcell - Paragon Accounting\dwg\12-18-25 Paragon Accounting_JEL.dwg

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
CUT-FILL	full	1.180	1.180	48865.39	929.85*	3687.45*	2757.60*

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	48865.39	929.85*	3687.45*	2757.60*

* Value adjusted by cut or fill factor other than 1.0

SITE EARTHWORK:

2.5" topsoil / 43,180 sf / 333 CY CUT
6" foundation / 7,530 sf / 140 CY CUT
9.5" paving section / 40,656 sf / 436 CY CUT
CUT FROM INFILTRATION TRENCH = 127 CY

NET = [2,757 CY(FILL)] - [1,036 CY (CUT)] = **1,721 CY Fill**

** IF MAIN LEVEL SLAB WAS CHANGED TO CRAWL-SPACE, +/- 850 CY FILL SAVED.
NEW NET = +/- 870 CY FILL

GRADING NOTES:

1. ENGINEER WILL BE NOTIFIED WHEN CURB IS STAKED AND STRING LINE IS IN PLACE SO THAT ENGINEER CAN PERFORM DRAINAGE INSPECTION BEFORE CURB IS POURED.
2. ENGINEER SHALL PERFORM INSPECTION OF ALL AREAS TO BE TREATED WITH PERMANENT GROUND COVER BEFORE ANY MULCH, SEEDING, OR SOD IS INSTALLED.
3. FOR ITEMS 1 & 2 ABOVE CONTRACTOR PROCEEDS AT THEIR OWN RISK IF INSPECTIONS ARE NOT PERFORMED.
4. GRADE ALL AREAS TO DRAIN TO INLETS AT 1% MINIMUM ON PAVEMENT, 2% ON GRASS, 3% IN MULCH/STRAWED AREAS.
5. SPOT ELEVATIONS ARE SHOWN AS +800.00
6. **ALL SPOT ELEVATIONS ARE GUTTER/PAVEMENT AND NOT TOP OF CURB UNLESS NOTED**
7. FINISHED GRADE IN LANDSCAPED AREAS (TOP OF MULCH, ETC.) SHALL NOT BE LESS THAN 8" BELOW FINISHED FLOOR ELEVATION.
8. ALL PROPOSED CURB HEIGHT TO BE 6" UNLESS SPECIFICALLY NOTED.
9. ALL CURB TO BE 24" UNLESS OTHERWISE NOTED.
10. OWNERS REPRESENTATIVE OR CIVIL ENGINEER SHALL BE PRESENT AT PROOF ROLL OF SUB GRADE AND/OR GAB (IF APPLICABLE).
11. SIDEWALK AT ENTRY POINTS TO BUILDING SHALL BE 0.5" BELOW FFE MAX., TYP.

SURVEY NOTE:
EXISTING CONDITIONS BASED OF A GROUND RUN TOPOGRAPHIC SURVEY PREPARED BY PRISTINE LAND SERVICES, DATED 10-03-2025 . THE BASIS OF BEARING FOR THIS SURVEY IS NAD83. THE VERTICAL DATUM IS NAVD88. ONSITE CIVIL GROUP LLC TAKES NO LIABILITY FOR THE ACCURACY OF THIS SURVEY. CONTRACTORS AND SUB-CONTRACTORS A RESPONSIBLE FOR VERIFICATION OF FIELD CONDITIONS.

GEORGIA 811 Utilities Protection Center, Inc
Know what's below. Call before you dig.

24 HOUR CONTACT:
ROBERT FRENCH
904-608-7612

ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 501-340, MILTON, GA 30004
PHONE: 678-605-3347
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

THESE DRAWINGS ARE THE PROPERTY OF ONSITE CIVIL GROUP, LLC AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF ONSITE CIVIL GROUP, LLC.

GEORGIA REGISTERED No. PE005231 PROFESSIONAL ENGINEER JORDANE LOCKE
12-16-25

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 20 40 Feet

CLIENT:
MOELLER PURCELL
105825 OLD ALABAMA RD
CONNECTOR, SUITE 100
ALPHARETTA, GA 30022
CONTACT: ANDY NICHOLS
770-441-2060
ANDY@MOELLERPURCELL.COM

PARAGON ACCOUNTING
9026 MAIN ST +
105 BARNESDALE TERRACE
PIN: 15-1093-011 + 15-1093-0013
LL 1093 / 15TH DISTRICT
CITY OF WOODSTOCK
CHEROKEE COUNTY, GA

GRADING AND DRAINAGE PLAN

DATE: DECEMBER 16, 2025
PROJECT: 25-043

SHEET: C 501

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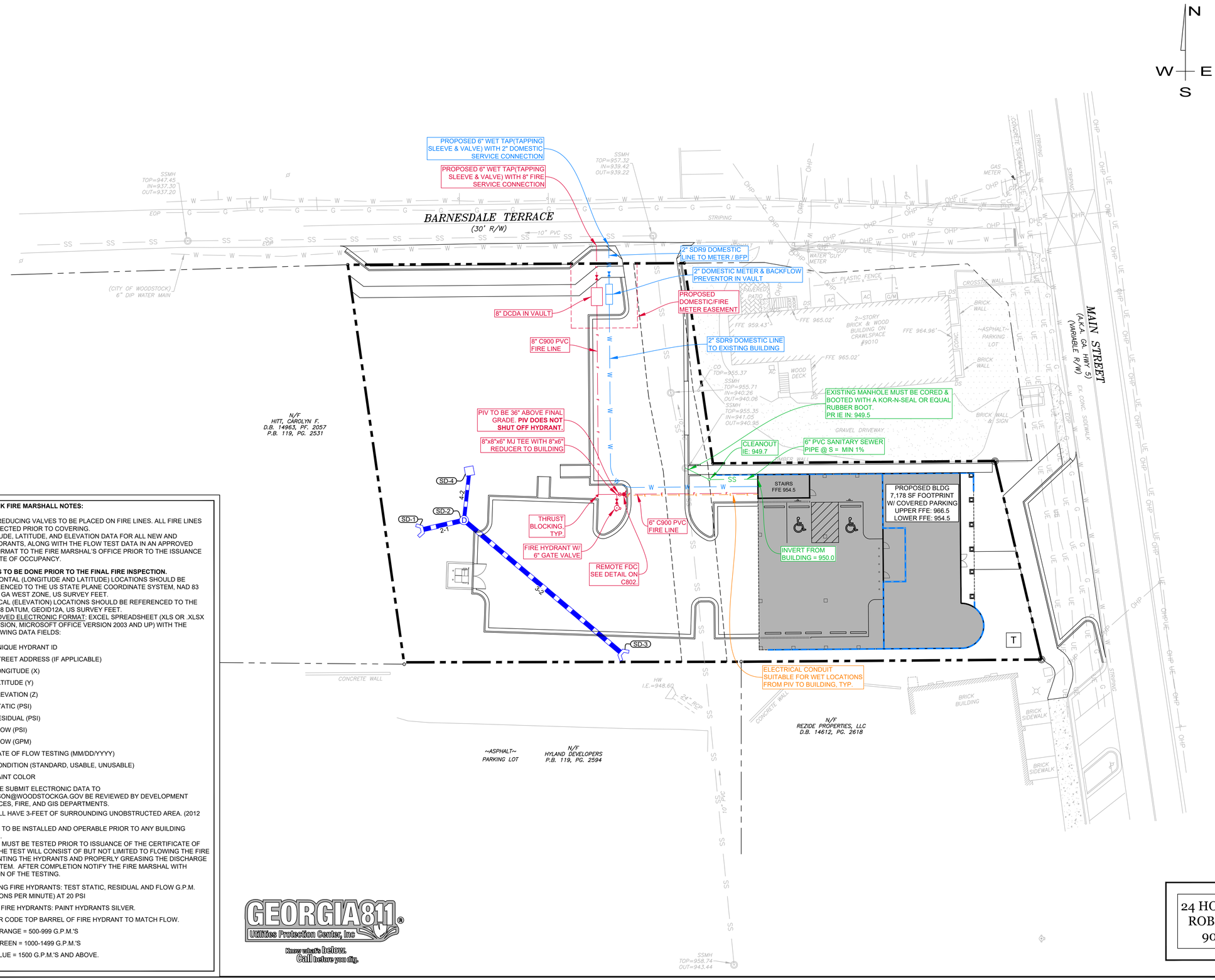

CITY OF WOODSTOCK FIRE MARSHALL NOTES:

1. NO PRESSURE REDUCING VALVES TO BE PLACED ON FIRE LINES. ALL FIRE LINES ARE TO BE INSPECTED PRIOR TO COVERING.
2. SUBMIT LONGITUDE, LATITUDE, AND ELEVATION DATA FOR ALL NEW AND RELOCATED HYDRANTS, ALONG WITH THE FLOW TEST DATA IN AN APPROVED ELECTRONIC FORMAT TO THE FIRE MARSHAL'S OFFICE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
   - **THIS IS TO BE DONE PRIOR TO THE FINAL FIRE INSPECTION.**
   - HORIZONTAL (LONGITUDE AND LATITUDE) LOCATIONS SHOULD BE REFERENCED TO THE US STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), GA WEST ZONE, US SURVEY FEET.
   - VERTICAL (ELEVATION) LOCATIONS SHOULD BE REFERENCED TO THE NAVD88 DATUM, GEOID12A, US SURVEY FEET.
   - APPROVED ELECTRONIC FORMAT: EXCEL SPREADSHEET (XLS OR .XLSX EXTENSION, MICROSOFT OFFICE VERSION 2003 AND UP) WITH THE FOLLOWING DATA FIELDS:
     - UNIQUE HYDRANT ID
     - STREET ADDRESS (IF APPLICABLE)
     - LONGITUDE (X)
     - LATITUDE (Y)
     - ELEVATION (Z)
     - STATIC (PSI)
     - RESIDUAL (PSI)
     - FLOW (PSI)
     - FLOW (GPM)
     - DATE OF FLOW TESTING (MM/DD/YYYY)
     - CONDITION (STANDARD, USABLE, UNUSABLE)
     - PAINT COLOR
   - PLEASE SUBMIT ELECTRONIC DATA TO BSTILSON@WOODSTOCKGA.GOV BE REVIEWED BY DEVELOPMENT SERVICES, FIRE, AND GIS DEPARTMENTS.
3. HYDRANTS SHALL HAVE 3-FEET OF SURROUNDING UNOBSTRUCTED AREA. (2012 IFC)
4. FIRE HYDRANTS TO BE INSTALLED AND OPERABLE PRIOR TO ANY BUILDING CONSTRUCTION.
5. FIRE HYDRANTS MUST BE TESTED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE TEST WILL CONSIST OF BUT NOT LIMITED TO FLOWING THE FIRE HYDRANTS, PAINTING THE HYDRANTS AND PROPERLY GREASING THE DISCHARGE OUTLETS AND STEM. AFTER COMPLETION NOTIFY THE FIRE MARSHAL WITH DOCUMENTATION OF THE TESTING.
   - TESTING FIRE HYDRANTS: TEST STATIC, RESIDUAL AND FLOW G.P.M. (GALLONS PER MINUTE) AT 20 PSI
   - PAINT FIRE HYDRANTS: PAINT HYDRANTS SILVER.
   - COLOR CODE TOP BARREL OF FIRE HYDRANT TO MATCH FLOW.
     - ORANGE = 500-999 G.P.M.'S
     - GREEN = 1000-1499 G.P.M.'S
     - BLUE = 1500 G.P.M.'S AND ABOVE.

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GEORGIA REGISTERED No. PE035231 PROFESSIONAL ENGINEER JORDANE LOCKE

12-16-25

REVISIONS

No.	DATE	DESCRIPTION
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0 20 40 Feet

CLIENT:
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105825 OLD ALABAMA RD
CONNECTOR, SUITE 100
ALPHARETTA, GA 30022
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PIN: 15-1093-011 + 15-1093-0013
LL 1093 / 15TH DISTRICT
CITY OF WOODSTOCK
CHEROKEE COUNTY, GA

UTILITY PLAN

DATE: DECEMBER 16, 2025

PROJECT: 25-043

SHEET: C 601

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AGENDA ITEM NO. 7.2

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	May 18, 2026
SUBMITTED BY:	Cameron Dunn, Community Development
ITEM TYPE:	Presentation and Discussion Items
AGENDA SECTION:	PUBLIC HEARING
SUBJECT:	**Consideration of Z#170-26: 125 Lorraine Parkway (Public Hearing & Vote)**
SUGGESTED ACTION:	Request for consideration of Z#170-26. Staff recommends approval with conditions of a Rezoning, Conditional Use Permit, and concurrent Variance requests to allow for the development of a 92,500 SF warehouse off of Olde Rope Mill Park Road and Lorraine Parkway.

ATTACHMENTS:

CC Memo Z#170-26.pdf
Attachment A.pdf
Attachment B.pdf

DATE: May 18, 2026

TO: Woodstock Planning Commission

FROM: Cameron Dunn, MPA, Planner II

SUBJECT: 125 Lorraine Parkway
Project No. Z#170-26

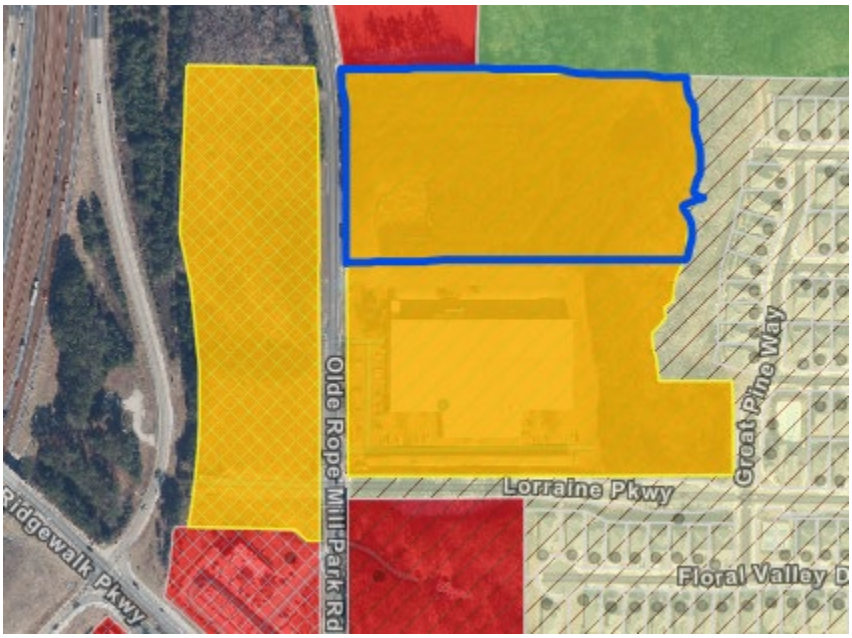
RECOMMENDATION

Staff recommends approval with conditions of a Rezoning, Conditional Use Permit, and and concurrent Variance requests to allow for the development of a 92,000 SF warehouse use off of Olde Rope Mill Park Road and Lorraine Parkway. This recommendation was affirmed by the Planning Commission at their May 7 meeting.

An adopting Ordinance and Resolution is provided as Attachment A.

EXECUTIVE SUMMARY

The Applicant, Parks Huff on behalf of Hickory Real Estate Partners, LLC, is requesting a Rezoning, Conditional Use Permit, and a concurrent Variance request to allow for an industrial warehouse development. The site, which includes tracts of land on both sides of Olde Rope Mill Park Road, totals 23.43 acres. The project development site, which is one tract on the northeastern corner of the parcel, is approximately 8.12 acres, outlined in blue on the image on the right.



PLANNING COMMISSION RECOMMENDATION

On May 7, 2026, the Planning Commission considered the proposed project. The link to the Planning Commission and agenda can be found online at: https://www.woodstockga.gov/your_government/meetings_agendas_and_minutes.php The Planning Commission agenda packet, which includes updated Public Input that was not included in the previous publication, is provided as Attachment B.

Planning staff provided an overview of the Applicant's request and the Development Process Committee recommendation and proposed conditions of approval. The Applicant provided a presentation regarding the proposed development, examples in surrounding communities, and interactions with adjacent residential homeowners. Planning Commission discussion revolved around the Applicant's effort to design the project in a way that separated the light industrial use from the surrounding residential uses.

Following discussion, the Planning Commission voted 6-0 to recommend approval of the rezoning, CUP, and Variance request with alterations to the conditions of approval, shown in italics below.

1) Prior to submittal of site plan application, the Applicant shall submit a subdivision plat with the City of Woodstock to parcel off the tract of land intended for development. This shall be recorded with Cherokee County Clerk of Court prior to LDP issuance.
2) Prior to submittal of site plan application, the applicant shall submit a full traffic impact study to the City for review and approval by the Development Process Committee. If traffic counts along Olde Rope Mill Park Road anticipate that infrastructure improvements are needed to accommodate the proposed use, then they will be reflected on any site planning documents submitted to the City.
3) Dumpsters shall not be located in any front yard or streetscape area and shall be screened if visible from the public right-of-way or property zoned for residential use.
4) Trash pickup shall be prohibited at the Project between the hours of 7:00 PM and 7:00 AM.
5) The Applicant shall install a ten-foot (10') wide multi-use path and landscaping consistent with the existing multi-use path and landscaping on the east side of Olde Rope Mill Park Road and north of the property. The new multi-use path shall be located within the right-of-way, adjacent to the 8.2-acre parcel where the Project is proposed.
6) Exterior lighting, constructed as part of the project, shall emit 0.0 footcandles of light, beginning at a point seventy-five (75') from the Eastern boundary line of the property, and less than 0.5 footcandles of light at all other boundary lines of the property.

7) Lighting located in the parking areas shall be LED full cut off fixtures and shall not exceed thirty feet (30') in height. Any decorative lighting fixtures shall complement the architectural design of the structure.
8) All pole-mounted outdoor lighting adjacent to adjacent residential property shall utilize scheduled dimmers and motion detectors to minimize light usage after regular business hours.
9) Seventy-five feet (75') of existing tree canopy shall remain as an undisturbed buffer on the eastern boundary line (the "Eastern Buffer"). If any of the Eastern Buffer has to be disturbed to accommodate construction, it shall be replanted in accordance with the City of Woodstock buffer requirements to establish a consistent visual screen at time of maturity.
10) The building shall be placed a minimum of two-hundred feet (200') from the eastern property line.
11) The Applicant shall install a forty-five (45') landscape strip in the front yard of the project. This landscape strip shall include willow oak plantings 40' on center, spaced to match the spacing of the KIA dealership to the north. The landscape strip shall begin at the back of the curb of Olde Rope Mill Park Road.
12) Owner shall erect and maintain in a conspicuous location at the driveway where trucks exit the Property to access the public right of way, an oversized traffic safety sign providing that no trucks exiting the Property may turn right to proceed north on Olde Rope Mill Park Road. The sign shall be MUTCD compliant. The final traffic safety verbiage shall be approved by the City of Woodstock City Engineer prior to erection and shall be installed prior to any certificate of occupancy being issued. This required signage shall not count toward the available allowance of signage authorized by the City of Woodstock sign code and/or the Land Development Code. The location of the signage shall be confirmed at site plan review.
13) Owner shall erect and maintain in a conspicuous location at the corner of Olde Rope Mill Park Road and Lorraine Parkway, an oversized traffic safety sign providing that no trucks exiting the Property may proceed east on Lorraine Parkway. The sign shall be MUTCD compliant. The final traffic safety verbiage shall be approved by the City of Woodstock City Engineer. prior to erection and shall be installed prior to any certificate of occupancy being issued. This required signage shall not count toward the available allowance of signage authorized by the City of Woodstock sign code and/or the Land Development Code. The location of the signage shall be confirmed at site plan review.
14) Truck traffic will not be permitted through the southern entrance to the Project, or the fire/life safety access road on the east side of the proposed building. This condition will be enforced with clear and conspicuous signage at the southern entrance to the property and both entrances to the fire/ life safety road. The fire

access/life safety road shall be signed at both entrances to disallow parking or loading.

15) The following uses shall not be permitted as a part of the project:

- Adult Video/Novelty Shop
- Agricultural Business-Cooperation
- Amusement Park
- Assembly Hall, Auditorium, Civic Center
- Automotive Repair Facility - Major
- Automotive Repair Facility - Minor
- Automotive/Truck - Sales, Service, Parts, Rental
- Automotive/Truck - Salvage, Scrap Parts
- Bank, Financial Institution
- Bar/Tavern
- Billiard Parlor
- Bed and Breakfast Inn
- Boat Sales/Service/Repair
- Bodywork Therapy
- Bottled Gas/Storage/Distribution Center
- Bottling Plant
- Broadcast Station - With antenna
- Car Wash
- CBD & Tobacco Specialty Store
- Cemetery
- Cesspool Builder - Service
- Check Cashing/Title Pawn/Bail Bond
- Child/Day Care Center
- Church, Place of Worship
- Communication, Cellular, Microwave Tower
- Concrete/Paving - Batch Plant
- Consumer Fireworks Retail Sales Facility - Permanent
- Consumer Fireworks Retail Stands - Temporary
- Contractor Equipment/Material Storage
- Cryptocurrency Mining Operation
- Curio/Souvenir Shop
- Drive-In Theater
- Data Center
- Electric Substation
- Family Care Facility
- Funeral Home to include crematory use
- Gas/Fuel Station
- Go-Cart/Motorbike Track
- Golf Facility – Public or Private
- Gravel, Mineral Excavation and Processing
- Group Care Facility
- Hotel
- Innovator Space
- Instructional Studios
- Junk, Salvage Yard
- Kennel – Commercial

- Liquor, Package Store
- Meat Processing Facility
- Mobile Home Sales
- Museum
- Pawn Shop/Precious Metal, Gem Dealer
- Petroleum Products – Storage
- Produce Stand
- Recreational Vehicle – Sales, Service, Parts, Rental
- Restaurant – Fast Casual/Full Service
- Restaurant – With Drive-Thru
- Retail Store
- Sawmill, Lumberyard
- Schools – Private
- Self-Storage, Mini Warehouse
- Sexually Oriented Businesses
- Spa Establishment
- Storage Yard
- Tattoo Parlor/Body Piercing
- Tire Sales/Repair Shop
- Truck Terminal
- Waste Transfer Station

16) There shall be no portion of the subject property utilized for outside storage of junk vehicles, boats, recreational vehicles, vehicle sales, vehicle service or vehicle detailing. The storage of trash, junk, or refuse on the property (outside of approved Dumpster Enclosures) is prohibited.
17) The project shall adhere to the Light Industrial standards for Maximum Noise Level Limits as defined in Sec. 30-43 of the City of Woodstock Code of Ordinances.
18) The owner of the building, regardless of the building's occupancy status, shall be responsible for:
    - Maintaining cleanliness of the entire site by removing any trash, rubbish, or other debris from the premises;
    - Maintaining landscaping and replacing dead or damaged plants;
    - Repair or replace building elements that are damaged, dilapidated, or in disrepair
19) The proposed building will be constructed with 'bump-outs' on either end of the truck court to attenuate any noise leaving the loading area of the building. The bump outs should conceal trucks at the docks from an eastern viewshed, either by extending the eastern bump out to 53' in length or installing a sound barrier.
20) Overnight truck idling (7:00 PM to 7:00 AM) will not be permitted.
21) No trucks shall be allowed to arrive or deliveries shall occur from the hours of 10:00 PM to 6:00 AM.
22) Exterior building elevations shall be substantially similar to 'Exhibit C' attached hereto. The finished materials along elevations shall be a textured concrete and not a textured paint finish. Final elevations shall be subject to the review and approval of the Development Process Committee.
23) The building shall be subdivided into a minimum of four tenant spaces. The building shall not be occupied by a single tenant. Any changes to this Condition of Approval shall be subject to the approval of the Development Process Committee.
24) No outdoor speakers shall be permitted on site.
25) No maintenance on vehicles or equipment shall be permitted outside of the building, excepting emergency repairs performed to continue operations.

ATTACHMENTS

Attachment A: Proposed Ordinance
Attachment B: Planning Commission Agenda Packet

CITY OF WOODSTOCK, GEORGIA
ORDINANCE NO. 2026-_____

(Project No. Z#170-26—125 Lorraine Parkway)

REZONING property consisting of Tax Map and Parcels 15N10 015 located in Land Lots 804 and 805 of the 15th District, 2nd Section, Cherokee County, Georgia, totaling ± 23.43 acres, located on Olde Rope Mill Park Road in Woodstock, Georgia, 30188, from GC (General Commercial) with Technology Park and Ridgewalk Overlays to LI (Light Industrial) with Technology Park and Ridgewalk Overlays. This rezoning request would be granted concurrent with a Conditional Use Permit to allow for a Warehouse-Distribution use.

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 Assembly; and

WHEREAS, the City of Woodstock, Georgia, has the legislative power to adopt clearly reasonable ordinances, resolutions, or regulation 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 thereto; 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, the application for entitlement is and has been accessible to members of the public who are, or may be, affected by it, 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 but not more than forty-five (45) days prior to the public hearing date; and

WHEREAS, in accordance with Section 11.215 of the Land Development Ordinance of the City of Woodstock, Georgia, the government authority of the City of Woodstock has read and evaluated the proposed Rezoning Standards using the following criteria:

a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
b) Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby property;
c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;
e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and
f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

WHEREAS, in accordance with Section 7.503 of Land Development Ordinance of the City of Woodstock, Georgia, the government authority of the City of Woodstock has read and evaluated the proposed Conditional Use Permit requests using the following criteria:

a) Whether or not there will be a significant adverse effect on the surrounding area in which the proposed use will be located.
b) Whether or not the use is otherwise compatible with the surrounding area.
c) Whether or not the proposed use 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 property values of surrounding property will be adversely affected.
f) Whether or not adequate provision are made for parking and traffic considerations.
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 purposes, intent and goals of the Comprehensive town Plan.
i) Whether or not adequate provisions 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 transition 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 et forth in this chapter 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 rezoning and conditional use permit request as set forth herein would be in the best interest of the property owners of the area and the citizens of Woodstock, Georgia; and

WHEREAS, The Mayor and Council of the City of Woodstock hereby grant concurrent Variances to the property as more particularly described in Resolution No. 2026-___

WHEREAS, the Mayor and Council of the City of Woodstock have heard and considered this request as a part of a noticed public hearing on May 18, 2026

NOW THEREFORE, BE IT RESOLVED AND ORDAINED by the Mayor and Council of the City of Woodstock, Georgia that the aforesaid rezoning request 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 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 is hereby designated as zoning designation LI (Light Industrial) with the Ridgewalk and Technology Park Overlay District Designations and is granted a Conditional Use Permit to allow for a Warehouse-Distribution use. Said rezoning is defined and regulated by the City of Woodstock Land Development Ordinance and is subject to the conditions of zoning set forth of “Exhibit B” attached hereto and made a part hereof by reference.

Date of Public Hearing: May 18, 2026

Advertisement: Cherokee Tribune, April 16, 2026

APPROVED, ADOPTED, AND ENACTED this 18th day of May 2026.

_____
Michael Caldwell, Mayor
City of Woodstock, Georgia

(Municipal Seal)

_____
Robyn Adams, City Clerk
City of Woodstock, Georgia

_____
REVIEWED FOR LEGAL CONTENT
City Attorney

EXHIBIT A
PROPERTY DESCRIPTION

125 Lorraine Parkway

PORTION OF PROPERTY TO BE ZONED LI WITH TECHNOLOGY PARK OVERLAY

TRACT ONE

All that tract or parcel of land lying and being in Land Lots 804 & 805 of the 15th District, City of Woodstock, Cherokee County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2'' rebar found on the eastern right-of-way line of Olde Rope Mill Park Road (right-of-way varies), THENCE leaving said right-of-way line South 88 degrees 59 minutes 00 seconds East a distance of 335.95 feet to a US Army Corps of Engineers Monument Found (USACE); THENCE South 88 degrees 53 minutes 49 seconds East a distance of 275.80 feet to a USACE; THENCE South 88 degrees 53 minutes 49 seconds East a distance of 144.65 feet to a 1/2'' rebar set w/cap known as Reference A; THENCE South 88 degrees 53 minutes 49 seconds East a distance of 20.00 feet to the Centerline of Creek, said Centerline being the property line; THENCE proceeding along said Centerline 531 feet southerly; THENCE leaving said Centerline South 89 degrees 42 minutes 41 seconds West a distance of 20.00 feet to a 1/2'' rebar set w/cap known as Reference B(the tie-line between Reference A and Reference B is South 03 degrees 25 minutes 25 seconds East a distance of 435.29 feet); THENCE South 89 degrees 42 minutes 41 seconds West a distance of 771.13 feet to a 1/2'' rebar set w/cap on the eastern right-of-way line of Olde Rope Mill Park Road; THENCE proceeding along said right-of-way the following courses and distances: North 00 degrees 17 minutes 19 seconds West a distance of 285.24 feet to a right-of-way monument found; THENCE along a curve to the left with a radius of 1530.00 feet and an arc length of 167.59 feet, said curve having a chord bearing of North 03 degrees 19 minutes 26 seconds West and a chord distance of 167.50 feet to a 1/2'' rebar found, said rebar being the **TRUE POINT OF BEGINNING.**

Said tract contains 357,196+/- square feet or 8.200+/- acres.

The above-described property is shown on a Boundary Survey for Olde Rope Mill Park Road as Tract 1 prepared by Travis Pruitt & Associates, Inc., dated 3/5/2026. (FN: 175-D-146)

TRACT TWO

All that tract or parcel of land lying and being in Land Lots 804 & 805 of the 15th District, City of Woodstock, Cherokee County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2'' rebar found on the eastern right-of-way line of Olde Rope Mill Park Road (right-of-way varies); THENCE proceeding along said right-of-way the following courses and distances: along a curve to the right with a radius of 1530.00 feet

and an arc length of 167.59 feet, said curve having a chord bearing of South 03 degrees 19 minutes 26 seconds East and a chord distance of 167.50 feet to a right-of-way monument found; THENCE South 00 degrees 17 minutes 19 seconds East a distance of 285.24 feet to a 1/2'' rebar set w/cap, said rebar being the **TRUE POINT OF BEGINNING.**

THENCE from said **TRUE POINT OF BEGINNING** and leaving said right-of-way down a proposed line North 89 degrees 42 minutes 41 seconds East a distance of 771.13 feet to a 1/2'' rebar set known as Reference B; THENCE North 89 degrees 42 minutes 41 seconds East a distance of 20.00 feet to the Centerline of Creek, said Centerline being the property line; THENCE proceeding along said Centerline 345 feet southerly; THENCE leaving said Centerline of Creek South 90 degrees 00 minutes 00 seconds East a distance of 20.00 feet to a 1/2'' rebar set w/cap known as Reference C(the tie-line between Reference B and Reference C is South 05 degrees 02 minutes 59 seconds West a distance of 272.84 feet); THENCE North 90 degrees 00 minutes 00 seconds East a distance of 149.91 feet to a 1/2'' rebar set w/cap; THENCE South 00 degrees 05 minutes 40 seconds West a distance of 217.91 feet to a 1/2'' rebar set w/cap on the northern right-of-way line of Lorraine Parkway (Private); THENCE proceeding along said right-of-way South 89 degrees 59 minutes 41 seconds West a distance of 894.21 feet to a nail set on the eastern right-of-way of Olde Rope Mill Park Road; THENCE proceeding along said right-of-way North 00 degrees 17 minutes 19 seconds West a distance of 485.89 feet to a 1/2'' rebar set w/cap, said rebar being the **TRUE POINT OF BEGINNING.**

Said tract contains 393,766+/- square feet or 9.040+/- acres.

The above-described property is shown on a Boundary Survey for Olde Rope Mill Park Road as Tract 2 prepared by Travis Pruitt & Associates, Inc., dated 3/5/2026. (FN: 175-D-146)

PORTION OF PROPERTY TO BE ZONED LI WITH RIDGEWALK OVERLAY

TRACT THREE

All that tract or parcel of land lying and being in Land Lot 804 of the 15th District, City of Woodstock, Cherokee County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2'' rebar found on the eastern right-of-way line of Olde Rope Mill Park Road (right-of-way varies); THENCE leaving said eastern line North 88 degrees 59 minutes 00 seconds West a distance of 60.00 feet to a 1/2'' rebar set w/cap on the western right-of-way line of Olde Rope Mill Park Road, said rebar being the **TRUE POINT OF BEGINNING.**

THENCE proceeding along said right-of-way from said **TRUE POINT OF BEGINNING** along a curve to the right with a radius of 1470.00 feet and an arc length of 168.88 feet, said curve having a chord bearing of South 03 degrees 21 minutes 21 seconds East and a chord distance of 168.79 feet to a right-of-way monument found; THENCE South

00 degrees 12 minutes 46 seconds East a distance of 638.33 feet to a 1/2'' rebar found; THENCE South 34 degrees 25 minutes 56 seconds West a distance of 67.41 feet to a 5/8'' rebar found w/Lecraw LSF 1160 Cap; THENCE South 00 degrees 01 minutes 43 seconds West a distance of 20.01 feet to a 5/8'' rebar found; THENCE North 88 degrees 48 minutes 33 seconds East a distance of 37.77 feet to a right-of-way monument found; THENCE South 00 degrees 18 minutes 50 seconds East a distance of 206.42 feet to a 1/2'' rebar found; THENCE leaving said right-of-way North 88 degrees 35 minutes 31 seconds West a distance of 38.78 feet to a 1/2'' rebar found; THENCE North 48 degrees 18 minutes 38 seconds West a distance of 38.31 feet to a 5/8'' rebar found; THENCE North 88 degrees 41 minutes 28 seconds West a distance of 274.61 feet to a 1/2'' rebar found on the eastern right-of-way line of I-575 Express Ramp "B" (restricted access); THENCE proceeding along said right-of-way line along a curve to the left with a radius of 570.00 feet and an arc length of 405.46 feet, said curve having a chord bearing of North 04 degrees 58 minutes 37 seconds East and a chord distance of 396.97 feet to a right-of-way monument found; THENCE North 15 degrees 29 minutes 53 seconds West a distance of 63.77 feet to a right-of-way monument found; THENCE leaving said right-of-way line North 03 degrees 20 minutes 43 seconds East a distance of 548.79 feet to a 1/2'' rebar set w/cap; THENCE North 03 degrees 05 minutes 38 seconds East a distance of 55.55 feet to a 1/2'' rebar set w/cap; THENCE South 88 degrees 59 minutes 00 seconds East a distance of 276.52 feet to a 1/2'' rebar set w/cap, said rebar being the **TRUE POINT OF BEGINNING.**

Said tract contains 321,084 square feet or 7.371 acres.

The above-described property is shown on a Boundary Survey for Olde Rope Mill Park Road as Tract 3 prepared by Travis Pruitt & Associates, Inc., dated 3/5/2026. (FN: 175-D-146)

EXHIBIT B

CONDITIONS OF ZONING

(Project No. Z#170-26: 125 Lorraine Parkway)

The following entitlements are granted by the adoption of this Ordinance:

1) Approval of rezoning of parcel 15N10015 from General Commercial with Ridgewalk and Technology Park Overlay to Light Industrial with Ridgewalk and Technology Park Overlay.
2) Granting of a Conditional Use Permit to allow for a Warehouse-Distribution use in the Light Industrial zone.

Pursuant to the following Conditions of Approval:

1) Prior to submittal of site plan application, the Applicant shall submit a subdivision plat with the City of Woodstock to parcel off the tract of land intended for development. This shall be recorded with Cherokee County Clerk of Court prior to LDP issuance.
2) Prior to submittal of site plan application, the applicant shall submit a full traffic impact study to the City for review and approval by the Development Process Committee. If traffic counts along Olde Rope Mill Park Road anticipate that infrastructure improvements are needed to accommodate the proposed use, then they will be reflected on any site planning documents submitted to the City.
3) Dumpsters shall not be located in any front yard or streetscape area and shall be screened if visible from the public right-of-way or property zoned for residential use.
4) Trash pickup shall be prohibited at the Project between the hours of 7:00 PM and 7:00 AM.
5) The Applicant shall install a ten-foot (10') wide multi-use path and landscaping consistent with the existing multi-use path and landscaping on the east side of Olde Rope Mill Park Road and north of the property. The new multi-use path shall be located within the right-of-way, adjacent to the 8.2-acre parcel where the Project is proposed.
6) Exterior lighting, constructed as part of the project, shall emit 0.0 footcandles of light, beginning at a point seventy-five (75') from the Eastern boundary line of the property, and less than 0.5 footcandles of light at all other boundary lines of the property.
7) Lighting located in the parking areas shall be LED full cut off fixtures and shall not exceed thirty feet (30') in height. Any decorative lighting fixtures shall complement the architectural design of the structure.

8) All pole-mounted outdoor lighting adjacent to adjacent residential property shall utilize scheduled dimmers and motion detectors to minimize light usage after regular business hours.
9) Seventy-five feet (75') of existing tree canopy shall remain as an undisturbed buffer on the eastern boundary line (the "Eastern Buffer"). If any of the Eastern Buffer has to be disturbed to accommodate construction, it shall be replanted in accordance with the City of Woodstock buffer requirements to establish a consistent visual screen at time of maturity.
10) The building shall be placed a minimum of two-hundred feet (200') from the eastern property line.
11) The Applicant shall install a forty-five (45') landscape strip in the front yard of the project. This landscape strip shall include willow oak plantings 40' on center, spaced to match the spacing of the KIA dealership to the north. The landscape strip shall begin at the back of the curb of Olde Rope Mill Park Road.
12) Owner shall erect and maintain in a conspicuous location at the driveway where trucks exit the Property to access the public right of way, an oversized traffic safety sign providing that no trucks exiting the Property may turn right to proceed north on Olde Rope Mill Park Road. The sign shall be MUTCD compliant. The final traffic safety verbiage shall be approved by the City of Woodstock City Engineer prior to erection and shall be installed prior to any certificate of occupancy being issued. This required signage shall not count toward the available allowance of signage authorized by the City of Woodstock sign code and/or the Land Development Code. The location of the signage shall be confirmed at site plan review.
13) Owner shall erect and maintain in a conspicuous location at the corner of Olde Rope Mill Park Road and Lorraine Parkway, an oversized traffic safety sign providing that no trucks exiting the Property may proceed east on Lorraine Parkway. The sign shall be MUTCD compliant. The final traffic safety verbiage shall be approved by the City of Woodstock City Engineer. prior to erection and shall be installed prior to any certificate of occupancy being issued. This required signage shall not count toward the available allowance of signage authorized by the City of Woodstock sign code and/or the Land Development Code. The location of the signage shall be confirmed at site plan review.
14) Truck traffic will not be permitted through the southern entrance to the Project, or the fire/life safety access road on the east side of the proposed building. This condition will be enforced with clear and conspicuous signage at the southern entrance to the property and both entrances to the fire/ life safety road. The fire access/life safety road shall be signed at both entrances to disallow parking or loading.

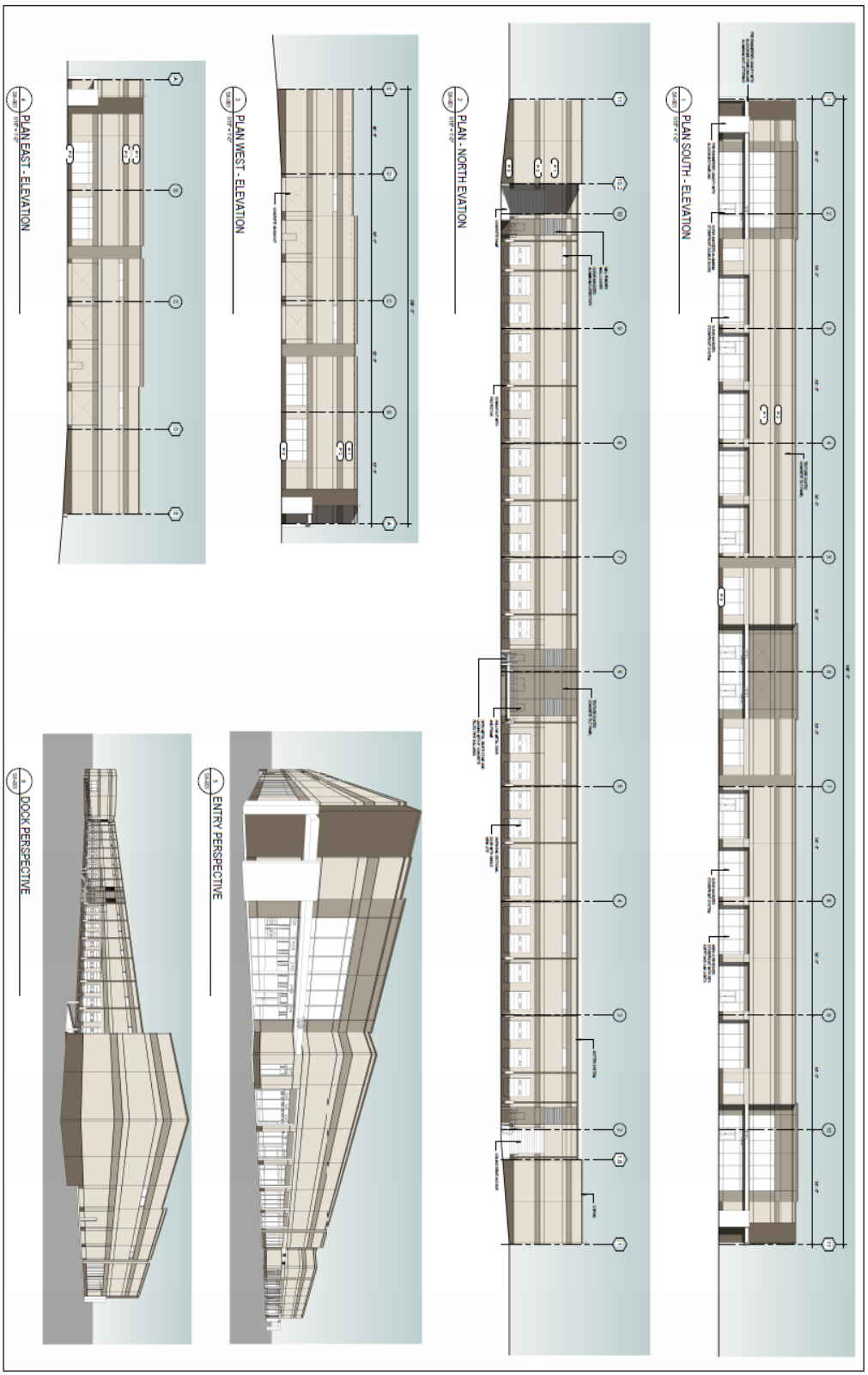
15) The following uses shall not be permitted as a part of the project:

- Adult Video/Novelty Shop
- Agricultural Business-Cooperation
- Amusement Park
- Assembly Hall, Auditorium, Civic Center
- Automotive Repair Facility - Major
- Automotive Repair Facility - Minor
- Automotive/Truck - Sales, Service, Parts, Rental
- Automotive/Truck - Salvage, Scrap Parts
- Bank, Financial Institution
- Bar/Tavern
- Billiard Parlor
- Bed and Breakfast Inn
- Boat Sales/Service/Repair
- Bodywork Therapy
- Bottled Gas/Storage/Distribution Center
- Bottling Plant
- Broadcast Station - With antenna
- Car Wash
- CBD & Tobacco Specialty Store
- Cemetery
- Cesspool Builder - Service
- Check Cashing/Title Pawn/Bail Bond
- Child/Day Care Center
- Church, Place of Worship
- Communication, Cellular, Microwave Tower
- Concrete/Paving - Batch Plant
- Consumer Fireworks Retail Sales Facility - Permanent
- Consumer Fireworks Retail Stands - Temporary
- Contractor Equipment/Material Storage
- Cryptocurrency Mining Operation
- Curio/Souvenir Shop
- Drive-In Theater
- Data Center
- Electric Substation
- Family Care Facility
- Funeral Home to include crematory use
- Gas/Fuel Station
- Go-Cart/Motorbike Track
- Golf Facility – Public or Private
- Gravel, Mineral Excavation and Processing
- Group Care Facility
- Hotel
- Innovator Space
- Instructional Studios
- Junk, Salvage Yard
- Kennel – Commercial
- Liquor, Package Store
- Meat Processing Facility
- Mobile Home Sales
- Museum
- Pawn Shop/Precious Metal, Gem Dealer

- Petroleum Products – Storage
- Produce Stand
- Recreational Vehicle – Sales, Service, Parts, Rental
- Restaurant – Fast Casual/Full Service
- Restaurant – With Drive-Thru
- Retail Store
- Sawmill, Lumberyard
- Schools – Private
- Self-Storage, Mini Warehouse
- Sexually Oriented Businesses
- Spa Establishment
- Storage Yard
- Tattoo Parlor/Body Piercing
- Tire Sales/Repair Shop
- Truck Terminal
- Waste Transfer Station

16) There shall be no portion of the subject property utilized for outside storage of junk vehicles, boats, recreational vehicles, vehicle sales, vehicle service or vehicle detailing. The storage of trash, junk, or refuse on the property (outside of approved Dumpster Enclosures) is prohibited.
17) The project shall adhere to the Light Industrial standards for Maximum Noise Level Limits as defined in Sec. 30-43 of the City of Woodstock Code of Ordinances.
18) The owner of the building, regardless of the building's occupancy status, shall be responsible for:
    - Maintaining cleanliness of the entire site by removing any trash, rubbish, or other debris from the premises;
    - Maintaining landscaping and replacing dead or damaged plants;
    - Repair or replace building elements that are damaged, dilapidated, or in disrepair
19) The proposed building will be constructed with 'bump-outs' on either end of the truck court to attenuate any noise leaving the loading area of the building. The bump outs should conceal trucks at the docks from an eastern viewshed, either by extending the eastern bump out to 53' in length or installing a sound barrier.
20) Overnight truck idling (7:00 PM to 7:00 AM) will not be permitted.
21) No trucks shall be allowed to arrive or deliveries shall occur from the hours of 10:00 PM to 6:00 AM.
22) Exterior building elevations shall be substantially similar to 'Exhibit C' attached hereto. The finished materials along elevations shall be a textured concrete and not a textured paint finish. Final elevations shall be subject to the review and approval of the Development Process Committee.
23) The building shall be subdivided into a minimum of four tenant spaces. The building shall not be occupied by a single tenant. Any changes to this Condition of Approval shall be subject to the approval of the Development Process Committee.
24) No outdoor speakers shall be permitted on site.
25) No maintenance on vehicles or equipment shall be permitted outside of the building, excepting emergency repairs performed to continue operations.

EXHIBIT C
EXTERIOR BUILDING ELEVATIONS



CITY OF WOODSTOCK, GEORGIA
RESOLUTION NO. 2026-___

GRANTING OF CONCURRENT VARIANCE AT 125 LORRAINE PARKWAY
CASE Z#170-26

WHEREAS, the City of Woodstock 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 Assembly; and

WHEREAS, the City of Woodstock has the legislative power to adopt clearly reasonable ordinances, resolution, or regulation 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 thereto; and

WHEREAS, in accordance with Section 11.216 of the Land Development Ordinance of the City of Woodstock, Georgia, the government authority of the City of Woodstock has read and evaluated the proposed concurrent Variance requests using the following criteria:

a) That the special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity; and
b) That the granting of the application is necessary or the preservation and enjoyment of a property right and not merely to serve as a convenience to the Applicant; and
c) That the condition from which relief or a variance is sought did not result from willful action by the Applicant; and
d) That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of the City.

WHEREAS, the Mayor and Council of the City of Woodstock have determined, using the criteria above, that development cannot occur in accordance with the provisions of the Land Development Ordinance; and

WHEREAS, the Mayor and Council of the City of Woodstock have heard and considered this request as part of a noticed public hearing on May 18, 2026,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Woodstock, Georgia that the property at 125 Lorraine Parkway shall be granted concurrent Variances to the following Land Development Ordinance provisions:

1. Variance is granted to LDO Section 7.890.5 to allow for an exterior material other than brick within the Technology Park Overlay.

NOW THEREFORE, BE IT RESOLVED AND ORDAINED by 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 is hereby granted the Variances requested concurrent to the rezoning and conditional use permits granted under project Z#170-26 and more particularly described in Ordinance No. 2026-___.

Adopted this 18th day of May, 2026.

_____
Michael Caldwell, Mayor

ATTEST

_____
Robyn Adams, City Clerk

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF
Olde Rope Tract 1

All that tract or parcel of land lying and being in Land Lots 804 & 805 of the 15th District, City of Woodstock, Cherokee County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2'' rebar found on the eastern right-of-way line of Olde Rope Mill Park Road (right-of-way varies), THENCE leaving said right-of-way line South 88 degrees 59 minutes 00 seconds East a distance of 335.95 feet to a US Army Corps of Engineers Monument Found (USACE); THENCE South 88 degrees 53 minutes 49 seconds East a distance of 275.80 feet to a USACE; THENCE South 88 degrees 53 minutes 49 seconds East a distance of 144.65 feet to a 1/2'' rebar set w/cap known as Reference A; THENCE South 88 degrees 53 minutes 49 seconds East a distance of 20.00 feet to the Centerline of Creek, said Centerline being the property line; THENCE proceeding along said Centerline 531 feet southerly; THENCE leaving said Centerline South 89 degrees 42 minutes 41 seconds West a distance of 20.00 feet to a 1/2'' rebar set w/cap known as Reference B(the tie-line between Reference A and Reference B is South 03 degrees 25 minutes 25 seconds East a distance of 435.29 feet); THENCE South 89 degrees 42 minutes 41 seconds West a distance of 771.13 feet to a 1/2'' rebar set w/cap on the eastern right-of-way line of Olde Rope Mill Park Road; THENCE proceeding along said right-of-way the following courses and distances: North 00 degrees 17 minutes 19 seconds West a distance of 285.24 feet to a right-of-way monument found; THENCE along a curve to the left with a radius of 1530.00 feet and an arc length of 167.59 feet, said curve having a chord bearing of North 03 degrees 19 minutes 26 seconds West and a chord distance of 167.50 feet to a 1/2'' rebar found, said rebar being the **TRUE POINT OF BEGINNING.**

Said tract contains 357,196+/- square feet or 8.200+/- acres.

The above-described property is shown on a Boundary Survey for Olde Rope Mill Park Road as Tract 1 prepared by Travis Pruitt & Associates, Inc., dated 3/5/2026. (FN: 175-D-146)

DESCRIPTION OF
Olde Rope Tract 2

All that tract or parcel of land lying and being in Land Lots 804 & 805 of the 15th District, City of Woodstock, Cherokee County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2'' rebar found on the eastern right-of-way line of Olde Rope Mill Park Road (right-of-way varies); THENCE proceeding along said right-of-way the following courses and distances: along a curve to the right with a radius of 1530.00 feet and an arc length of 167.59 feet, said curve having a chord bearing of South 03 degrees 19 minutes 26 seconds East and a chord distance of 167.50 feet to a right-of-way monument found; THENCE South 00 degrees 17 minutes 19 seconds East a distance of 285.24 feet to a 1/2'' rebar set w/cap, said rebar being the **TRUE POINT OF BEGINNING.**

THENCE from said **TRUE POINT OF BEGINNING** and leaving said right-of-way down a proposed line North 89 degrees 42 minutes 41 seconds East a distance of 771.13 feet to a 1/2'' rebar set known as Reference B; THENCE North 89 degrees 42 minutes 41 seconds East a distance of 20.00 feet to the Centerline of Creek, said Centerline being the property line; THENCE proceeding along said Centerline 345 feet southerly; THENCE leaving said Centerline of Creek South 90 degrees 00 minutes 00 seconds East a distance of 20.00 feet to a 1/2'' rebar set w/cap known as Reference C(the tie-line between Reference B and Reference C is South 05 degrees 02 minutes 59 seconds West a distance of 272.84 feet); THENCE North 90 degrees 00 minutes 00 seconds East a distance of 149.91 feet to a 1/2'' rebar set w/cap; THENCE South 00 degrees 05 minutes 40 seconds West a distance of 217.91 feet to a 1/2'' rebar set w/cap on the northern right-of-way line of Lorraine Parkway (Private); THENCE proceeding along said right-of-way South 89 degrees 59 minutes 41 seconds West a distance of 894.21 feet to a nail set on the eastern right-of-way of Olde Rope Mill Park Road; THENCE proceeding along said right-of-way North 00 degrees 17 minutes 19 seconds West a distance of 485.89 feet to a 1/2'' rebar set w/cap, said rebar being the **TRUE POINT OF BEGINNING.**

Said tract contains 393,766+/- square feet or 9.040+/- acres.

The above-described property is shown on a Boundary Survey for Olde Rope Mill Park Road as Tract 2 prepared by Travis Pruitt & Associates, Inc., dated 3/5/2026. (FN: 175-D-146)

Area to be Rezoned LI with Ridgewalk Overlay

DESCRIPTION OF

Olde Rope Tract 3

All that tract or parcel of land lying and being in Land Lot 804 of the 15th District, City of Woodstock, Cherokee County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2'' rebar found on the eastern right-of-way line of Olde Rope Mill Park Road (right-of-way varies); THENCE leaving said eastern line North 88 degrees 59 minutes 00 seconds West a distance of 60.00 feet to a 1/2'' rebar set w/cap on the western right-of-way line of Olde Rope Mill Park Road, said rebar being the TRUE POINT OF BEGINNING.

THENCE proceeding along said right-of-way from said TRUE POINT OF BEGINNING along a curve to the right with a radius of 1470.00 feet and an arc length of 168.88 feet, said curve having a chord bearing of South 03 degrees 21 minutes 21 seconds East and a chord distance of 168.79 feet to a right-of-way monument found; THENCE South 00 degrees 12 minutes 46 seconds East a distance of 638.33 feet to a 1/2'' rebar found; THENCE South 34 degrees 25 minutes 56 seconds West a distance of 67.41 feet to a 5/8'' rebar found w/Lecraw LSF 1160 Cap; THENCE South 00 degrees 01 minutes 43 seconds West a distance of 20.01 feet to a 5/8'' rebar found; THENCE North 88 degrees 48 minutes 33 seconds East a distance of 37.77 feet to a right-of-way monument found; THENCE South 00 degrees 18 minutes 50 seconds East a distance of 206.42 feet to a 1/2'' rebar found; THENCE leaving said right-of-way North 88 degrees 35 minutes 31 seconds West a distance of 38.78 feet to a 1/2'' rebar found; THENCE North 48 degrees 18 minutes 38 seconds West a distance of 38.31 feet to a 5/8'' rebar found; THENCE North 88 degrees 41 minutes 28 seconds West a distance of 274.61 feet to a 1/2'' rebar found on the eastern right-of-way line of I-575 Express Ramp "B" (restricted access); THENCE proceeding along said right-of-way line along a curve to the left with a radius of 570.00 feet and an arc length of 405.46 feet, said curve having a chord bearing of North 04 degrees 58 minutes 37 seconds East and a chord distance of 396.97 feet to a right-of-way monument found; THENCE North 15 degrees 29 minutes 53 seconds West a distance of 63.77 feet to a right-of-way monument found; THENCE leaving said right-of-way line North 03 degrees 20 minutes 43 seconds East a distance of 548.79 feet to a 1/2'' rebar set w/cap; THENCE North 03 degrees 05 minutes 38 seconds East a distance of

55.55 feet to a 1/2'' rebar set w/cap; THENCE South 88 degrees 59 minutes 00 seconds East a distance of 276.52 feet to a 1/2'' rebar set w/cap, said rebar being the TRUE POINT OF BEGINNING.

Said tract contains 321,084 square feet or 7.371 acres.

The above-described property is shown on a Boundary Survey for Olde Rope Mill Park Road as Tract 3 prepared by Travis Pruitt & Associates, Inc., dated 3/5/2026. (FN: 175-D-146)

AGENDA ITEM NO. 3.1

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	May 7, 2026
SUBMITTED BY:	Cameron Dunn, Community Development
ITEM TYPE:	Presentation and Discussion Items
AGENDA SECTION:	**PUBLIC HEARINGS**
SUBJECT:	**Consideration of Z#170-26: 125 Lorraine Parkway (Public Hearing & Vote)**
SUGGESTED ACTION:	Staff recommends approval with conditions of a Rezoning, Conditional Use Permit, and and concurrent Variance requests to allow for the development of a 92,000 SF warehouse use off of Olde Rope Mill Park Road and Lorraine Parkway.

ATTACHMENTS:

PCSR Z#170-26.pdf
Attachment A.pdf
Attachment B.pdf
Attachment C.pdf
Attachment D.pdf
Attachment E.pdf
Attachment F.pdf
Attachment G.pdf

DATE: May 7, 2026

TO: Woodstock Planning Commission

FROM: Cameron Dunn, MPA, Planner II

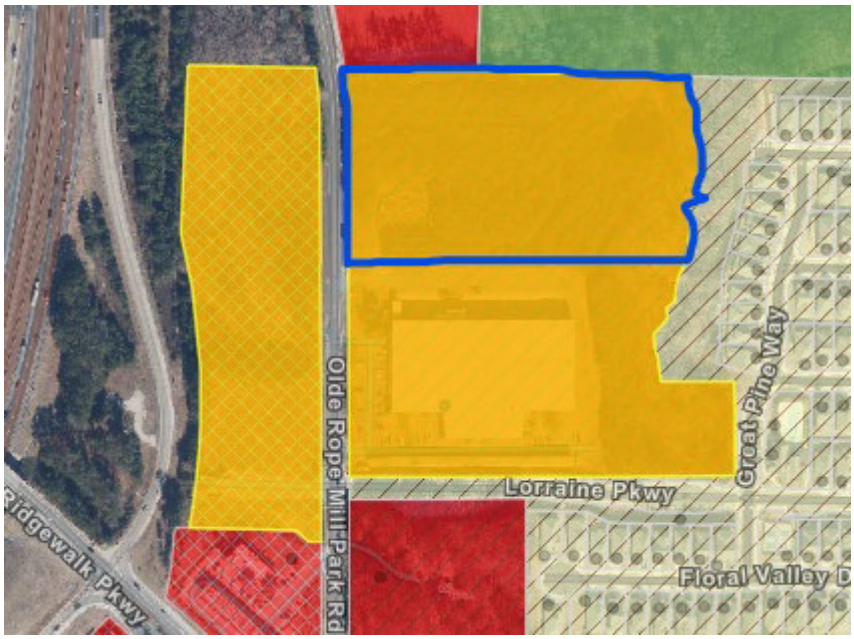
SUBJECT: 125 Lorraine Parkway
Project No. Z#170-26

RECOMMENDATION

Staff recommends approval with conditions of a Rezoning, Conditional Use Permit, and and concurrent Variance requests to allow for the development of a 92,000 SF warehouse use off of Olde Rope Mill Park Road and Lorraine Parkway.

EXECUTIVE SUMMARY

The Applicant, Parks Huff on behalf of Hickory Real Estate Partners, LLC, is requesting a Rezoning, Conditional Use Permit, and a concurrent Variance request to allow for an industrial warehouse development. The site, which includes tracts of land on both sides of Olde Rope Mill Park Road, totals 23.43 acres. The project development site, which is one tract on the northeastern corner of the parcel, is approximately 8.12 acres, outlined in blue on the image on the right.



BACKGROUND

Table 1 provides general information for the site.

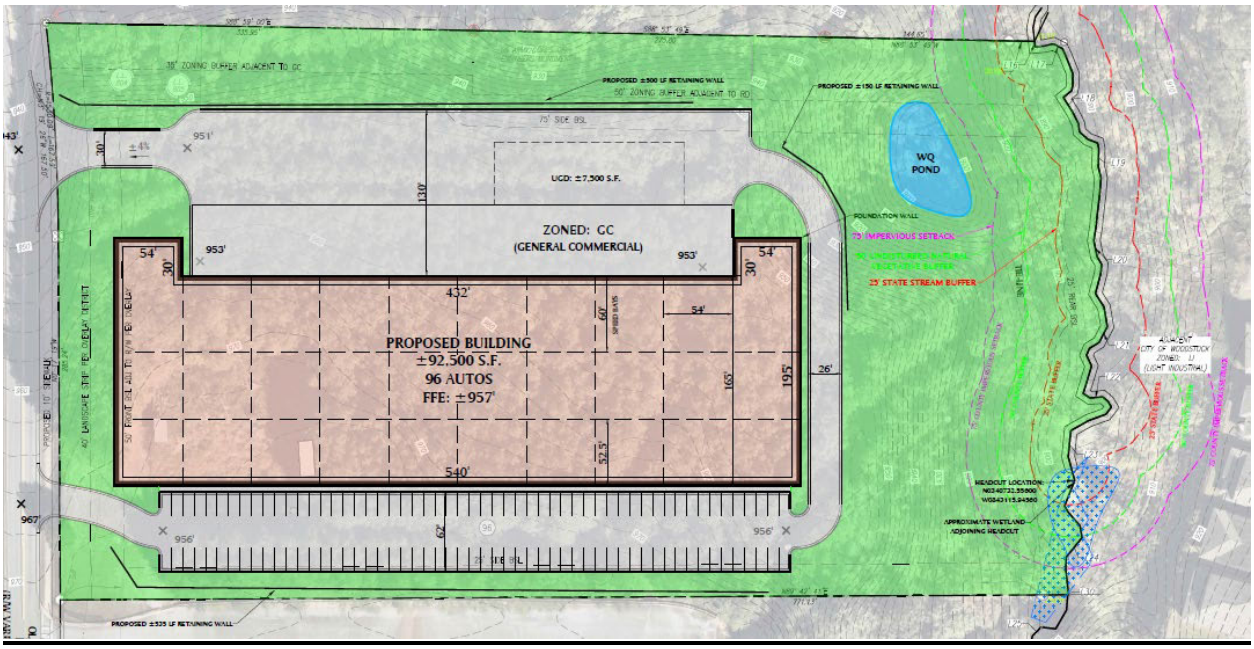
Table 1: General Property and Surrounding Land Use Information	
Address	125 Lorraine Parkway
Council Ward	1 (Johnson)
Tax ID #	15N10015
Site Acreage	23.43 ac (parcel), 8.12 ac (project site)
Future Development Map	Workplace Center
Current Zoning	GC (General Commercial) with Ridgewalk and Technology Park Overlay
Current Development	Undeveloped (western and northern portions) and Industrial building (southern portion)
Streets Information:	Olde Rope Mill Park Drive and Lorraine Parkway are managed by the City of Woodstock
Surrounding Neighborhood: North	GC: KIA dealership
South	GC with Tech Park Overlay: Cell Tower
East	LI with Tech Park Overlay: Glenhaven subdivision
West	Interstate 575

Additional information regarding the proposed project can be found in the public hearing application, provided as Attachment A.

PROJECT DESCRIPTION

The Applicant is requesting a rezoning, Conditional Use Permit, and concurrent Variance in order to develop an approximately 92,500 SF multi-tenant warehouse use on a roughly 8.12 acre tract of a larger, GC zoned parcel. The parcel has area on both sides of Olde Rope Mill Park Drive. Portions east of the roadway are zoned GC with Technology Park Overlay, and portions to the west of the roadway are zoned GC with Ridgewalk Overlay. The site would have two full-movement driveways onto Olde Rope Mill Park Drive, approximately 250 feet apart. The northern portion of the project site would host a truck bay with 20 stalls. The southern portion would host vehicular parking with 96 spaces. The building footprint is rectangular with dimensions of 496' by 165'. The Applicant-proposed elevations indicate that the exterior of the building will be tilt-up concrete panel construction. The site would be served by a combination of underground and ponded stormwater on the northern and northeastern portions of the site, respectively. The tract's eastern property line is defined by the center-line of a stream. The Applicant has set the building footprint back from the 75' stream buffer approximately 130', totaling an

approximate 200’ building setback from the western property line. The site plan is provided as Attachment B and is imbedded below.

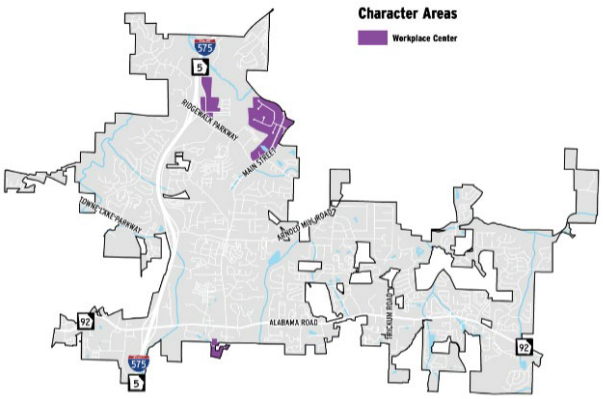


To accommodate the proposed project, the following entitlements are requested:

1) Rezoning from General Commercial with Technology Park and Ridgewalk Overlay to Light Industrial with Technology Park and Ridgewalk Overlay
2) Conditional Use Permit to allow Warehouse- Distribution Use in the LI zone.
3) Variance to LDO Section 7.890.5 to allow for an exterior material other than brick within the Technology Park Overlay.

ANALYSIS

Consistency with the 2023 Comprehensive Plan



The site is located within the Workplace Center Character Area. This area is meant to house mostly industrial uses, hosting primary land uses of large employment centers, warehousing and whole, manufacturing, or research facilities. The warehouse use proposed is consistent with the intensity and use expected of this Area within the Comprehensive Plan. Secondly, the Plan speaks about design characteristics that should accompany these types of uses when located adjacent to residential uses, prescribing adequate buffering between residential and nonresidential uses in order to mitigate noise

or light. On top of the natural buffer offered by the stream on site, the Applicant has further separated the proposed use from the rear property line, creating a buffer of around 200' between the building footprint and the adjacent residential uses within surrounding subdivisions.

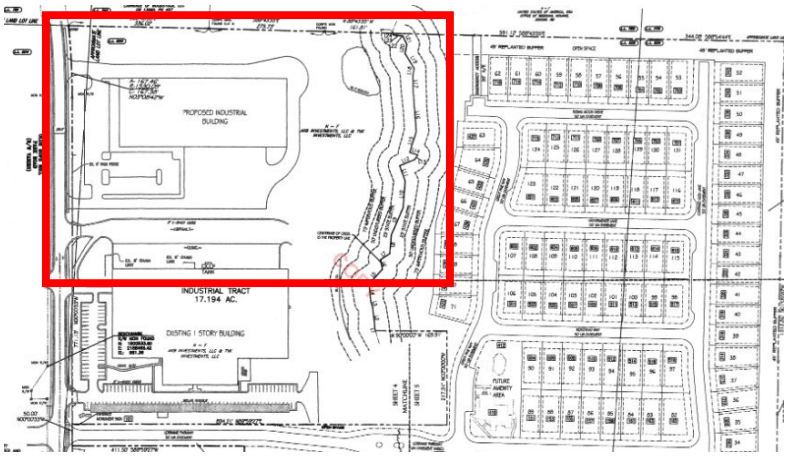
The proposed plan is in alignment with the tenets of the 2023 Comprehensive Plan in both land use and urban design.

Consistency with the Land Development Ordinance

Rezoning

The Applicant is requesting to rezone the subject property from General Commercial zoning to Light Industrial zoning to accommodate the proposed Warehouse use. As noted previously, the Comprehensive Plan supports this style of development in this location. Secondarily, there are surrounding land uses that make the property both an ideal candidate for rezoning and an ideal location for a Warehouse use. Olde Rope Mill Park Drive extends southward to the Ridgewalk Parkway corridor, and is the most proximal public right of way to the Interstate 575 corridor, allowing for quick access for shipping and freight trucks without heavily impacting public roadways further down the Ridgewalk Corridor towards the Main Street intersection. The property is currently zoned General Commercial, which offers a wider array of nonresidential uses than Light Industrial, but also typically comes with more traffic trips than light industrial uses that would burden the existing street network. While the current zoning would allow for more uses, the site is less suitable for retail commercial uses given the site's lack of visibility from the I-575 and Ridgewalk street corridors.

The parcel's underlying Technology Park zoning overlay designation is not proposed to change post-rezoning. The Technology Park Overlay calls for a combination of light industrial, technology oriented commercial, and a mixture of low, medium, and high-density residential uses. The LDO specifies that the Overlay District should target long-term clientele with particular emphasis on corporate campuses like the use proposed.



While the subject property is adjacent to residential uses, the Overlay district that is shared between the subject property and the adjacent residential subdivision explicitly allows for this style of use blending. This mixture of uses was also anticipated on previous platting documents, indicating that the subject tract was intended for an industrial

use when the land currently occupied by the Glenhaven subdivision was parceled off in 2021 for development.

Intensity of Use

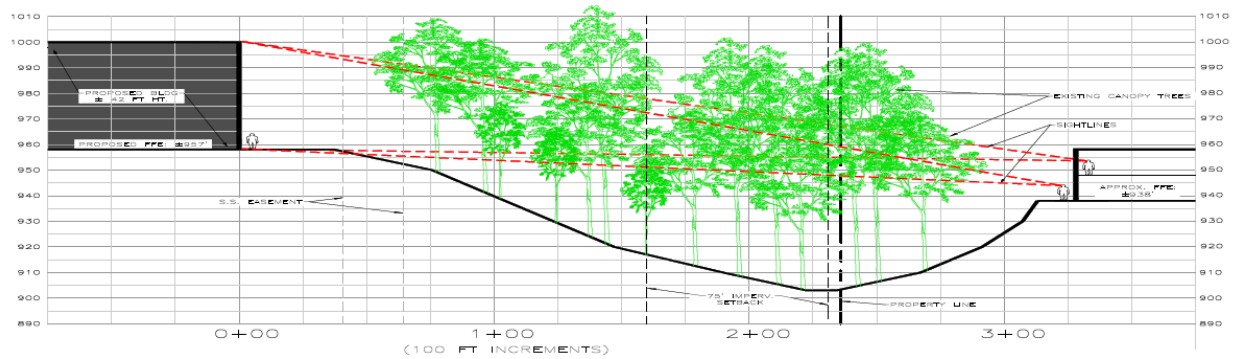
When an industrial use is proposed adjacent to residential uses, considerations must be made regarding the impact that the proposed use might have on the surrounding area. The applicant has provided multiple exhibits that indicate the relatively small impact of the proposed use on adjacent properties. The first of which is a traffic trip generation report, prepared by Kimley-Horn and Associates and provided as Attachment C. The report operates on the assumption that all truck traffic would use the northern driveway, and all other vehicular traffic would utilize the southern driveway. The firm anticipates that over a 24-hour span, approximately 166 gross trips will be generated by the site, with 154 being expected on the southern (vehicular) driveway and 12 being expected on the northern (truck) driveway. For a roadway of this type, GDOT's Regulations for Driveway and Encroachment Control Manual states that any volume of under 200 trips per 24 hour period does not warrant a designated right-hand turn lane.

Table 5: Assessment for Turn Lanes *24-Hour Daily Volumes*		
	Site Driveway A	Site Driveway B
	Right-Turn	
Projected Number of Turning Movements	154	12
Minimum Required for Turn Lane	200	200
Turn Lane Warranted?	**No**	**No**
	Left-Turn	
Projected Number of Turning Movements	0	0
Minimum Required for Turn Lane	300	300
Turn Lane Warranted?	**No**	**No**

Table 6: Project Trip Generation Summary								
Land Use	**Density**	**ITE Code**	**Daily Traffic**		**AM Peak Hour**		**PM Peak Hour**	
			Enter	**Exit**	**Enter**	**Exit**	**Enter**	**Exit**
Light Industrial	**92,000 SF**	***110***	**166**	**166**	**38**	**6**	**11**	**34**
Hotel	220 rooms	*310*	642	642	46	43	67	65
Medical-Dental Office Building	85,000 SF	*720*	1,688	1,688	161	45	93	216
Shopping Plaza (40-150k) with Supermarket	66,122 SF	*821*	3,170	3,170	138	92	270	281

Additionally, the report concludes that the trip generation potential for the proposed light industrial use is much less when compared to other uses allowed within the General Commercial District, such as a hotel, medical office, or shopping center by multiple orders of magnitude.

The Applicant has also provided a sight line exhibit that visualizes the impact to the adjacent residential subdivision, provided as Attachment D. This exhibit indicates two main points: that the buffer between the proposed use and the existing residences is adequate to block most of the building from visibility, and that the topography as one approaches the stream along the property line decreases to further limit visibility.



Preliminary photometric plans have also been submitted by the Applicant that limit light trespass across the property line to the east. This has been provided as Attachment E.

Architecture

The Applicant has requested a Variance to allow for a different architectural expression than the one articulated within the LDO. The Technology Park Overlay calls for an articulation of brick or masonry frontages on newly constructed buildings. The Applicant has requested to utilize tilt-up concrete paneling instead of the brick proposed, citing adjacent nonresidential uses as justification for their request. The nonresidential buildings that are close to the subject property are the Kirk Rudy building to the south (zoned GC with Technology Park Overlay) and the KIA dealership to the north (zoned GC). The Kirk Rudy building was developed in 2002, prior to the establishment of the Technology Park Overlay. The KIA dealership is not subject to the requirements of the Overlay. Both of these buildings have architectural styles defined by mixtures of paneling and glasswork, and present a more modern style than the Overlay intends. The proposed renderings presented by the Applicant mimic the look of these buildings, articulating the concrete in such a way to mimic panels and providing façade breaks that create a less monolithic look for the proposed building. Proposed renderings, along with a materials exhibit, are provided as Attachment F. Given that development has occurred in the surrounding environs without the style intended by the Overlay, staff believes that mimicking the existing architectural style of the road corridor is acceptable.



PUBLIC INPUT

Public input for the public hearing has been provided in accordance with State and local law. On or around March 17, 2026, public notices were mailed to property owners within 800' of the project site. The notice informed them of the public input meeting, Planning Commission public hearing, and the City Council public hearing. Additionally, a public notice was published in the Cherokee Tribune on April 16, 2026.

On March 31, 2026, the Applicant hosted a public input meeting at the Chambers at City Center, located at 8534 Main Street, beginning at 7:00PM. This meeting is intended to give the Applicant an opportunity to explain the proposal and answer any questions the public might have about the project or public hearing process. The meeting was attended by residents of nearby residential subdivisions, and most of the conversation comprised of how the proposed development would impact the residents of the neighborhood. The Public Input Report, along with input received via email, are provided as Attachment G.

DEVELOPMENT PROCESS COMMITTEE RECOMMENDATION

The Development Process Committee met on April 8, 2026 to consider and vote on the proposed project. At this meeting, the DPC discussed how the property is ideally situated for an industrial use given its surrounding development and proximity to the interstate, but noted that conditions needed to be created to better curtail expected uses and impact on the residential subdivision. Ultimately, the DPC voted to recommend approval of the request, subject to conditions of approval. The proposed recommendation is as follows:

1) Approval of rezoning of parcel 15N10015 from General Commercial with Ridgewalk and Technology Park Overlay to Light Industrial with Ridgewalk and Technology Park Overlay.
2) Granting of a Conditional Use Permit to allow for a Warehouse-Distribution use in the Light Industrial zone.
3) Approval of a Variance to LDO Section 7.890.5 to allow for an exterior material other than brick within the Technology Park Overlay.

Subject to the following Conditions of Approval (COAs).

1) Prior to submittal of site plan application, the Applicant shall submit a subdivision plat with the City of Woodstock to parcel off the tract of land intended for development. This shall be recorded with Cherokee County Clerk of Court prior to LDP issuance.
2) Prior to submittal of site plan application, the applicant shall submit a full traffic impact study to the City for review and approval by the Development Process Committee. If traffic counts along Olde Rope Mill Park Road anticipate that infrastructure improvements are needed to accommodate the proposed use, then they will be reflected on any site planning documents submitted to the City.

3) Dumpsters shall not be located in any front yard or streetscape area and shall be screened if visible from the public right-of-way or property zoned for residential use.
4) Trash pickup shall be prohibited at the Project between the hours of 7:00 PM and 7:00 AM.
5) The Applicant shall install a ten-foot (10') wide multi-use path and landscaping consistent with the existing multi-use path and landscaping on the east side of Olde Rope Mill Park Road and north of the property. The new multi-use path shall be located within the right-of-way, adjacent to the 8.2-acre parcel where the Project is proposed.
6) Exterior lighting, constructed as part of the project, shall emit 0.0 footcandles of light, beginning at a point seventy-five (75') from the Eastern boundary line of the property, and less than 0.5 footcandles of light at all other boundary lines of the property.
7) Lighting located in the parking areas shall be LED full cut off fixtures and shall not exceed thirty feet (30') in height. Any decorative lighting fixtures shall complement the architectural design of the structure.
8) All pole-mounted outdoor lighting adjacent to adjacent residential property shall utilize scheduled dimmers and motion detectors to minimize light usage after regular business hours.
9) Seventy-five feet (75') of existing tree canopy shall remain as an undisturbed buffer on the eastern boundary line (the "Eastern Buffer"). If any of the Eastern Buffer has to be disturbed to accommodate construction, it shall be replanted in accordance with the City of Woodstock buffer requirements to establish a consistent visual screen at time of maturity.
10) The building shall be placed a minimum of two-hundred feet (200') from the eastern property line.
11) The Applicant shall install a forty-five (45') landscape strip in the front yard of the project. This landscape strip shall include willow oak plantings 40' on center, spaced to match the spacing of the KIA dealership to the north. The landscape strip shall begin at the back of the curb of Olde Rope Mill Park Road.
12) Owner shall erect and maintain in a conspicuous location at the driveway where trucks exit the Property to access the public right of way, an oversized traffic safety sign providing that no trucks exiting the Property may turn right to proceed north on Olde Rope Mill Park Road. The sign shall be MUTCD compliant. The final traffic safety verbiage shall be approved by the City of Woodstock City Engineer prior to erection and shall be installed prior to any certificate of occupancy being issued. This required signage shall not count toward the available allowance of signage authorized by the City of Woodstock sign code and/or the Land Development Code. The location of the signage shall be confirmed at site plan review.

13) Owner shall erect and maintain in a conspicuous location at the corner of Olde Rope Mill Park Road and Lorraine Parkway, an oversized traffic safety sign providing that no trucks exiting the Property may proceed east on Lorraine Parkway. The sign shall be MUTCD compliant. The final traffic safety verbiage shall be approved by the City of Woodstock City Engineer. prior to erection and shall be installed prior to any certificate of occupancy being issued. This required signage shall not count toward the available allowance of signage authorized by the City of Woodstock sign code and/or the Land Development Code. The location of the signage shall be confirmed at site plan review.

14) Truck traffic will not be permitted through the southern entrance to the Project, or the fire/life safety access road on the east side of the proposed building. This condition will be enforced with clear and conspicuous signage at the southern entrance to the property and both entrances to the fire/ life safety road. The fire access/life safety road shall be signed at both entrances to disallow parking or loading.

15) The following uses shall not be permitted as a part of the project:

- Adult Video/Novelty Shop
- Agricultural Business-Cooperation
- Amusement Park
- Assembly Hall, Auditorium, Civic Center
- Automotive Repair Facility - Major
- Automotive Repair Facility - Minor
- Automotive/Truck - Sales, Service, Parts, Rental
- Automotive/Truck - Salvage, Scrap Parts
- Bank, Financial Institution
- Bar/Tavern
- Billiard Parlor
- Bed and Breakfast Inn
- Boat Sales/Service/Repair
- Bodywork Therapy
- Bottled Gas/Storage/Distribution Center
- Bottling Plant
- Broadcast Station - With antenna
- Car Wash
- CBD & Tobacco Specialty Store
- Cemetery
- Cesspool Builder - Service
- Check Cashing/Title Pawn/Bail Bond
- Child/Day Care Center
- Church, Place of Worship
- Communication, Cellular, Microwave Tower
- Concrete/Paving - Batch Plant
- Consumer Fireworks Retail Sales Facility - Permanent
- Consumer Fireworks Retail Stands - Temporary

- Contractor Equipment/Material Storage
- Cryptocurrency Mining Operation
- Curio/Souvenir Shop
- Drive-In Theater
- Data Center
- Electric Substation
- Family Care Facility
- Funeral Home to include crematory use
- Gas/Fuel Station
- Go-Cart/Motorbike Track
- Golf Facility – Public or Private
- Gravel, Mineral Excavation and Processing
- Group Care Facility
- Hotel
- Innovator Space
- Instructional Studios
- Junk, Salvage Yard
- Kennel – Commercial
- Liquor, Package Store
- Meat Processing Facility
- Mobile Home Sales
- Museum
- Pawn Shop/Precious Metal, Gem Dealer
- Petroleum Products – Storage
- Produce Stand
- Recreational Vehicle – Sales, Service, Parts, Rental
- Restaurant – Fast Casual/Full Service
- Restaurant – With Drive-Thru
- Retail Store
- Sawmill, Lumberyard
- Schools – Private
- Self-Storage, Mini Warehouse
- Sexually Oriented Businesses
- Spa Establishment
- Storage Yard
- Tattoo Parlor/Body Piercing
- Tire Sales/Repair Shop
- Truck Terminal
- Waste Transfer Station

16) There shall be no portion of the subject property utilized for outside storage of junk vehicles, boats, recreational vehicles, vehicle sales, vehicle service or vehicle detailing. The storage of trash, junk, or refuse on the property (outside of approved Dumpster Enclosures) is prohibited.

17) The project shall adhere to the Light Industrial standards for Maximum Noise Level Limits as defined in Sec. 30-43 of the City of Woodstock Code of Ordinances.

18) The owner of the building, regardless of the building's occupancy status, shall be responsible for:
    - Maintaining cleanliness of the entire site by removing any trash, rubbish, or other debris from the premises;
    - Maintaining landscaping and replacing dead or damaged plants;

- Repair or replace building elements that are damaged, dilapidated, or in disrepair

19) The proposed building will be constructed with 'bump-outs' on either end of the truck court to attenuate any noise leaving the loading area of the building. The bump outs should conceal trucks at the docks from an eastern viewshed, either by extending the eastern bump out to 53' in length or installing a sound barrier.
20) Overnight truck idling (7:00 PM to 7:00 AM) will not be permitted.
21) No trucks shall be allowed to arrive or deliveries shall occur from the hours of 10:00 PM to 6:00 AM.
22) Exterior building elevations shall be substantially similar to 'Exhibit A' attached hereto. The finished materials along elevations shall be a textured concrete and not a textured paint finish. Final elevations shall be subject to the review and approval of the Development Process Committee.
23) The building shall be subdivided into a minimum of four tenant spaces. The building shall not be occupied by a single tenant. Any changes to this Condition of Approval shall be subject to the approval of the Development Process Committee.
24) No outdoor speakers shall be permitted on site.

CRITERIA FOR CONSIDERATION OF A REZONING REQUEST

Condition Amendments are considered legislative actions that change the relevant zoning ordinance to a previously approved site. Therefore, pursuant to LDO Section 11.215.2 (Zoning Standards), no rezoning request shall be authorized (or recommended for authorization) unless City Council evaluates the following criteria:

a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Property along the Olde Rope Mill Park Road frontage is entirely nonresidential, with a print manufacturing facility located directly to the south, and a car dealership located to the north. The subject tract being rezoned to permit a warehouse use is suitable based on existing development patterns.

b) Whether the zoning proposal will adversely impact the existing use or usability of the adjacent or nearby property;

The Applicant is utilizing a combination of natural features and site design in order to limit impact to surrounding properties. The stream buffer on the eastern portion of the site provides a natural buffer to adjacent residential properties, and the building footprint has been designed in such a way to further limit the building from

impacting the nearby subdivision. Photometric plans and sight line surveys submitted by the Applicant indicate that, while development will occur, no light trespass or large viewshed changes should occur. Secondarily, while the eastern property is residential in nature, its underlying zoning is the same as that of the proposed project: Light Industrial with Technology Park Overlay.

c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property is currently zoned General Commercial. While GC zoned properties have available to them a larger slate of nonresidential uses, there is concern about their viability in this location set off of the Ridgewalk Parkway Corridor.

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

The Applicant has submitted third party traffic analysis of the development impact of their proposed buildout. This information suggests that the development would not require infrastructure improvements to Olde Rope Mill Park Road and that uses associated with the existing zoning would have more of an impact on the existing streets and transportation networks. Lastly, with the DDI interchange coming to the Ridgewalk Parkway and I-575 interchange, the impact and potential queue times that could be caused at the Olde Rope Mill Park and Ridgewalk Parkway interchange would be further reduced.

e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan;

The large-scale industrial use that serves as an employment center adjacent to the interstate corridor is the intent and purpose of the Workplace Center Character Area, which the subject property is located within.

f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The project as conditioned by staff reduces the amount of unsavory uses that could be allowed on the site, attempts to curtail truck traffic and deliveries to limited hours, and seeks to provide noise screening that would affirm the project's validity while being adjacent to a residential use within the same zone.

CITERIA FOR CONSIDERATION OF A CONDITIONAL USE PERMIT REQUEST

Pursuant to LDO Section 7.503 (Conditional Use Permit Criteria), the City Council must consider the following criteria prior to granting the entitlement:

a) Whether or not there will be a significant adverse effect on the surrounding area in which the proposed use will be located;

Multiple staff conditions on the project are in place to attempt to limit adverse impacts on the surrounding area, including a limit on delivery hours, limits on truck idling and outdoor storage, and limits on exterior lighting. Additionally, there are natural features present on site remaining undisturbed by the project design that allow for an undisturbed natural buffer that is larger than the code required minimum between the adjacent residential property.

b) Whether or not the use is otherwise compatible with the surrounding area;

The warehouse use as proposed is compatible with the existing uses along the Olde Rope Mill Park frontage, which is comprised of an additional light manufacturing use and a car dealership. Additionally, the underlying Technology Park zoning overlay is not intended to be altered by the Applicant as part of their rezoning request. This overlay calls for a wide array of uses and unique use mixtures that allow for adjacent residential and industrial uses like the one proposed.

c) Whether or not the use proposed will result in a nuisance as defined under State law;

Multiple considerations are made for light or sound trespass in Applicant provided supplements that help detail the project design. The natural buffer between the two properties would limit sight, the proposed lighting is full cutoff and conditioned to not infringe on existing property, and the proposed building has design features meant to limit noise from carrying onto residential properties. The use as conditioned and designed would not result in a nuisance.

d) Whether or not quiet enjoyment of surrounding property will be adversely affected;

While the property is undergoing development where there previously was none, the proposed changes to the area would not adversely affect the surrounding property. Conditions on the project limit nighttime activities on site, and natural features serve as a separation between the residential and nonresidential uses.

e) Whether or not property values of surrounding property will be adversely affected;

There is no indication that property values of surrounding property would be adversely affected by the proposed use.

f) Whether or not adequate provisions are made for parking and traffic considerations;

Based on the third party materials provided by Kimley-Horn and procured by the Applicant, the site is both adequately parked on the southside to deal with daily trips, adequately spaced on the north side to accommodate daily truck traffic, and has a traffic impact that would not require the applicant to install infrastructure improvements to Olde Rope Mill Park Drive. Warehouse uses typically produce less traffic than commercial uses of similar size, and the trip generation report of expected volume reflects this.

g) Whether or not the site or intensity of the use is appropriate;

The parcel is adequately sized and buffered to allow for a light industrial use as the one proposed. The intensity, despite being lesser than many of the uses that could be accommodated by the existing General Commercial zone, are properly conditioned to limit the intensity of the use.

h) Whether or not special or unique conditions created by the sue are consistent with the purpose, intent, and goals of the Comprehensive Plan;

The site is located in the Workplace Center Character Area. The Plan indicates that this type of light industrial development that serves as an employment area that is tucked away from the large commercial corridor is preferred in this area. The proposed development serves the goals of the 2023 Comprehensive Plan.

i) Whether or not adequate provisions are made regarding hours of operation;

As conditioned, many of the site activities that could cause noise trespass are limited to daytime hours, including deliveries, trash pickup, and truck idling on the premises.

j) Whether or not adequate controls and limits are placed on commercial and business deliveries;

As conditioned, adequate controls, signage, and limits on operating hours are considered for commercial and business deliveries.

k) Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties;

The site is proposed to match the existing streetscape present along Olde Rope Mill Park Road as one approaches the KIA dealership. Conditions of approval require street tree plantings consistent with the spacing of existing road frontage layouts. Secondly, the Applicant proposes to keep the rear portion of the property natural and wooded, allowing for a transition between the nonresidential use proposed and the existing residential use to the east of the project site.

l) Whether or not the public health, safety, welfare, or moral concerns of the surrounding neighborhood will be adversely affected;

There is no indication that the public health, safety, welfare, or moral concerns of the surrounding neighborhood would be adversely affected by the development. Residential development in the vicinity is on private, gated streets and the Applicant has consented to conditions that require signage to discourage truck traffic from permeating north into the park or east into the residential neighborhood.

m) Whether the application complies with any specific requirements set forth in this chapter for conditional use permit for particular types of uses;

No additional development regulations are required for the use proposed.

n) Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors;

The Applicant has provided many supplemental attachments that allow for a full consideration of all factors relevant to the site.

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

There is no indication that the condition use requested would emit or create unusual odors associated with other industrial uses like manufacturing.

CRITERIA FOR CONSIDERATION OF A VARIANCE REQUEST

Pursuant to LDO Section 11.216.2 (Variances), no Variance shall be authorized (or recommended for authorization) unless the City Council finds that all of the following conditions exist:

a) That special circumstances or conditions applying to the building or the land or the building and land in questions are peculiar to such a premises and do not apply generally to other lands or buildings in the vicinity;

The commercial and industrial buildings located within the vicinity are not architecturally treated with brick façade, given either their underlying zoning or the age of the development. By requiring the building to be developed in this manner, the lot is peculiar compared to its neighboring properties.

b) That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the Applicant;

The size, bulk, and massing of the proposed building create practical difficulties in both construction timeline and material sourcing for a building of this size when compared to brickwork.

c) That the conditions from which relief or variance is sought did not result from willful action by the Applicant;

The conditions by which the Applicant is seeking relief did not result from their willful action, but rather from the development patterns around them. The site has been left undeveloped for many years while adjacent properties developed. As Ordinances were updated and architectural requirements were imbedded, a requirement that is not applicable to the nonconforming buildings in the vicinity is being applied to the new development.

d) That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger or fire, imperil the public safety, unreasonably diminish or impair establish property values within the surrounding area, or in any other respect impair the health, safety, comfort, morals, or general welfare of any inhabitants of the City.

There is no indication that the granting of the Variance would impair light or air to adjacent properties, increase risk of fire of impair public safety, or diminish property values.

ATTACHMENTS

Attachment A: Public Hearing Application
Attachment B: Site Plan
Attachment C: Traffic Memorandum
Attachment D: Sight Line Exhibit
Attachment E: Proposed Photometric Plan
Attachment F: Renderings and Materials
Attachment G: Public Input

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.**
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: Parks F. Huff Phone: (770) 422-7016

Email: [redacted]

Applicant's Information:

Name: Hickory Real Estate Partners, LLC

Address: 2100 Powers Ferry Road SE Suite 110 Phone: [redacted]

City, State, Zip: Atlanta, GA 30339 Email: [redacted]

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

Name: AKB Investments, LLC and TVK Investments, LLC (see attached authorizations)

Address: _____ Phone: _____

City, State, Zip: _____ Email: _____

Requested Public Hearing (check all that apply):

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

STAFF USE ONLY:

Case: Z # 170 - 26

Received by: _____

Date Received: _____

Fee Paid: $ _____

Date Accepted: March 13, 2026

PUBLIC HEARING SCHEDULE:

Pre-Application Meeting: _____

Public Input Meeting: _____

DPC Meeting: April 1, 2026 @ 11:00 am

Planning Commission: May 7, 2026

City Council: May 18, 2026

CD1

RECEIVED 3/6/26

ATTACHMENT A2

Property Information:

Location: 125 Lorraine Parkway; subject property is bisected by Olde Rope Mill Park Rd

Parcel Identification Number(s) (PIN): 15-0805-0002 Total Acreage: 24.61*

Property Information: *Area to be disturbed is referred to as Tract 1 on the attached survey and legal description containing 8.2± acres

Location: 125 Lorraine Parkway; subject property is bisected by Olde Rope Mill Park Rd

Current Zoning: General Commercial; Technology Park Overlay Total Acreage: 24.61*

Tax Map #: 15 N 10 Parcel #: 015 Future Development Map Designation: Workplace Center

Adjacent Zonings: North GC and Rural District GC South GC & LI East LI West N/A (I-575)

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

Applicant propopses to rezone the subject property from GC to LI and is requesting variances to reduce the front setback and to allow tilt wall (non-brick) (LDO Article VII §7.890.5) as well as applying for a Conditional Use Permit for Warehouse/Distribution (LDO Article V §7.505.)

Proposed Use(s) of Property:

Warehouse (storage and distribution); potential tenants, uses and internal space allocations will be determined by future market conditions

Infrastructure Information: *If connecting to new/existing Water/Sewer is required, please fill out and submit the attached Water/Sewer Availability Inquiry.*

Is water available to this site? ☑ Yes ☐ No Jurisdiction: CCWSA (Water/Sewer Availability request attached)

How is sewage from this site to be managed?

CCWSA (Water/Sewer Availability request attached); also see CCWSA availability letter attached

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

If yes, what is the projected increase? N/A students

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

ATTACHMENT A3

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? _____trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome		9.57	
220	Apartment		6.63	

- 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.

*See attached traffic study memo from Kimley-Horn

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, TJ Costen for Hickory Real Estate Partners, LLC, 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 4th day of March, 2026.

Print Name TJ Costen for Hickory Real Estate Partners, LLC.

Applicant 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 _____ day of _____, 20 ____.

Copyright Owner Print Name TJ Costen for Hickory Real Estate Partners, LLC

Copyright Owner Signature _____

Sworn to and Subscribed before me this: 4th day of March, 2026.

Notary Signature: _____

(Notary Seal)

OFFICIAL SEAL
DARA TABB
NOTARY PUBLIC-GEORGIA
COBB COUNTY
My Comm. Expires Dec. 28, 2028

CD1

City of Woodstock
Attn: Utility Billing
12453 HWY 92
Woodstock, GA 30188

770-592-6006

h2o@woodstockga.gov
Mon-Fri 8AM-5PM

Water and/or Sewer Availability by Site Inquiry

Service Type of Interest (Water,Sewer,Both): Both

Service Location (Address,Parcel #s): 125 Lorraine Parkway; 15-0805-0002

Type/Size/Configuration of Development Contemplated: Office/Warehouse (Light Industrial) Facility

Entity or Firm Name & Address: Hickory Real Estate Partners, LLC 2100 Powers Ferry Rd. SE Ste. 110 Atlanta, GA 30339

Contact Name Email & Cell #: Chase Westfall [redacted]

Inquiring party understands that information received in this process is based upon "best available information at this time" and is subject to change. Inquiring party agrees to communicate only with the designated Single Point-of-Contact or with personnel designated by that Single Point-of-Contact.

Date: 03/04/26 Signature:

TJ Costen for Hickory Real Estate Partners, LLC

Official Contact Information

Your official single point-of-contact for this inquiry is:

Jeremy Parker – Public Works Director
jparker@woodstockga.gov
770-592-6000 X1710

ATTACHMENT A5

Cherokee County Water & Sewerage Authority

November 19, 2025

RE: Water & Sewerage Availability (Tax Map 15N10, Parcel 015)

To Whom It May Concern:

Please be advised that Cherokee County Water & Sewerage Authority presently has a 10" water main on the East side of Olde Rope Mill Road West of the subject property. Also, there is a 10" water main on the North side of Lorraine Parkway South of the subject property.

Sewer is available on the subject property. The acquisitions of easements to manholes or lift stations will be the responsibility of the developer.

The capacity for Rose Creek Wastewater Treatment Facility is 6.0 MGD and the Authority is presently treating 3.5 MGD. The Fitzgerald Creek Treatment Facility is 11.5 MGD and the Authority is presently treating 5.0 MGD.

There is presently no moratorium for water or sewer connections on the Authority System. Sewer connections are available on first pay, first serve basis. However, plans for any development must be submitted and approved by the Authority prior to any water or sewer connection application being accepted for processing. Also, existing infrastructure, size and location, must be verified by developer/engineer/contractor prior to submittal to Cherokee County Water and Sewerage Authority.

If you have any questions, please don't hesitate to call me.

Sincerely,

Bradley M. Payne

Bradley M. Payne
Construction Office Supervisor

CC: Garry Hensley
Jody Henson
Keith Allen
Jeff Hooper

P. O. Box 5000 ~ Canton, Georgia 30114 ~ 770-479-1813

Application Package Checklist

You must include this checklist with your application package. All items must be submitted and checked off this list or your application will not be accepted.

Forms

- ☑ Application for Public Hearing Summary (Pg. 1,2, &3)
- ☑ Applicant Response Statement (Pg. 5, 6, &7) **(Submit one response page for EACH request)**
- ☑ Conflict of Interest Certification (Pg. 8)
- ☑ Disclosure Statement (Pg. 9)
- ☑ Authorization of Property Owner (Pg. 10) **(One form for EACH property owner)**
- ☑ Property Tax Verification (Pg. 11)
- ☑ Corporate Authorization Form (Pg. 12) **(if you are an attorney or representative signing on behalf of applicant)**
- ☑ Fee Calculator (Pg. 13) **(Payment is due at the time of application acceptance)**

Documents to be attached

- ☑ Vesting Deed(s) **(For EACH property. Can be obtained from the Cherokee Co. Deeds & Records Office)**
- ☑ Legal Description(s) **(For EACH property, often found on the vesting deed)**
- ☑ Boundary Survey
- ☑ Site Plan **(One 24x36 and one 11x17 copy)**
- ☑ Location Map **(Shows surrounding lot pattern and street network with subject property identified)**
- ☑ Annexation area map **(For annexation applications only, with pertinent distances identified)**
- ☑ Property Owner's Tax Receipt **(Can be obtained from the Cherokee Co. Tax Commissioner)**
- ☑ Existing Site Resources Map **(See application instructions for more info)**
- ☑ Future Development Map and Zoning Map with location identified **(Can be found on the GIS mapping portal page at woodstockga.gov)**
- ☑ Traffic Study **(required for residential development exceeding 200 dwelling units and non-residential developments exceeding 25,000 square feet only)**
- ☑ Public Input Plan **(use the template in the public input policy packet)**
- ☑ Public Input meeting notice letter **(use the template in the public input policy packet) (Letter will be approved upon application acceptance)**

If any item listed on this checklist does not apply to you, provide explanation below:

ATTACHMENT A7

APPLICANT RESPONSE STATEMENT ANNEXATIONS AND REZONINGS

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 an annexation and/or rezoning, please respond to the following standards in the form of a written narrative:

1. Explain the intent of the requested zoning.

   The applicant proposes to rezone the Subject Property from GC to LI for a 92,000 sf office/warehouse (light industrial) facility.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

   The Subject Property and proposed building include an existing manufacturing building of similar size and use.

3. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

   The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.

   The existing manufacturing facility as well as the undeveloped portion of the Subject Property, specifically Tracts One and Three as depicted on the filed survey, has no reasonable economic use as currently zoned.

5. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed development will not create an excessive or burdensome use of streets and other infrastructure. See the attached *Trip Generation and Traffic Engineering Opinion Memorandum* dated March 5, 2026 compiled by Kimley-Horn. The proposed use is less intense than other allowed uses under the proposed Light Industrial zoning and Technology Park Overlay.

6. Whether the proposed zoning is in conformity with the policy and interest of the land use

plan.

The property is designated as Workplace Center in the Comprehensive Plan. The proposal is consistent with this designation.

7. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approved or disapproval of the proposed zoning.

The property and the Technology Parkway area remain undeveloped. This is an opportunity for the City to allow an economically viable development to attract jobs and businesses to an underused area of the City of Woodstock.

APPLICANT RESPONSE STATEMENT VARIANCES (Chapter VII, Article VI, Sec. 7.602-Buffer requirements)

The applicant finds that the following standards are relevant in balancing the interest in promoting 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 variance, please respond to the following standards in the form of a written narrative. In the case of concurrent variances, a response to the standards below should be provided for each variance requested.

1. Explain requested variance.

   The Applicant, Hickory Real Estate Partners, LLC, is requesting a variance from the City of Woodstock Land Development Code Chapter VII, Article VI, Sec. 7.620 to reduce the required minimum buffer from 50 feet to 40 feet.

2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.

   The subject property is similar in size, shape, and topography to the adjacent Kirk-Rudy building to the south. The Subject Property's topography is challenging as it contains riparian buffer(s) on the east side of the parcel.

3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

   As depicted on the filed site plan, the Applicant is proposing to construct an 92,000 sf industrial building on the property. Applying these regulations to this particular piece of property would create a practical difficulty and unnecessary hardship.

4. Such conditions are peculiar to the particular piece of property involved.

   The conditions that create the need for this variance are peculiar to this property. The Subject Property is challenging to develop because of stream buffer on the east side of the property and pre-existing topographical challenges.

5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.

   The Applicant is applying to rezone the Subject Property from GC to LI. The Subject Property's current zoning, GC, allows for buildings of similar size and similar variances

have been granted in similar situations. The use of the proposed building is consistent with Light Industrial operations.

6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.

   The variance would not be contrary to the public good, nor impair the purposes and intent of the ordinance.

7. Special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.

   The conditions for this request are peculiar to this situation and do not apply to other land or buildings in the vicinity.

8. Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.

   Granting the variance will allow the development of light industrial buildings and uses within the existing Technology Parkway overlay. Developments, such as proposed by the Applicant, attract jobs to an underutilized area of the City within the allowable uses under the proposed zoning.

9. The condition from which relief or a variance is sought did not result from willful action by the applicant.

   The Subject Property is located in the Technology Park Overlay District. The Subject Property is located in the Technology Park Overlay District. The riparian streams and steep topography did not result from willful action by the applicant.

10. Authorizing the variance will not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

    Approval of the variance will not create a hazard, be detrimental to surrounding property values nor be contrary to the general welfare of the citizens of Woodstock.

APPLICANT RESPONSE STATEMENT VARIANCES (Chapter VII, Article VIII, Sec. 7.890-Architectural Standards)

The applicant finds that the following standards are relevant in balancing the interest in promoting 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 variance, please respond to the following standards in the form of a written narrative. In the case of concurrent variances, a response to the standards below should be provided for each variance requested.

1. Explain requested variance.

   The Applicant, Hickory Real Estate Partners, LLC, is requesting a variance from the City of Woodstock Land Development Code Chapter VII, Article VIII, Sec. 7.890 to eliminate the architectural requirement for three exterior sides to be faced with brick.

2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.

   The subject property is similar in size, shape, and topography to the adjacent Kirk-Rudy building to the south. The Subject Property's topography is challenging as it contains steep topography and riparian buffer(s) on the east side of the parcel.

3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

   As depicted on the filed site plan, the Applicant is proposing to construct an 92,000 sf industrial building on the property. Applying these regulations to this particular piece of property would create a practical difficulty and unnecessary hardship. The proposed architectural finishes are consistent with the Kirk-Rudy building's façade on the adjacent property to the south.

4. Such conditions are peculiar to the particular piece of property involved.

   The conditions that create the need for this variance are peculiar to this property. The Applicant's proposal to use an alternative façade is consistent with buildings of similar uses in the area.

5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.

The Applicant is applying to rezone the Subject Property from GC to LI. The Subject Property's current zoning, GC, allows for buildings of similar size and similar variances have been granted in similar situations. The use of the proposed building and tilt wall construction are consistent with Light Industrial operations.

6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.

   The variance would not be contrary to the public good, nor impair the purposes and intent of the ordinance.

7. Special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.

   The conditions for this request are peculiar to this situation and do not apply to other land or buildings in the vicinity.

8. Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.

   Granting the variance will allow the development of light industrial buildings and uses within the existing Technology Parkway overlay. Developments, such as proposed by the Applicant, attract jobs to an underutilized area of the City within the allowable uses under the proposed zoning.

9. The condition from which relief or a variance is sought did not result from willful action by the applicant.

   The Subject Property is located in the Technology Park Overlay District. The riparian streams and steep topography did not result from willful action by the applicant.

10. Authorizing the variance will not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

    Approval of the variance will not create a hazard, be detrimental to surrounding property values nor be contrary to the general welfare of the citizens of Woodstock.

APPLICANT RESPONSE STATEMENT CONDITIONAL USE PERMITS Section 7.505

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.

   The applicant, Hickory Real Estate Partners, LLC, is requesting a Conditional Use Permit (CUP) pursuant to the City of Woodstock's Land Development Code 7.502 to allow warehouse/distribution use in the LI zoning district. The Subject Property currently consists of one 24.639 acre parcel (15N10 15). The Applicant proposes to subdivide the property and build an 92,000± warehouse on 8.2 acres as depicted on the proposed site plan. The Applicant intends to lease the building to multiple tenants consisting of 20,000 to 30,000 sf suites.

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

   There will not be significant adverse effect on the surrounding area in which the proposed use will be located. The Property is adjoined by properties to the south with active commercial and industrial uses. The Applicant's proposed use and requested variances will not create any adverse impacts, particularly any negative effects from the uses' commercial manner or hours of operation.

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

   The use is compatible with the surrounding area. The property to the south is home to Kirk-Rudy, a manufacturer of printing equipment. The property to the North is the home of Carriage Kia of Woodstock and to the east by the Glenhaven at Ridgewalk subdivision.

   "The Technology Park Overlay District calls for: a combination of light industrial, technology oriented commercial, office uses, and a mixture of low, medium and high density residential uses..." (LDO Ch. VII, Art. VIII § 7.83.2).

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

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

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

   The quiet enjoyment of surrounding property owners will not be adversely affected. The

Applicant will make efforts to mitigate any impact upon contiguous property owners by complying with Woodstock's landscaping, buffer and setback requirements. The Applicant will implement Best Management Practices during land disturbing activities to minimize excessive soil erosion and sedimentation.

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

   The Applicant's proposal will not adversely affect the values of surrounding properties.

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

   As depicted in the submitted site plan, the Applicant is proposing 96 (ninety-six) parking spaces for employees and visitors.

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

   The Applicant's proposed use is suitable in view of the use and development of adjacent and nearby properties. Development in the Technology Parkway Overlay area has been stagnant over the years and the proposed development is adjacent to an existing industrial use.

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 Applicant's proposal complies with the intent of the City of Woodstock's Comprehensive Plan (updated on October 23, 2023) by providing a use consistent with the industrial and manufacturing uses north of Ridgewalk Parkway. The subject property is currently zoned GC and within the Workplace Center of the Comprehensive Plan and the Future Development Map.

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

    The proposed use and requested variances will not create any adverse impacts, particularly any negative effects from the Light Industrial manner or hours of operation.

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

    Deliveries to the proposed warehouse will be commensurate with delivery schedules of other comparable light industrial businesses. Please see the attached traffic Trip Generation Memorandum.

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

The Applicant will comply with the Land Development Code of the City of Woodstock regarding buffers, setbacks and landscaping to ensure appropriate transition between adjacent or nearby properties.

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

    The proposal will not adversely affect the public health, safety, welfare, or moral concerns of the surrounding neighborhood. The proposal is consistent with the City of Woodstock's Comprehensive Plan (updated on October 23, 2023). In addition, the development will be attractively landscaped and will comply with the City of Woodstock's stormwater, landscaping, buffer and setback requirements.

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 applicable specific requirements for a Conditional Use Permit to allow warehouse/distribution uses.

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

    The Application and attachments comply with all specific requirements for a Conditional Use Permit. Should the Community Development Staff, Planning Commission, Mayor or members of the City Council have any questions or concerns regarding this Application, the Applicant remains open to dialogue regarding this proposal.

16. 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.

    The conditional use requested will not emit or create unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.

17.

CONFLICT OF INTEREST CERTIFICATION

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

Signature of Applicant: _____ Date: 03/04/26

Print Name: TJ Costen for Hickory Real Estate Partners, LLC

Signature of Applicant's Attorney: _____ Date: _____

Print Name: See separate signature page Title: _____

Sworn to and Subscribed before me this: 4th day of March, 20 26.

Notary Signature: Dara Tabb

(Notary Seal)

OFFICIAL SEAL
DARA TABB
NOTARY PUBLIC-GEORGIA
COBB COUNTY
My Comm. Expires Dec. 28, 2028

DISCLOSURE STATEMENT

Nothing in Chapter 36 of OCGA shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

☑ No, I have not made any campaign contribution to City Officials voting on this application exceeding $250 in the past two years.

☐ Yes, I have made campaign contributions to City Officials voting on this application exceeding $250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

Signature of Applicant: _____ Date: 03/04/26

Print Name: TJ Costen for Hickory Real Estate Partners, LLC

Sworn to and Subscribed before me this: 4th day of March, 20 26.

Notary Signature: _____

(Notary Seal)

OFFICIAL SEAL
DARA TABB
NOTARY PUBLIC-GEORGIA
COBB COUNTY
My Comm. Expires Dec. 28, 2028

ATTACHMENT A18

AUTHORIZATON OF PROPERTY OWNER

I, Andrea K. Blaesing, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Cherokee County/City of Woodstock, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a request for:

- ☐ Annexation
- ☑ Rezoning
- ☑ Variance
- ☑ Conditional Use Permit
- ☐ Comprehensive Plan Amendment
- ☐ Other: _____

I hereby authorize the City of Woodstock staff, Mayor & City Council, and Planning Commission to inspect the premises which are subject of the application.

Applicant's Information:

Name: Hickory Real Estate Partners, LLC

Address: 2100 Powers Ferry Road SE Suite 110 Phone: (404) 458-8295

City, State, Zip: Atlanta, GA 30339 Fax: _____

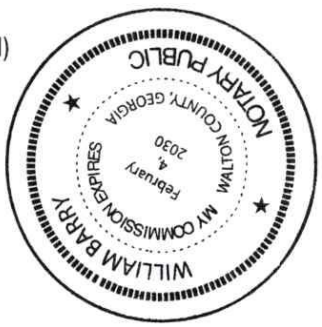
Signature of Owner: Andrea K. Blaesing Date: 3/3/26

Print Name: Andrea K. Blaesing for AKB Investments, LLC

Sworn to and Subscribed before me this: 3rd day of March, 2026.

Notary Signature: _____

(Notary Seal)



ATTACHMENT A19

CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE PUBLIC HEARING

1.

My name is Andrea K. Blaesing. I am the officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, **AKB Investments, LLC, a Georgia Limited Liability Company** ("Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Public Hearing Application regarding certain real property owned by the Titleholder located in the City of Woodstock, Georgia.

2.

In accordance with the requirements for completing a Public Hearing Application, I hereby attest on behalf of the Titleholder that I have reviewed the application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Application") to which this Certificate is attached and hereby certify:

(a) That the officer or other representative of the Titleholder who executed the Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Titleholder, and that the signature of said officer or other representative is genuine; and

(b) That the execution of the Variance Application and the filing of the Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

(signature appears on following page)

AKB Investments, LLC, a Georgia Limited Liability Company

By: Andrea K. Blaesing

Printed Name: Andrea K. Blaesing, Member

Date: 3/3/26

Signature of Notary Public

3/3/2026
Date

Notary Seal



ATTACHMENT A21

AUTHORIZATON OF PROPERTY OWNER

I, Christine S. Kirk, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Cherokee County/City of Woodstock, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a request for:

- ☐ Annexation
- ☑ Rezoning
- ☑ Variance
- ☑ Conditional Use Permit
- ☐ Comprehensive Plan Amendment
- ☐ Other: _____

I hereby authorize the City of Woodstock staff, Mayor & City Council, and Planning Commission to inspect the premises which are subject of the application.

Applicant's Information:

Name: Hickory Real Estate Partners, LLC

Address: 2100 Powers Ferry Road SE Suite 110 Phone: [redacted]

City, State, Zip: Atlanta, GA 30339 Fax: _____

Signature of Owner: _____ Date: 3/4/2026

Print Name: Christine S. Kirk for TVK Investments, LLC

Sworn to and Subscribed before me this: 4th day of MARCH, 2026.

Notary Signature: _____

(Notary Seal)

JASON C. CHAMPION
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires November 14, 2029

ATTACHMENT A22

CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE PUBLIC HEARING

1.

My name is Christine S. Kirk. I am the officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, **TVK Investments, LLC, a Georgia Limited Liability Company** ("Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Public Hearing Application regarding certain real property owned by the Titleholder located in the City of Woodstock, Georgia.

2.

In accordance with the requirements for completing a Public Hearing Application, I hereby attest on behalf of the Titleholder that I have reviewed the application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Application") to which this Certificate is attached and hereby certify:

(a) That the officer or other representative of the Titleholder who executed the Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Titleholder, and that the signature of said officer or other representative is genuine; and

(b) That the execution of the Variance Application and the filing of the Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

(signature appears on following page)

TVK Investments, LLC, a Georgia Limited Liability Company

By: _____

Printed Name: Christine S. Kirk, Member

Date: 3/4/2026

_____
Signature of Notary Public

3/4/2026
Date

Notary Seal

JASON C. CHAMPION
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires November 14, 2029

PROPERTY TAX VERIFICATION

The undersigned below is authorized to make this application. The undersigned certifies that all City Taxes/ Cherokee County property taxes, billed to date for the parcel listed below have been paid in full the Tax Official of the City of Woodstock, Georgia. In no case shall an application or reapplication for rezoning be processed without such property verification.

*Note: A separate verification form must be completed for each tax parcel included in rezoning request.

Tax Map #: 15 N 10 Parcel #: 015

Signature of Applicant: _____ Date: 03/04/26

Print Name: T.J. Costen, Manager, Hickory Real Estate Partners, LLC

TAX OFFICIAL USE ONLY:

Payment of all property taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below.

Signature of Tax Official: _____ Date: _____

Title: _____

CORPORATE AUTHORIZATION FORM

My name is TJ Costen (hereinafter "Representative"). I am the Representative for Hickory Real Estate Partners, LLC (the "Applicant Company") retained to handle the Public Hearing Application for the City of Woodstock for the property located 125 Lorraine Parkway. I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant Company's Application to request variances pertaining to certain real property located in the City of Woodstock, Georgia.

In accordance with the requirements for completing a City of Woodstock Application for Public Hearing, I hereby attest that I have reviewed the Public Hearing application and related documents which are being filed simultaneously therewith on behalf of the Applicant Company (collectively, the "Public Hearing Application") to which this Certificate is attached and hereby certify:

(a) That the signature affixed to the Public Hearing Application is in fact the seal of the Representative or a true facsimile thereof; and

(b) That the Representative who executed the Public Hearing Application does in fact occupy the role indicated, that the role that the signer occupies has the authority to execute the Public Hearing Application on behalf of the Applicant Company, and that the signature of said Representative is genuine; and

(c) That the execution of the Public Hearing Application and the filing of the Public Hearing Application by the Representative is with the express permission of the Applicant Company.

(d) I designate Parks F. ~~Huff and~~ the law firm of Sams, Larkin & Huff, LLP to serve as my/our representative in this application.

Signature of Applicant: _____

TJ Costen for Hickory Real Estate Partners, LLC

Notary Signature: _____

Sworn and subscribed before me this 4th day of March, 2026.

(Notary Seal)

OFFICIAL SEAL
DARA TABB
NOTARY PUBLIC-GEORGIA
COBB COUNTY
My Comm. Expires Dec. 28, 2028

ATTACHMENT A26

Public Hearing Application Fee Calculator

Project Address: 125 Lorraine Parkway

City: Woodstock State: Georgia Zip: 30188

Total Acreage: 24.64 Parcel ID Number: 15-0805-0002

ANNEXATION APPLICATION

No Fee

REZONING APPLICATION

__ 0-19 acres	$750.00	$_____
__ 20-99 acres	$850.00	$850
__ 100 acres or greater	$1000.00 + $10.00/acre over 99 acres	$_____
__ Conditional Use Permit	$300.00	$300
__ Condition Amendment	$300.00	$_____
__ with Concurrent Variances	$100.00/variance	
	# of Variances ____ * $100.00 =	$_____

VARIANCE/ZONE TEXT AMENDMENT APPLICATIONS

__ Variances	$300.00 for first Variance + $100.00/additional variance	
	$300.00 + $100.00 per additional request (2) =	$400.00
__ Zone Text Amendment	$750.00	$_____

Total Fees Due: $1550.00

Payment is due at the time of Application acceptance. The City of Woodstock accepts cash, checks made out to the City of Woodstock, or credit cards using our Credit Card Authorization form.

Applicant: Hickory Real Estate Partner

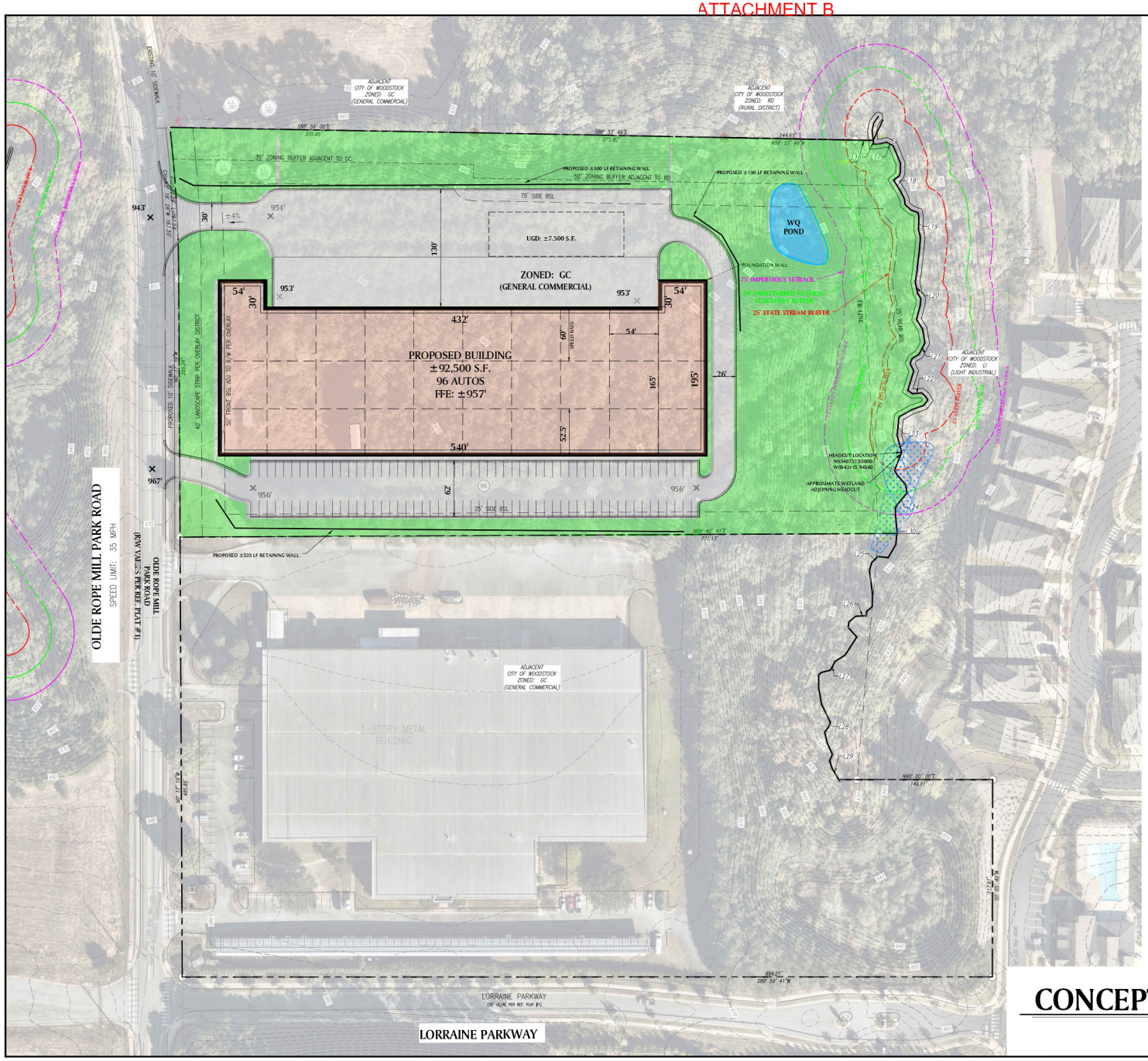
Applicant Email: [redacted]

Applicant Signature: TJ Costen for Hickory Real Estate Partners, LLC

STAFF USE ONLY:

Case: ____ # _____ Amount Confirmed by: _____ Date Paid: _____

Date Received: _____ Payment Received by: _____ Receipt Number: _____





VICINITY MAP
SCALE: NTS

SITE ANALYSIS	
BUILDING A:	±92,500 S.F.
AUTO SPACES:	96 SPACES
TOTAL BUILDING AREA:	±92,500 S.F.
TOTAL SITE AREA:	±8.20 ACRES

EARTHWORK CALCULATIONS:

Cut volume (adjusted)	26,872.23 Cu. Yd.
Fill volume (adjusted)	26,841.20 Cu. Yd.
Net volume (adjusted)	31.03 Cu. Yd.< Cut>

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CONCEPTUAL SITE PLAN

SCALE: 1 = 50

PAULSON · MITCHELL · WISE
— CIVIL ENGINEERS & PLANNERS —
85-A MILL STREET
SUITE 200
ROSWELL, GA 30075
INFO@CIVILPMW.COM
770.650.7685
CIVILPMW.COM

PROJECT:

OLDE ROPE MILL PARK ROAD INDUSTRIAL

OLDE ROPE MILL PARK ROAD & 125 LORRAINE PARKWAY
CITY OF WOODSTOCK,
CHEROKEE COUNTY, GEORGIA

FOR:

HICKORY
Real Estate Partners
2100 POWERS FERRY ROAD SE,
SUITE 110
ATLANTA, GEORGIA 30339

JURISDICTION:	CITY OF WOODSTOCK
EX. ZONING:	GC (GENERAL COMMERCIAL)
OVERLAY DISTRICT:	TECHNOLOGY PARK OVERLAY
PR. ZONING:	LI (LIGHT INDUSTRIAL)
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MAJOR SIDE:	25' FROM ZONING BUFFER
MINOR SIDE:	25'
REAR:	25'
LANDSCAPE STRIP:	40' FRONT PER OVERLAY
ZONING BUFFER:	GC: 35' | RD: 50'
STATE STREAM BUFFER:	25'
COUNTY STREAM BUFFER:	50' (UNDISTURBED)
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MAXIMUM IMPERVIOUS ALLOWED:	70%
MAXIMUM BUILDING COVERAGE:	__%
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STREAMS PRESENT (NO):	FEMA/CHEROKEE GIS
WETLANDS PRESENT (NO):	CHEROKEE GIS
TOPOGRAPHY DATA:	NOAA | CHEROKEE GIS

03.31.2026

CONCEPTUAL SITE PLAN

SHEET **CP-11**

Kimley»Horn

MEMORANDUM

To: Mr. Chase Westfall, ***Hickory Real Estate Partners, LLC***

From: Winnie Gobbel, P.E., PTOE, *Kimley-Horn and Associates*
John D. Walker, P.E., PTOE, *Kimley-Horn and Associates*

Date: March 5, 2026

RE: ***Olde Rope Mill Park Road Industrial – Trip Generation and Traffic Engineering Opinion Memorandum***
City of Woodstock, Cherokee County, Georgia

Kimley-Horn is pleased to provide this memorandum evaluating and comparing various trip generation uses for the *Olde Rope Mill Park Road Industrial* site located along Olde Rope Mill Park Road, north of Ridgewalk Parkway in the City of Woodstock, Georgia. While no traffic count data was collected, this memo does provide our traffic engineering opinion on trip generation, site access, and possible offsite improvements given other currently available traffic information.

PROJECT OVERVIEW

As currently envisioned, a new development is proposed on the east side of Olde Rope Mill Park Road. The development proposes constructing 92,000 SF of light industrial space. This space will consist of one building. Access to the site is provided at two (2) proposed full movement driveways located along Olde Rope Mill Park Road. The purpose of the traffic memo is to provide our opinion on the needed offsite improvements such as turn lanes as well as a curb cut analysis along Olde Rope Mill Park Road at Site Driveways A and B. The analysis will be based on GDOT standards and references to the City of Woodstock code of ordinances by evaluating the project trip generation associated with the proposed *Olde Rope Mill Park Road Industrial* development. The traffic memo will also provide an opinion on the possible improvements needed for the intersection of Ridgewalk Parkway at Olde Rope Mill Park Road.

A project site location map is illustrated on **Figure 1**. A project site aerial is shown on **Figure 2**.

EXISTING TRAFFIC CONDITIONS

Olde Rope Mill Park Road is a two-lane, undivided local roadway (per GDOT classification) with a posted speed limit of 35 mph. The total road width is 28 feet. There are no GDOT count stations along this roadway. Although there are no GDOT count stations, it is assumed that the ADT is less than 6,000 vehicles based on the limited number of developments along the roadway, restricted street connectivity, and available count data at the Ridgewalk Parkway/Interstate 575 interchange.

TRIP GENERATION, TRIP DISTRIBUTION, AND TRIP ASSIGNMENT

Traffic for the proposed development was calculated using equations contained in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition, 2025. The trip generation was calculated assuming 92,000 SF of Light Industrial (Land Use 110). **Table 1** summarizes the trip generation for the proposed development under full build-out.

Table 1: Project Trip Generation Summary (Proposed Development)

Land Use	Density	ITE Code	Daily Traffic		AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit	Enter	Exit
Light Industrial	92,000 SF	*110*	166	166	38	6	11	34
Warehousing Employee (Car) Trips			*154*	*154*	*37*	*6*	*11*	*33*
Warehousing Heavy Vehicle (Truck) Trips			*12*	*12*	*1*	*0*	*0*	*1*
Total Gross Trips			**166**	**166**	**38**	**6**	**11**	**34**

Note: No reductions for mixed-use, alternative mode, or pass-by were assumed.

The directional distribution and assignment of new project trips was based on a review of land uses and population densities in the area. It is assumed that Driveway A will be used as parking for employee vehicles and Driveway B will be used as a loading zone for trucks. **Table 2** shows the trip distribution for the proposed *Olde Rope Mill Park Road Industrial* development.

Table 2: Trip Distribution Entering Site Driveways

ITE Code	Land Use	Olde Rope Mill Park Road	
		Northbound	Southbound
Driveway A			
110	Light Industrial (Trucks)	0%	0%
110	Light Industrial (Cars)	100%	0%
Driveway B			
110	Light Industrial (Trucks)	100%	0%
110	Light Industrial (Cars)	0%	0%

Based on the trip generation from **Table 1** and the anticipated trip distribution, net new project trips were assigned to the study roadway network. **Figure 3** illustrates the Projected Project Trips for the AM and PM peak hours, these volumes were used within the analysis.

GDOT TURN LANE WARRANTS

GDOT does provide guidance on when turn lanes are warranted based on GDOT's *Regulations for Driveway and Encroachment Control Manual.* GDOT provides guidance on the minimum volumes requiring the construction of turn lanes, and the thresholds are provided for guidance and informational

purposes. Per GDOT's *Regulations for Driveway and Encroachment Control Manual*, a right-turn lane must be constructed if the daily turn volumes entering meet or exceed values shown in **Table 3** for right-turns.

Table 3: Minimum Entering Volumes Requiring Right-Turn Lanes

Posted Speed	2 Lanes on Main Road		More Than 2 Lanes on Main Road	
	ADT < 6,000	ADT ≥ 6,000	ADT < 10,000	ADT ≥ 10,000
≤ 35 MPH	**200 RTV/day**	100 RTV/day	200 RTV/day	100 RTV/day
40 – 50 MPH	150 RTV/day	75 RTV/day	150 RTV/day	75 RTV/day
55 – 60 MPH	100 RTV/day	50 RTV/day	100 RTV/day	50 RTV/day
≥ 65 MPH	Always	Always	Always	Always

Per GDOT's *Regulations for Driveway and Encroachment Control Manual*, a left-turn lane must be constructed if the daily turn volumes entering meet or exceed values shown in **Table 4** for left-turns.

Table 4: Minimum Entering Volumes Requiring Left-Turn Lanes

Posted Speed	2 Lanes on Main Road		More Than 2 Lanes on Main Road	
	ADT < 6,000	ADT ≥ 6,000	ADT < 10,000	ADT ≥ 10,000
≤ 35 MPH	**300 LTV/day**	200 LTV/day	400 LTV/day	300 LTV/day
40 – 50 MPH	250 LTV/day	175 LTV/day	325 LTV/day	250 LTV/day
≥ 55 MPH	200 LTV/day	150 LTV/day	250 LTV/day	200 LTV/day

For Olde Rope Mill Park Road, which is a two-lane road with a 35 MPH speed limit and ADT less than 6,000 vehicles per day, a right-turn lane is needed if there are at least 200 right-turning vehicles per day and a left-turn lane is needed if there are at least 300 left-turning vehicles per day.

ASSESSMENT FOR A TURN LANE

Based on the gross trips for daily traffic provided in **Table 1**, the number of turning movements at the site driveways were analyzed. **Table 5** summarizes the number of right-turns and left-turns at Site Driveways A and B.

Table 5: Assessment for Turn Lanes
24-Hour Daily Volumes

	Site Driveway A	Site Driveway B
	Right-Turn	
Projected Number of Turning Movements	154	12
Minimum Required for Turn Lane	200	200
Turn Lane Warranted?	**No**	**No**
	Left-Turn	
Projected Number of Turning Movements	0	0
Minimum Required for Turn Lane	300	300
Turn Lane Warranted?	**No**	**No**

Based on the projected daily traffic volumes, right-turn and left-turn lanes along Olde Rope Mill Park Road into Site Driveways A and B are not warranted, based on the GDOT standards.

GENERAL OPINION

Per City of Woodstock's Municipal Code Article V Section 7.513.10, "driveway arrangements shall conform to generally accepted geometric design-standards". Kimley-Horn's opinion is that the proposed curb cuts for the driveway layout are satisfactory based on Standard Detail 405 in the City's municipal code.

TRIP GENERATION COMPARISON

The *Olde Rope Mill Park Road Industrial* development is currently proposed to be 92,000 SF of Light Industrial space. **Table 6** shows the trip generation potential for various scenarios under the existing zoning and the proposed zoning. The current zoning is General Commercial (GC) and the proposed zoning is Light Industrial (LI).

Table 6: Project Trip Generation Summary

Land Use	Density	ITE Code	Daily Traffic		AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit	Enter	Exit
Light Industrial	**92,000 SF**	***110***	**166**	**166**	**38**	**6**	**11**	**34**
Hotel	220 rooms	*310*	642	642	46	43	67	65
Medical-Dental Office Building	85,000 SF	*720*	1,688	1,688	161	45	93	216
Shopping Plaza (40-150k) with Supermarket	66,122 SF	*821*	3,170	3,170	138	92	270	281

Note: No reductions for mixed-use, alternative mode, or pass-by were assumed.

The proposed *Olde Rope Mill Park Road Industrial* development will have a lower traffic impact than the alternative land uses permitted within the G.C. zoning district.

CONCLUSION AND RECOMMENDATIONS

The proposed *Olde Rope Mill Park Road Industrial* development is located along Olde Rope Mill Park Road, north of Ridgewalk Parkway in the City of Woodstock, Cherokee County, Georgia. As currently envisioned, the *Olde Rope Mill Park Road Industrial* development proposes constructing 92,000 SF of light industrial space. This space will consist of one building. Access to the site is provided at two (2) proposed full movement driveways located along the east side of Olde Rope Mill Park Road. It is assumed that Driveway A will be used as parking for employee vehicles and Driveway B will be used as a loading zone for trucks.

The purpose of the traffic memo is to determine whether offsite improvements are needed along Olde Rope Mill Park Road at Site Driveways A and B. Using project trip generation, a turn lane determination was performed. Based on the projected daily traffic volumes and GDOT turn lane warrant thresholds, neither a right-turn lane nor left-turn lane are warranted for Site Driveways A and B.

Additionally, this memo provided traffic engineering opinions on the proposed curb cuts for site access and possible offsite improvements that may be required. Kimley-Horn's opinion is that the proposed curb cuts for the driveway layout are satisfactory per the City's municipal code.

This memo also compared the trip generation of the proposed O*lde Rope Mill Park Road Industrial* development with alternative land uses. From a traffic generation perspective, the proposed O*lde Rope Mill Park Road Industrial* development will have a lower traffic impact than the alternative land uses.

I hope this information is helpful. Please contact me if you have any questions.

Sincerely,

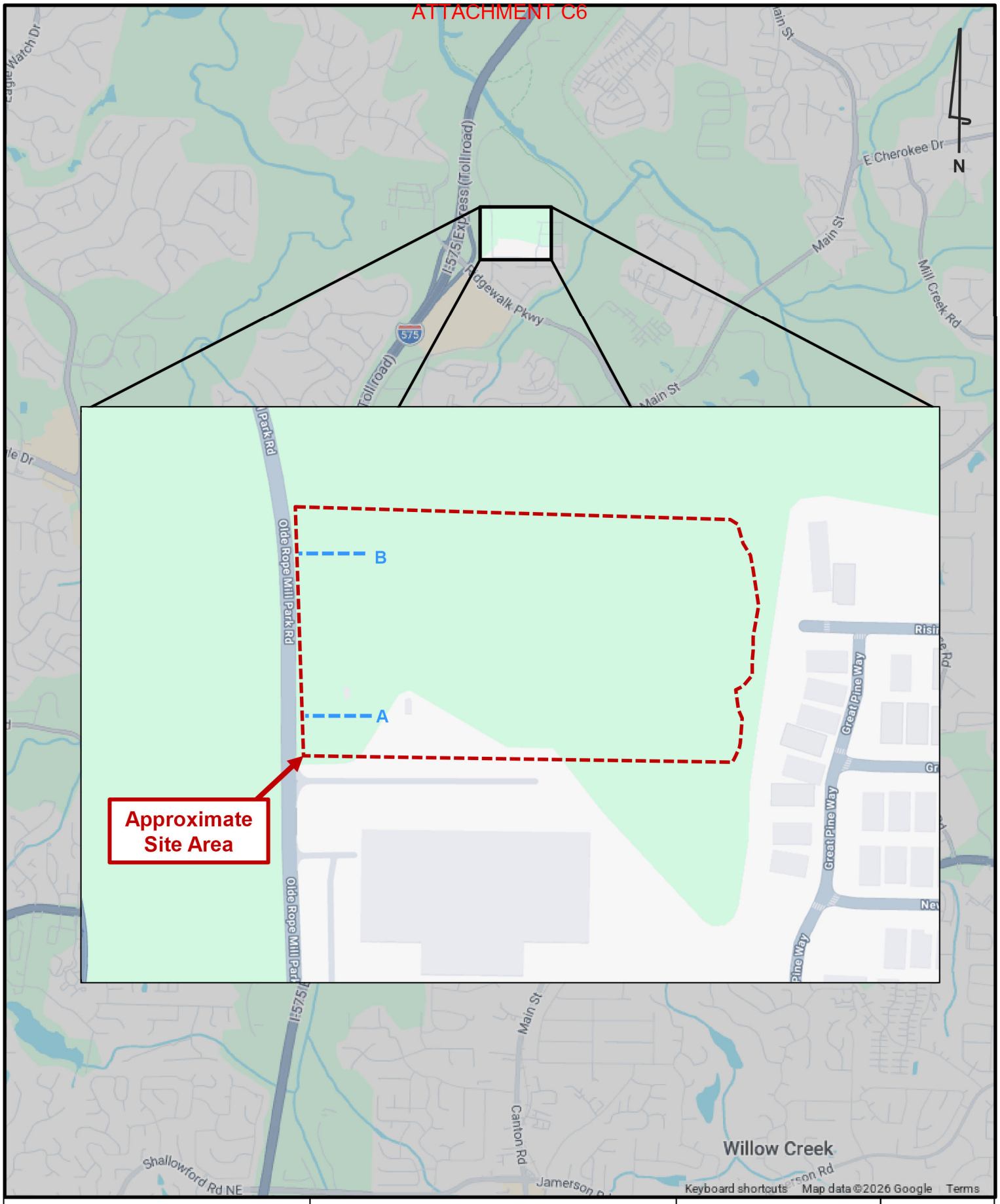
KIMLEY-HORN AND ASSOCIATES, INC.

Winnie Gobbel, P.E., PTOE
Project Engineer

John D. Walker, P.E., PTOE
Senior Vice President/Senior Associate

Attachments:

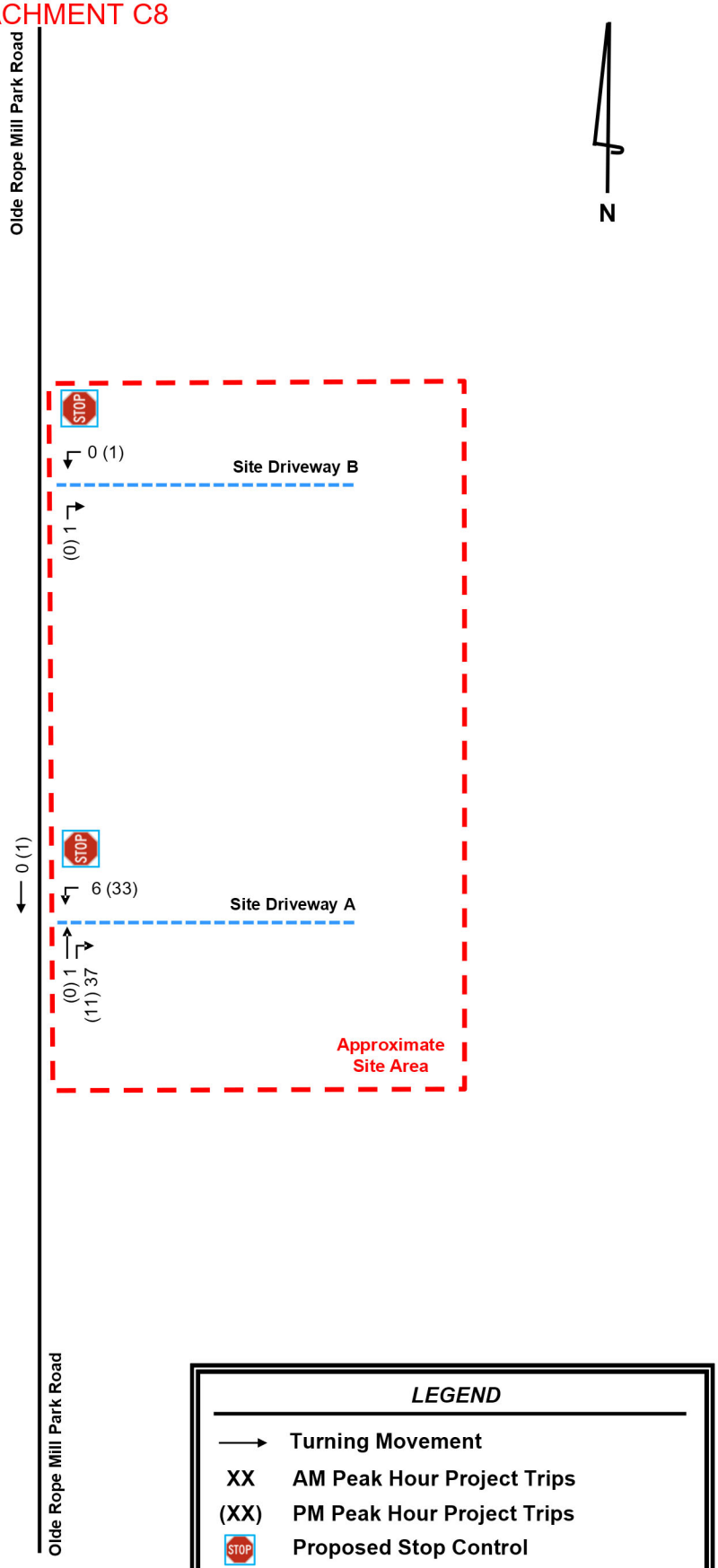
- Figure 1: Site Location Map
- Figure 2: Site Aerial
- Figure 3: Project Trips
- Site Plan



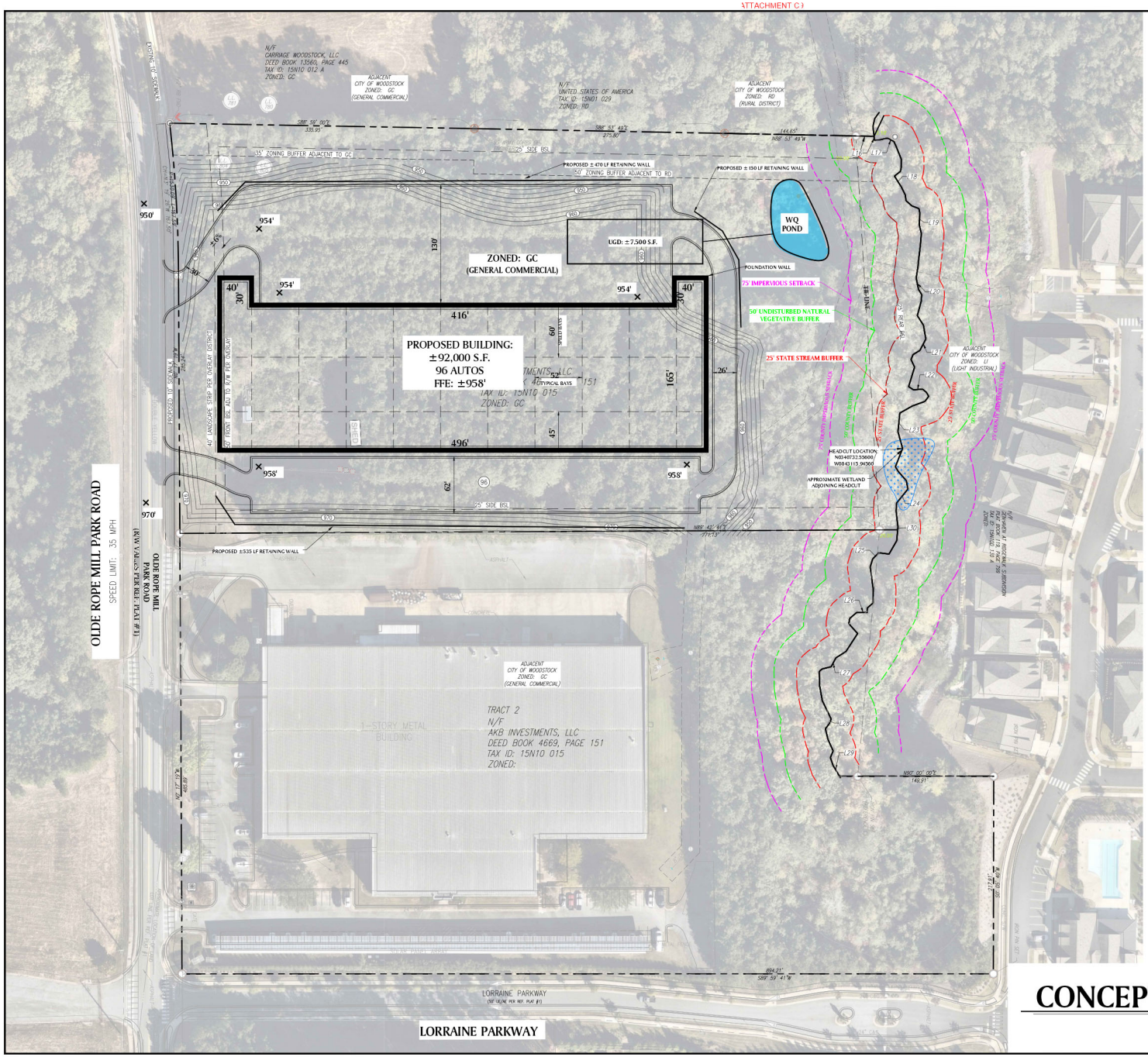
Kimley»Horn	**Olde Rope Mill Park Road Industrial** ***Trip Generation Memo***	**Site Location Map**	**Figure 1**



Kimley»Horn	Olde Rope Mill Park Road Industrial *Trip Generation Memo*	Site Aerial	Figure 2



Kimley»Horn	Olde Rope Mill Park Road Industrial *Trip Generation Memo*	Project Trips	Figure 3





VICINITY MAP
SCALE: NTS

SITE ANALYSIS	
BUILDING A:	±92,000 S.F.
AUTO SPACES:	96 SPACES
TOTAL BUILDING AREA:	±92,000 S.F.
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CONCEPTUAL SITE PLAN

0 25 50 100 200
SCALE: 1 = 50

PAULSON·MITCHELL·WISE
CIVIL ENGINEERS & PLANNERS
85-A MILL STREET
SUITE 200
ROSWELL, GA 30075
INFO@CIVILPMW.COM
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PROJECT:

OLDE ROPE MILL PARK ROAD INDUSTRIAL

OLDE ROPE MILL PARK ROAD &
125 LORRAINE PARKWAY
CITY OF WOODSTOCK,
CHEROKEE COUNTY, GEORGIA

FOR:

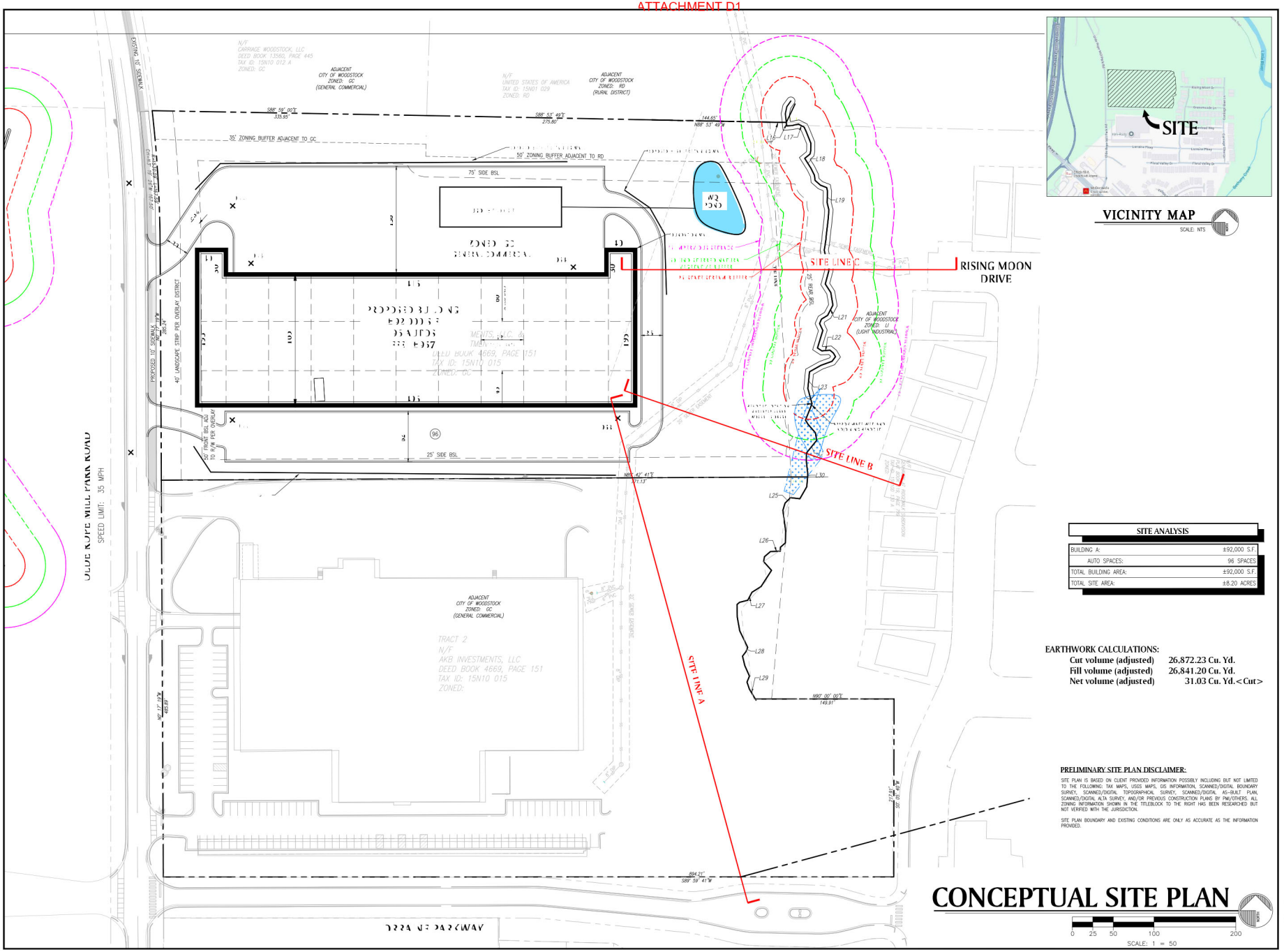
HICKORY
Real Estate Partners
2100 POWERS FERRY ROAD SE,
SUITE 110
ATLANTA, GEORGIA 30339

JURISDICTION:	CITY OF WOODSTOCK
EX. ZONING:	GC (GENERAL COMMERCIAL)
OVERLAY DISTRICT:	TECHNOLOGY PARK OVERLAY
PR. ZONING:	LI (LIGHT INDUSTRIAL)
FRONT:	10' FROM R/W (PER OVERLAY)
MAJOR SIDE:	25'
MINOR SIDE:	25'
REAR:	25'
LANDSCAPE STRIP:	40' FRONT PER OVERLAY
ZONING BUFFER:	GS: 35' | RD: 50'
STATE STREAM BUFFER:	25'
COUNTY STREAM BUFFER:	50' (UNDISTURBED)
CITY STREAM BUFFER:	75' (IMPERVIOUS)
PARKING REQ.:	0.5 PER 1,000 SF OF GROSS FLOOR AREA + 1 LOADING SPACE
STALL:	9' x 18'
LANDSCAPE ISLAND SPACING:	1 PER 8 SPACES
MAXIMUM IMPERVIOUS ALLOWED:	70%
MAXIMUM BUILDING COVERAGE:	__%
FLOOD PLAIN PRESENT (NO):	FEMA/CHEROKEE GIS
STREAMS PRESENT (NO):	FEMA/CHEROKEE GIS
WETLANDS PRESENT (NO):	CHEROKEE GIS
TOPOGRAPHY DATA:	NOAA | CHEROKEE GIS

2025270 CP-10.dwg 03.03.2026

CONCEPTUAL
SITE PLAN

SHEET **CP-10**



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SCALE: 1 = 50

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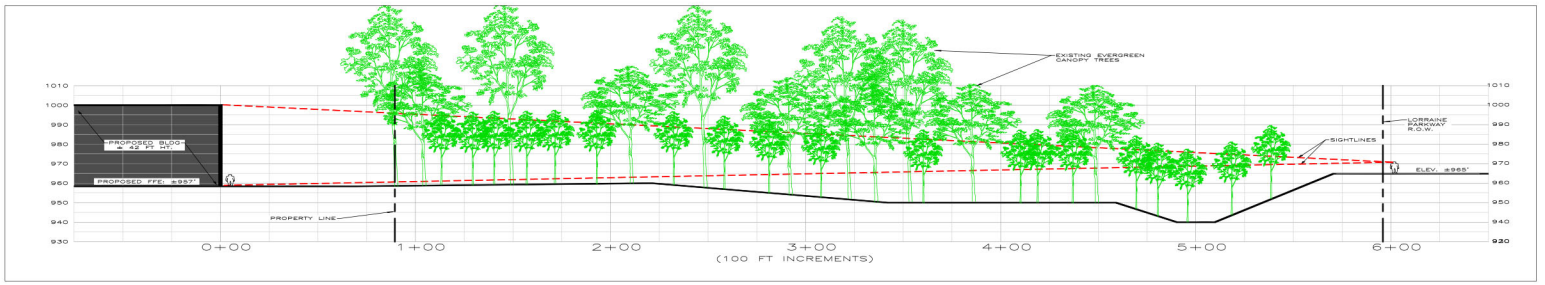
2026.03.12 – 03.17.2026
2025270 CP-10 – SIGHTLINE EXH.dwg

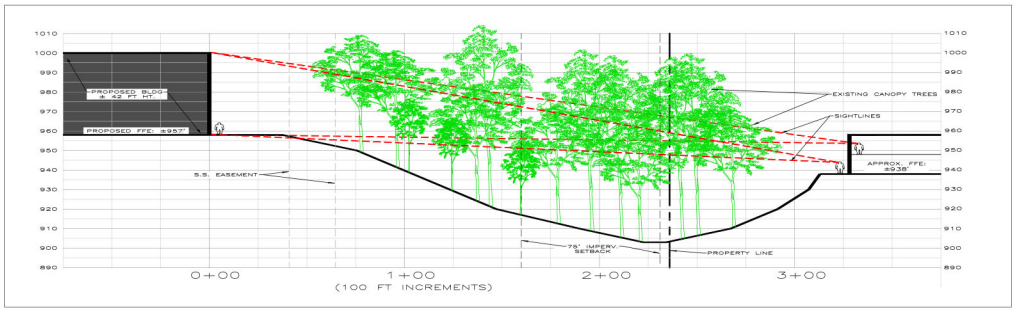
CONCEPTUAL SITE PLAN

SHEET **CP-10**



SCALE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=30'

SIGHT LINE A



SCALE
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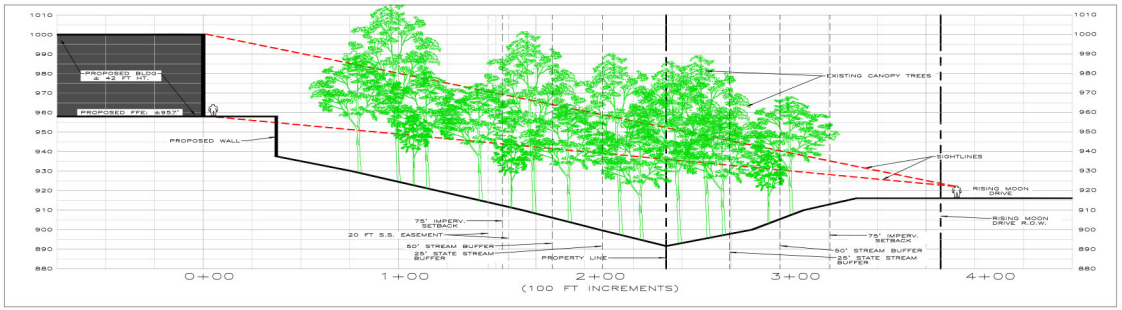
SIGHT LINE B



SCALE
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SIGHT LINE C

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04.13.2026

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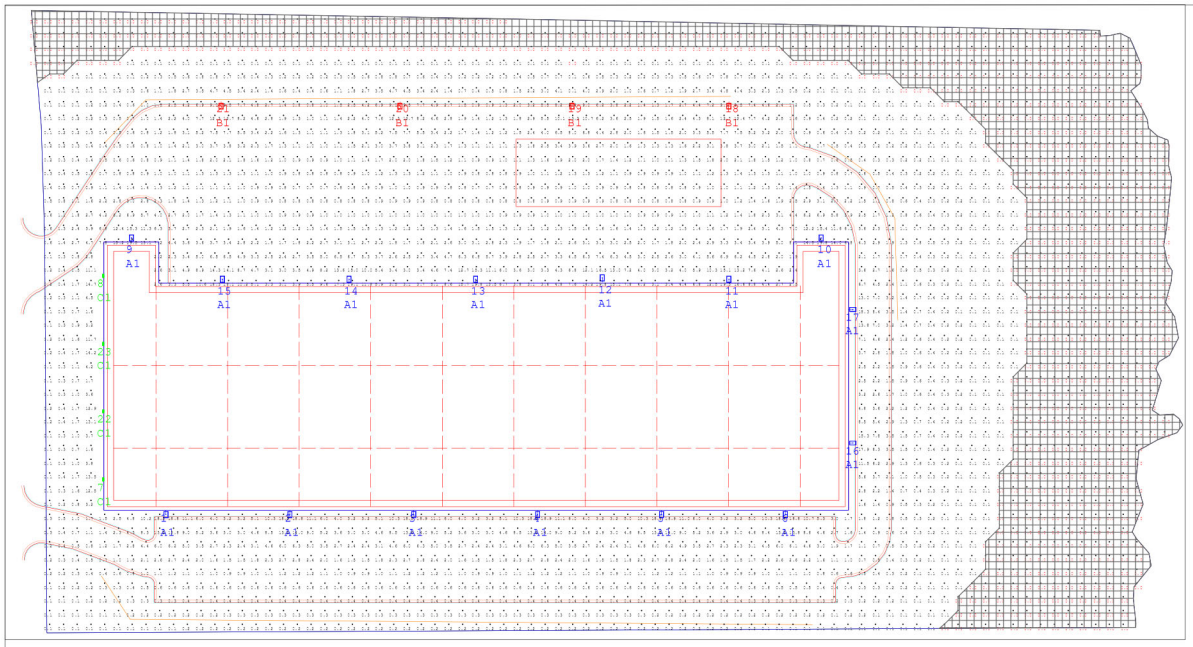
SIGHTLINE EXHIBIT

SHEET **EXH-SL1**



Luminaire Location Summary

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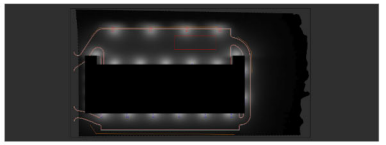
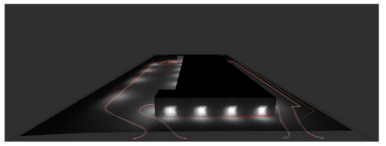
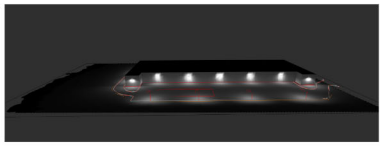
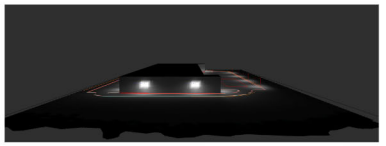
22	C1	12
23	C1	12









Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	4	C1	Single	EiKO WPA 80w 50K Wall Pack	0.950	11366	79.88	319.52
	4	B1	Single	EiKO AAL1 200w 50K T3 Pole Mount	0.950	31425	206.6	826.4
	15	A1	Single	EiKO AAL1 200w 50K T3 Wall Mount	0.950	31425	206.6	3099

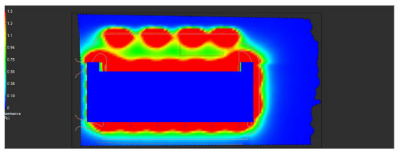
Calculation Summary

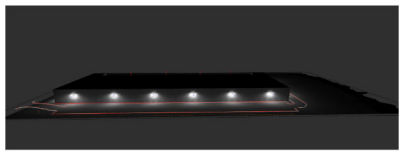
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	1.68	19.8	0.0	N.A.	N.A.

Notes:

Plan Notes:
Calculations at Ground Level (10' x 10' Grid Spacing). Refer to luminaire location summary for mounting heights of each fixture. Mounting heights indicated on luminaire location summary is a total A.F.G. height.

General Notes:
Due to changing lighting ordinances it is the contractors resposibility to submit the site photometrics & luminaire specs to the local inspector before ordering to ensure this plan complies with local lighting ordinances. This lighting design is based on information supplied by others. Changes in electrical supply, area geometry & objects within the lighted area may produce illumination values different from the predicted results shown on this layout. This layout is based on .IES files that were lab tested or computer generated,





CAHABA SALES GROUP

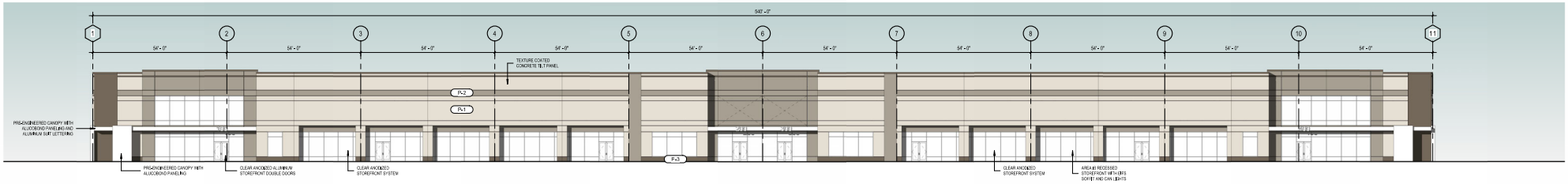
#	Date	Comments

Revisions

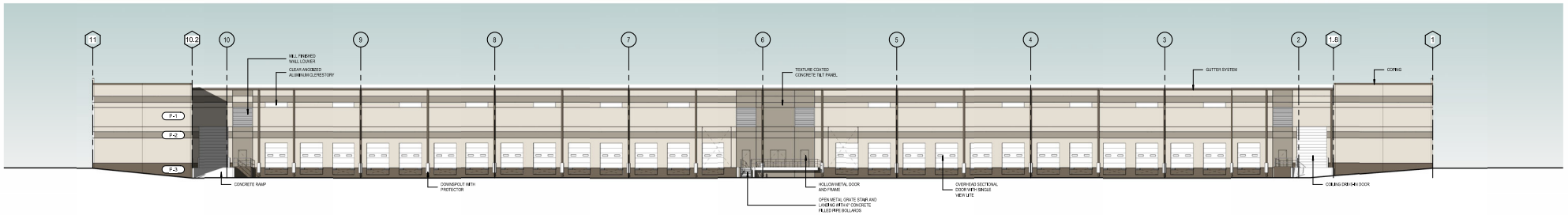
Drawn By: Brent M. Finley, LC
Checked By:
Date:3/26/2026
Scale:

125 Lorraine Pkwy

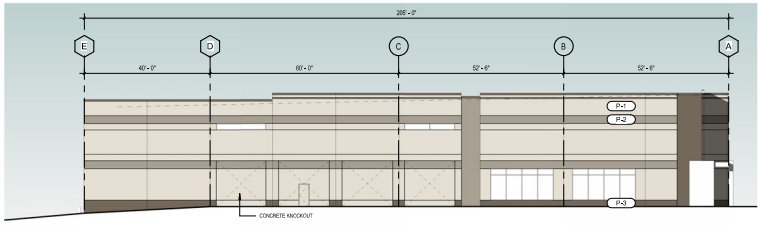
Lighting Layout



1 SK-001 PLAN SOUTH - ELEVATION
1/16" = 1'-0"



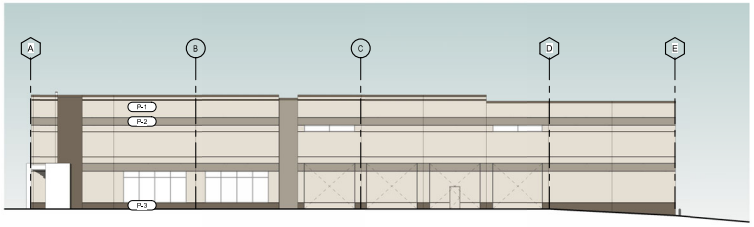
2 SK-001 PLAN - NORTH EVATION
1/16" = 1'-0"



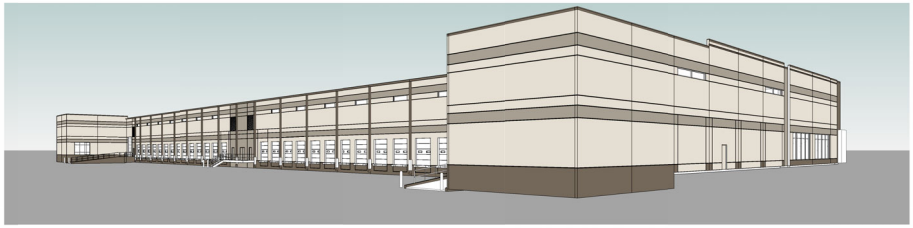
3 SK-001 PLAN WEST - ELEVATION
1/16" = 1'-0"



5 SK-001 ENTRY PERSPECTIVE



4 SK-001 PLAN EAST - ELEVATION
1/16" = 1'-0"



6 SK-001 DOCK PERSPECTIVE

SCHEMATIC DESIGN - ELEVATIONS

OLDE ROPE MILL SPEC

30 MARCH 2026

Development By HICKORY REAL ESTATE

WOODSTOCK, GEORGIA

2026163.00

RANDALL PAULSON architects

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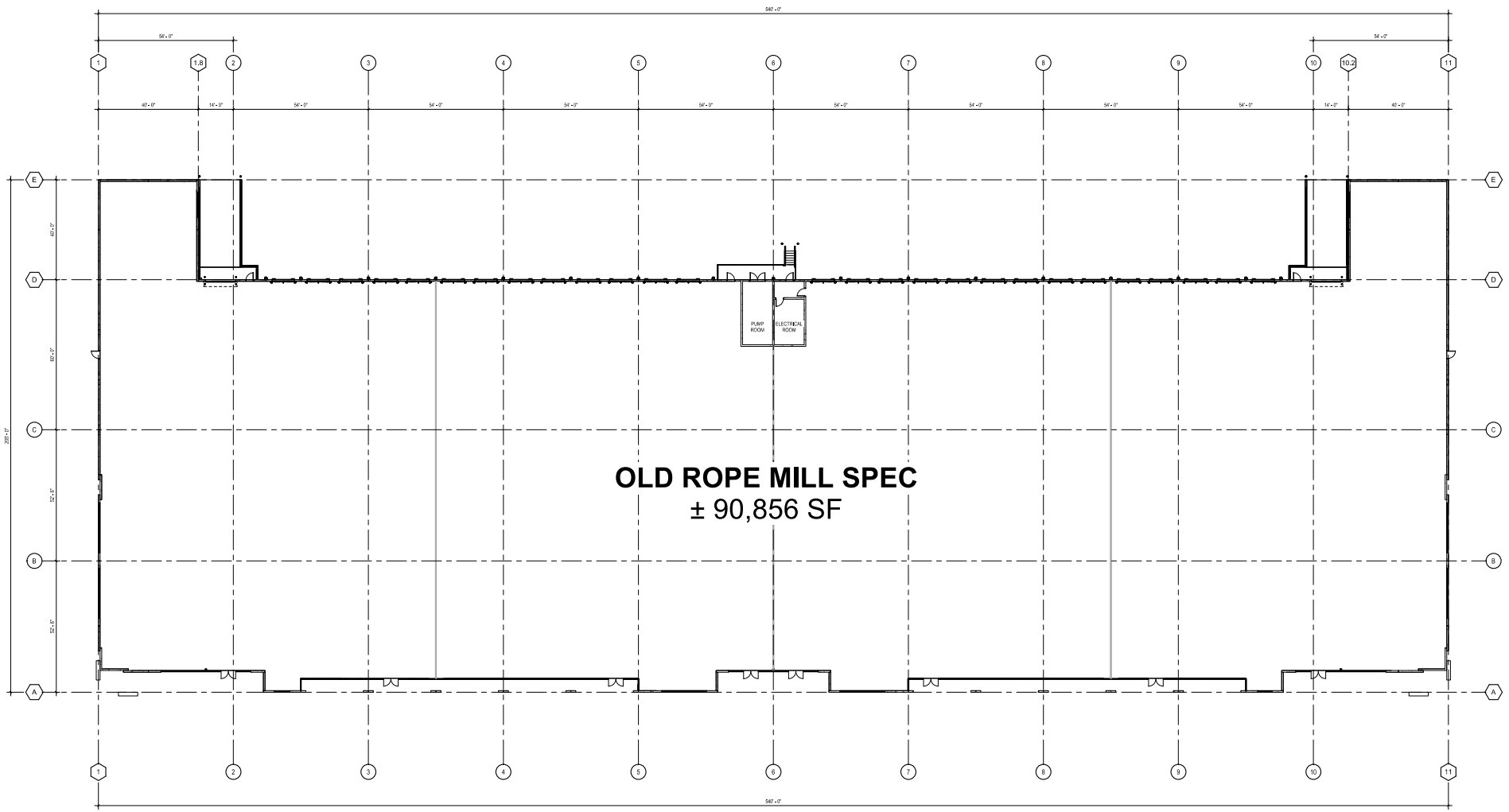

1 SK-002 OVERALL FLOOR PLAN
1/16" = 1'-0"

HICKORY Real Estate Partners

OVERALL FLOOR PLAN

Development By HICKORY REAL ESTATE

OLDE ROPE MILL SPEC

WOODSTOCK, GEORGIA

25 MARCH 2026

2026163.00

RANDALL PAULSON architects

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ATTACHMENT F3



ATTACHMENT G1

PUBLIC INPUT REPORT: Case # Z#170-26

Applicant Name: Hickory Real Estate Partners, LLC

Phone #: __

Subject Property Address/Parcel #: 125 Lorraine Pkwy Parcel: 15N10015

Public Input Meeting date, time, location: 7 pm, 3/31/2026; Chambers @ City Center

I. Summary of concerns:

1) Traffic - Existing traffic problem. 2) Noise - Existing noise from the interstate and surrounding existing uses like Costco. Do not want to hear trucks. 3) Light pollution. 4) Concern about LI uses vs. GC uses.

II. How the applicant addressed concerns:

1) LI use will produce less traffic than most other commercial uses. 2) Using building design to limit noise pollution. 3) LED lighting and photometric plan. 4) LI uses will not produce noise or odors.

III. Concerns the applicant was unable or unwilling to address and why:

Applicant is willing to address neighbor concerns. However, the applicant cannot limit hours of operation that would limit potential end users.

IV. Concerns or topics of discussion unrelated to the proposal:

The neighbors are concerned about traffic congestion at the Ridgewalk intersection. They were not thrilled with any use but recognized the area was anticipated to be an industrial building. They could not identify a use they would prefer over the proposed use.

V. Agreements made by the applicant to property owners at the meeting:

The applicant agreed to take the HOA representatives on a tour of similar facilities and meet with the HOA in a meeting to discuss the project. The applicant is meeting with the HOA on April 20 for this follow up discussion.

Applicant's Signature: Parks Huff Digitally signed by Parks Huff Date: 2026.04.14 10:10:55 -04'00'

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!

ATTACHMENT G2

From: Cameron Dunn
To: Planning
Cc: Michael Caldwell; Warren Johnson; David Potts; Tracy Collins; Brian Wolfe; Rob Usher; Colin Ake
Subject: RE: Olde Rope Mill rezoning
Date: Monday, April 13, 2026 9:20:58 AM
Attachments: image001.png

Marisue:

Good morning, and thank you for reaching out to provide public input on this case. I will add this to the digital casefile, and will provide it as part of the public input attachment that is given to both the Planning Commission and City Council as part of their agenda. This case will be heard by the Planning Commission on May 7, and City Council on May 18. Both of these meetings are held at the Chambers at City Center (8534 Main Street) at 7PM.

Best,

Cameron Dunn, MPA
City of Woodstock
Planner II

O) 770-592-6000 ex. 1601
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

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From: Marisue
Sent: Sunday, April 12, 2026 5:01 PM
To: Planning <planning@woodstockga.gov>
Cc: Michael Caldwell <mcaldwell@woodstockga.gov>; Warren Johnson <wjohnson@woodstockga.gov>; David Potts <dpotts@woodstockga.gov>; Tracy Collins <tcollins@woodstockga.gov>; Brian Wolfe <bwolfe@woodstockga.gov>; Rob Usher <rusher@woodstockga.gov>; Colin Ake <cake@woodstockga.gov>
Subject: Olde Rope Mill rezoning

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

Dear Mayor Caldwell, Councilmembers, and Planning & Zoning Commission,

I am a resident of Glenhaven at Ridgewalk. I am writing to express my concern about the proposed rezoning of the Olde Rope Mill parcel from Commercial to Light Industrial.

The facts are simple. The developer has no tenants under contract. Once construction begins, they will pursue any business that fits — warehouses, auto repair, Amazon delivery substations, light manufacturing. We will have little say over who our neighbors become. And once that door opens, it stays open. Rezoning this parcel sets a precedent for adjacent parcels on Olde Rope Mill to follow the same path.

Three things concern me most.

First, traffic. Ninety-six parking spots and twenty trucking docks do not describe a low-impact project. Combined with the stadium proposal at Reagan and Ridgewalk, the Olde Rope Mill development, and the exit 9 interchange work, our streets face real strain. No one appears to be evaluating the cumulative impact of these projects — or the construction overlap.

Second, hours of operation. Woodstock code is silent on this. Nothing prevents a warehouse distributor from running 24-hour shifts. That is not the neighborhood any of us chose.

Third, accountability. The code prohibits "excessive" noise, odors, and vibrations — but defines none of it. Vague standards protect no one. We need defined, enforceable limits before any approval moves forward.

I ask that you reject this rezoning or, at minimum, pause until these questions are answered with specificity. Our community deserves more than a traffic study built on unknown assumptions.

Thank you for your time and your service to Woodstock.

Warm Regards,

Marisue Atkinson
435 Great Pine Way
Woodstock, Ga

ATTACHMENT G4

From: Melissa Dike
To: Warren Johnson
Cc: Michael Caldwell; Planning
Subject: Rezoning to light industrial Olde Rope Mill
Date: Monday, April 20, 2026 7:50:08 PM

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I would like my objection to the rezoning request to be formally noted. As a senior resident living inside the city limits of Woodstock I am quite dissatisfied that this request has gone so far. Down the street is a beautiful park that has been touted for its beauty, bike baths and ability to put in canoes for residents to enjoy. I have read numerous stories on how the city of Woodstock cares about the development of parks and recreation for its citizens, so to say I am confused about the mixing of light industrial truck docks into this equation, is an understatement . Just don't get it. I guess we will know be navigating cyclists, folks with canoes and rafts, walkers to the park with some semi trucks. I am not sure where the vision for Woodstock city limit property has gotten so far off track, but it certainly has.

Just left the developers meeting with home owners, they are stating some ridiculous studies of like 6 trucks per day, while they are building a 20 truck docking building. This is blatantly understated.

Grossly disappointed with city management.

Melissa Dike

From: Michael Caldwell
To: Fred Fussell
Cc: Planning; Mayor and Council; Warren Johnson
Subject: Re: Z#170-26/125 Lorraine Pkwy
Date: Friday, April 24, 2026 2:28:03 PM
Attachments: Outlook-0ngsbyen.png

Thank you for taking the time to reach out and to share your thoughts on this case, Mr. and Mrs. Fussell!
I have included the Council on this response who I know will take your feedback into account during their deliberations, and staff will add your comments to the case record.

Thank you again. Go make it an outstanding weekend!

Mayor Michael Caldwell
City of Woodstock

O) 770-592-6000
C) 678-523-8570
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

From: Fred Fussell
Sent: Friday, April 24, 2026 2:25 PM
To: Planning <planning@woodstockga.gov>; Michael Caldwell <mcaldwell@woodstockga.gov>; Warren Johnson <wjohnson@woodstockga.gov>
Subject: Z#170-26/125 Lorraine Pkwy

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Dear Sirs and Madams,

Regarding the proposed zoning alteration, my wife and I have significant concern regarding the amount and type of traffic from the proposed business (es). Furthermore, the potential noise generation adjacent to our residential community is worrisome. Please consider this application very carefully. We live here.

Fred & Sheila Fussell

Sent: Monday, April 20, 2026 11:26:54 PM
To: Warren Johnson <wjohnson@woodstockga.gov>
Subject: Re: HOA Update: Glenhaven at Ridgewalk Actions Regarding Proposed Woodstock Development

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

Warren,

Thanks for the reply. We had our community meeting tonight with the developer Hickory Real Estate Partners. Our clubhouse was packed with more than 70 of our homeowners attending. They asked many questions.

The Board and our committee researching and following this rezoning request have gathered important information that we'd like to share with the Planning Commission staff. Would you be able to get me in touch with the right person on the staff so we could arrange a meeting before the Planning Commission hearing on May 7?

Best,
Bob

_____
Robert Gettlin

Subject: Re: HOA Update: Glenhaven at Ridgewalk Actions Regarding Proposed ~~W~~oodstock Development

Thanks for your email, Bob. I have copied the Mayor and the rest of council as well as

our Community Development Director so she can make sure your comments are included as part of the record.

I appreciate your feedback on these cases.

Have a great week,
Warren

D. Warren Johnson
City of Woodstock
City Council, Ward 1

O) 770-592-6000
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

On Apr 17, 2026, at 11:29 AM, Robert Gettlin wrote:

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

Hi Warren,

Thank you again for meeting with us on March 27. Since that meeting the Glenhaven HOA Board and our residents have been busy gathering information and keeping abreast of the rezoning applications and development proposals adjacent to our community and along Ridgewalk Parkway.

As our Ward 1 Councilmember we want to share a summary with you of our activities over the past three weeks:

- A number of our residents attended the April 2 Planning Commission meeting on the proposed soccer stadium and apartment complex on Ridgewalk Parkway. They

voiced their concerns about excessive traffic and the housing issues related to that project. We are following this matter as it moves to City Council. Some of our residents have already sent emails to council members and the planning commission expressing their personal concerns.

- Our top community concern and priority, however, is another development proposal — the application by Hickory Real Estate Partners, LLC to have a parcel on Olde Rope Mill Park Road rezoned from General Commercial to Light Industrial. This parcel (next to the Kirk-Rudy property) is located behind our community and could severely affect our residents and disrupt their quality of life. The developer is looking to build a warehouse-distribution facility with up to 20 bays that could accommodate tractor trailers. A large number of our residents attended the March 31 public input meeting on this project put on by the developer and their lawyer.

- This coming Monday, April 20, at 6:30pm the developer is meeting with our entire community in our clubhouse to answer questions about the rezoning and their proposed project. They have sent us a traffic study and we also have reviewed the formal application Hickory Real Estate Partners submitted to the City. We are very concerned that their submissions have virtually no information or even recognition of the traffic, noise, and other potential impacts on our Glenhaven community.

- In addition, the corner of Ridgewalk Parkway and Olde Rope Mill Park Road (where RaceTrac is located and across from the Outlet Mall) is an extremely tight turn into a two-lane road that leads to Olde Rope Mill Park. This corner is the ONLY access we have to enter and exit our neighborhood. We're concerned that very little thought, if any, has been given to the impact of tractor-trailer traffic on this particular intersection and road.

- Our Board has formed a six-person committee of Glenhaven residents to lead our community's effort in gathering information and staying on top of hearings and activities related to the Hickory Real Estate Partners and other projects. I want to be clear that we are not opposed to development. We are advocates for the right kind of development and growth that fits into the character and matches the lifestyle promoted by the City of Woodstock.

Again, we very much appreciate meeting with you and look forward to continuing the conversation as events move forward. We know that the Planning Commission is meeting on the May 7 on the Hickory Real Estate Partners application, and that it's scheduled to go before City Council on May 18.

All the best,
Bob Gettlin, President

Glehaven at Ridgewalk Homeowners Association, Inc.
Jeffery Abramsky I *John Ellrich* I *Bob Gettlin* I *Melissa Noebes* I *Christy Young*

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For more information please visit http://www.mimecast.com

From: Cameron Dunn
To: Colin Ake;
Cc: Planning; Michael Caldwell; Warren Johnson; David Potts; Tracy Collins; Brian Wolfe; Rob Usher
Subject: RE: Case No.: Z#170-26, Location 125 Lorraine Parkway, Parcel 15N10 015. Application for Rezoning, Variances and Conditional Use Permit by Hickory Real Estate Partners
Date: Tuesday, April 7, 2026 9:06:51 AM
Attachments: image001.png

Wolfgang:

Thanks for reaching out, we appreciate you submitting public input for the case. I will add this email to our case file, and other emails like it will be bundled together for both the Planning Commission and City Council agendas for consideration. This case will be heard by the Planning Commission on May 7, and City Council on May 18. Both of these meetings are held at the Chambers at City Center (8534 Main Street) at 7PM.

If you have any follow up questions regarding the public hearing process, feel free to shoot us an email.

Best,

Cameron Dunn, MPA
City of Woodstock
Planner II

O) 770-592-6000 ex. 1601
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

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From: Colin Ake <cake@woodstockga.gov>
Sent: Sunday, April 5, 2026 9:16 AM
To: Wolfgang Hammer
Cc: Planning <planning@woodstockga.gov>; Michael Caldwell <mcaldwell@woodstockga.gov>; Warren Johnson <wjohnson@woodstockga.gov>; David Potts <dpotts@woodstockga.gov>; Tracy Collins <tcollins@woodstockga.gov>; Brian Wolfe <bwolfe@woodstockga.gov>; Rob Usher <rusher@woodstockga.gov>
Subject: Re: Case No.: Z#170-26, Location 125 Lorraine Parkway, Parcel 15N10 015. Application for Rezoning, Variances and Conditional Use Permit by Hickory Real Estate Partners

Wolfgang,

Welcome to Woodstock! Hope you're enjoying our fine city.

You may be aware that your current neighborhood was a new development and was the first residential development off of that portion of Olde Rope Mill Road only recently. In fact, the rest of that section of the road is currently zoned commercial. Your email seems to suggest that Commercial would not be desirable but you purchased your home in a neighborhood next to an undeveloped parcel zoned Commercial.

Most developments that are built out do have some temporary impact on neighboring communities but I assure you we have standard procedures during construction that help mitigate many of the concerns you've raised.

Whether or not the proposed development fits code / long term planning is a different question, but I am quite sure that if this moves forward (or if something else does) it won't significantly impact your neighborhood.

Have a great day!

Colin

Colin Ake
City Council - Ward 3
City of Woodstock, GA

Sent from my iPhone

> On Apr 4, 2026, at 2:25 PM, Wolfgang Hammer <whammer172@gmail.com> wrote:
>
> > **CAUTION:** This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.
>
> Dear Members of the Woodstock Planning and Zoning Commission,
>
> My name is Wolfgang Hammer and I live at 227 Floral Valley Drive, Woodstock. This location is within the Glenhaven at Ridgewalk Community. Our home is near the proposed site and it would be negatively affected by the proposed development.
>
> Please allow me to bring to your attention some major concerns related to the proposal.
>
> My wife and I bought our house at Glenhaven in October 2022 because the community

represented exactly what we were looking for in our retirement years, i.e. a small, quiet enclave for older residents, with easy access. We are concerned that some of these qualities, particularly "quiet" and "easy access" would disappear.
Specifically we are concerned about

- Excessive dust, noise and traffic during construction
- Possibility of 24/7 operation and the noise and traffic which comes with such around-the- clock operation.
- We believe that the access into Glenhaven would be severely restricted by the expected additional traffic, some of it would be by large trucks. The intersection Ridgewalk/Olde Rope Mill/ I 575 and the access road to the Outlets is already congested very often.
- Other Industrial/Commercial developments may follow. This would change the entire character of the neighborhood from Residential to Industrial/Commercial, which is not desirable.

We would appreciate it if you would include our concerns into your consideration.

Sincerely

Wolfgang Hammer

ATTACHMENT G13

From: Cameron Dunn
To: Planning
Subject: RE: Rezoning on Old Rope Mill Road
Date: Tuesday, April 7, 2026 9:09:17 AM

Susan:

Thanks for reaching out, we appreciate you submitting public input for the case. I will add this email to our case file, and other emails like it will be bundled together for both the Planning Commission and City Council agendas for consideration. This case will be heard by the Planning Commission on May 7, and City Council on May 18. Both of these meetings are held at the Chambers at City Center (8534 Main Street) at 7PM.

Analysis on traffic generation for the proposed development will be considered by staff in our recommendation.

If you have any follow up questions regarding the public hearing process, feel free to shoot us an email.

Best,

Cameron Dunn, MPA
City of Woodstock
Planner II

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-----Original Message-----
From: Susan Seeley
Sent: Sunday, April 5, 2026 4:10 PM
To: Planning <planning@woodstockga.gov>
Subject: Rezoning on Old Rope Mill Road

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To whom it may concern,
I, Susan Seeley, a resident of Glenhaven at Ridgewalk, am very concerned about the impact the rezoning in this area will have. I believe it will be very disruptive to this relatively quiet retirement community. Old Rope Mill road is already busy with park traffic and the very busy Kia dealership. I also believe it will have a negative impact on the wildlife in this area.
Have there truly been any studies on the amount of traffic disruption it will have on the already overburdened Ridgewalk Pkwy? Just having Sunday church services already require police assistance to get the extra traffic moving. With all of the proposed building just down Ridgeway Pkwy with a proposed sports stadium and now this project it's going to make a messy traffic situation much worse. Maybe having existing traffic problems a main consideration would be a much better way to proceed.
Regards,
Susan Seeley

Sent from my iPhone

From: Cameron Dunn
To: Planning
Cc: Michael Caldwell; Warren Johnson; David Potts; Colin Ake; Tracy Collins; glenhavenridgewalk@gmail.com
Subject: RE: Opposition to Proposed Light Industrial Rezoning for a Distribution Warehouse on Olde Rope Mill Road
Date: Tuesday, April 7, 2026 9:05:53 AM
Attachments: image001.png

Rich:

Thanks for reaching out, we appreciate you submitting public input for the case. I will add this email to our case file, and other emails like it will be bundled together for both the Planning Commission and City Council agendas for consideration. This case will be heard by the Planning Commission on May 7, and City Council on May 18. Both of these meetings are held at the Chambers at City Center (8534 Main Street) at 7PM.

If you have any follow up questions regarding the public hearing process, feel free to shoot us an email.

Best,

Cameron Dunn, MPA
City of Woodstock
Planner II

O) 770-592-6000 ex. 1601
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

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From: Rich Swartz
Sent: Saturday, April 4, 2026 2:47 PM
To: Planning <planning@woodstockga.gov>
Cc: Michael Caldwell <mcaldwell@woodstockga.gov>; Warren Johnson <wjohnson@woodstockga.gov>; David Potts <dpotts@woodstockga.gov>; Colin Ake <cake@woodstockga.gov>; Tracy Collins <tcollins@woodstockga.gov>; glenhavenridgewalk@gmail.com
Subject: Opposition to Proposed Light Industrial Rezoning for a Distribution Warehouse on Olde Rope Mill Road

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

I am writing as a resident of the Glenhaven at Ridgewalk, 55+ active adult community to express my strong opposition to the proposed rezoning of the undeveloped parcel along Olde Rope Mill Road to light industrial and the construction of a new distribution warehouse with 20 loading bays and 96 parking spaces on this site.

Our neighborhood is highly vulnerable to increased traffic, noise, and visual impacts. Ridgewalk Parkway is already constrained during peak hours, and the addition of frequent tractor-trailer traffic traveling to and from a distribution warehouse would significantly worsen congestion, safety, and quality of life for residents, particularly in our 55+ active adult community. The existing character of this corridor is evolving into a vibrant, mixed-use, pedestrian-friendly environment that aligns with the city's vision for Woodstock, including the nearby mixed-use development with the minor-league women's soccer stadium, apartments, restaurants, and retail—often described as a "mini Battery" for Woodstock.

Further, additional projects planned in close proximity, including apartments, a Whole Foods, and complementary retail, reinforce a high-quality, amenity-rich, residential-led environment that is consistent with the city's stated goals of enhancing Woodstock as a desirable, walkable, and attractive community. In contrast, placing a light industrial distribution warehouse immediately just around the corner from the downtown area, adjacent to residential neighborhoods and existing high-end developments, is fundamentally incompatible with this vision and would create a jarring and inappropriate land-use conflict.

For these reasons, I respectfully urge the City Council to deny the proposed rezoning of this property from commercial to light industrial and to maintain the existing overlay zoning of Workplace Center. This conjures up a much more compatible vision with surrounding developments and the broader city plan than a dreaded distribution warehouse. I would appreciate the opportunity to speak at the appropriate public hearing or to provide additional comments if helpful.

Thank you for your time and consideration.

Sincerely,
Richard Swartz

From: Cameron Dunn
To: Planning
Cc: Michael Caldwell; Warren Johnson; David Potts; Tracy Collins; Brian Wolfe; Rob Usher; Colin Ake
Subject: RE: Formal Opposition and Request for Study Extension – Olde Rope Mill Park Road Rezoning (Case Z#170-26)
Date: Monday, April 20, 2026 2:32:00 PM
Attachments: image001.png

Mr. Szathmary:

Thank you for reaching out to provide public input on the case. We will add it to the digital casefile so that the Planning Commission and City Council have a chance to review it prior to their meetings. This case will appear before the Planning Commission on May 7, and before Council on May 18. Both meetings are at 7PM at the Chambers at City Center (8534 Main Street).

I'd also like to thank you for the detailed list of concerns provided to us. Considerations have been made regarding these items at the staff level, and the Development Process Committee is recommending conditions of approval on the project that require traffic studies prior to site plan submittal, limit disruption to traffic along both the Lorraine and Olde Rope Mill Park corridors, and mitigate light and noise trespass into Glenhaven at standards consistent with our Noise and Outdoor Lighting Ordinances.

I've also forwarded this email to the Applicant in the case, allowing them to take a look at the concerns so that they might address them at the Planning Commission meeting.

Thanks again,

Cameron Dunn, MPA
City of Woodstock
Planner II

O) 770-592-6000 ex. 1601
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

FRAUD WARNING: I will NEVER email wiring instructions to you and neither will any other staff members in the Community Development Department or the Planning Commission. Cyber criminals are sending emails with fake wiring instructions. Sometimes they may create an email address that looks similar to a City of Woodstock email address. These emails are convincing and sophisticated. Never wire money for development applications, processes, or public hearings.

From: Mike Szathmary
Sent: Thursday, April 16, 2026 10:47 AM **To:** Planning <planning@woodstockga.gov>
Cc: Michael Caldwell <mcaldwell@woodstockga.gov>; Warren Johnson <wjohnson@woodstockga.gov>; David Potts <dpotts@woodstockga.gov>; Tracy Collins

<tcollins@woodstockga.gov>; Brian Wolfe <bwolfe@woodstockga.gov>; Rob Usher <rusher@woodstockga.gov>; Colin Ake <cake@woodstockga.gov>
Subject: Formal Opposition and Request for Study Extension – Olde Rope Mill Park Road Rezoning (Case Z#170-26)

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

Dear Mayor Caldwell, Members of the City Council, and Members of the Planning Commission,

I am a resident of Glenhaven at Ridgewalk and a 100% service-connected disabled veteran. My 92-year-old mother lives in my home and is dependent on timely emergency medical response. I am writing to formally oppose the proposed rezoning of the Olde Rope Mill Park Road parcel from General Commercial to Light Industrial (Case Z#170-26), and to respectfully request that the Commission decline to act on this application until a complete, code-compliant Traffic Impact Study and a thorough review of the application's legal sufficiencies have been conducted.

I recognize the City's interest in economic development. I write not in opposition to growth, but in support of a process that meets the legal and technical standards the City's own code demands — and that gives adequate weight to the safety of existing residents.

I. THE SUBMITTED TRAFFIC STUDY IS LEGALLY AND TECHNICALLY DEFICIENT

The document submitted by Kimley-Horn is titled a "Trip Generation and Traffic Engineering Opinion Memorandum" — not a Traffic Impact Study. The City of Woodstock requires a formal TIS for all non-residential developments exceeding 25,000 square feet. At 92,000 SF, this project is nearly four times that threshold. The distinction is not semantic; the submitted memorandum explicitly states that "no traffic count data was collected." Every calculation in that document — including the conclusion that no turn lanes are warranted — rests on assumed, unverified traffic volumes, not field measurements.

Further, the site plan clearly depicts 20 loading docks. Yet Kimley-Horn applied ITE Land Use Code 110 (generic Light Industrial), which projects only 1 truck trip during the PM peak hour for the entire facility. Georgia planning practice requires that a traffic study be based on the most intense use the site design can physically support. A 20-dock building is engineered for logistics-intensive operations far exceeding the generic ITE 110 rate. The study's truck trip projections are not credible on their face.

Finally, the Ridgewalk Parkway/Olde Rope Mill Road intersection — the only signalized access

point to this corridor — is not analyzed at all. The study discusses it in the introduction and never addresses it again.

II. EMERGENCY ACCESS TO GLENHAVEN IS A LIFE-SAFETY MATTER

I ask the Commission to consider a concern that no traffic model adequately captures: Glenhaven at Ridgewalk has a single point of ingress and egress. There is no secondary access.

As a 100% disabled veteran with a 92-year-old mother in my home, I depend on emergency medical response being able to reach my residence without delay. That is not a theoretical concern — it is a daily reality for our household and for many of our neighbors.

The Olde Rope Mill development does not exist in isolation. The Commission is being asked to approve it while the following projects are simultaneously underway or proposed in this same corridor:

— Construction activity at the Exit 9 interchange
— The proposed stadium development at Reagan Field near Ridgewalk Parkway
— Ongoing roadway improvements in the area

No cumulative traffic or emergency-access analysis has been performed for this combination of projects. The submitted memorandum evaluates this site in isolation and assigns 100% of project traffic to the northbound approach — ignoring the I-575 interchange to the south, which is the primary regional access point. If that assumption is wrong, the intersection impact and the emergency response time impact are both materially understated.

I respectfully ask: if an ambulance is delayed reaching my neighborhood because construction staging, truck traffic, or congestion has compromised the single entrance to Glenhaven, who bears responsibility for that outcome? That question deserves an answer before a vote is taken.

III. THE APPLICATION ITSELF CONTAINS MATERIAL DEFICIENCIES

Beyond the traffic study, a careful review of the application package reveals the following concerns:

1. The Property Tax Verification form was submitted with the Tax Official signature section entirely blank. The City's own code states that no rezoning application shall be processed without completed tax verification. This deficiency should have prevented acceptance of the application on March 13, 2026.

2. The proposed use is described inconsistently across the application — as "warehouse/distribution," "office/warehouse," and "light industrial" depending on which form you read. The Planning Commission cannot properly apply the Conditional Use Permit standards under LDO §7.505 without a clear, committed use description.

3. The application simultaneously argues that the property has "no reasonable economic use" under its current GC zoning (to support the rezoning), while also arguing that GC already permits buildings of similar size and similar variances (to support the variance requests). These positions are legally contradictory.

4. The application requests a CUP for a warehouse/distribution use adjacent to a residential subdivision, but provides no proposed conditions, no enforceable hours of operation, no noise or vibration standards, and no delivery schedule controls. Woodstock's code prohibits "excessive" noise, odors, and vibrations but does not define those terms. Vague standards are unenforceable standards.

5. The application acknowledges the 24.61-acre parcel will be subdivided, with only 8.2 acres developed under this application. No subdivision plat, lot split application, or analysis of the remainder parcel has been submitted. The Commission is being asked to approve a rezoning for a parcel that does not yet legally exist in its proposed form.

IV. REQUEST

I respectfully request that the Planning Commission take the following actions:

1. Decline to recommend approval of Case Z#170-26 at the May 7, 2026 hearing.

2. Direct the applicant to commission and submit a full, Level 3 Traffic Impact Study utilizing actual field counts at the Olde Rope Mill Road/Ridgewalk Parkway intersection, ITE rates appropriate to the most intense use the site design supports, and a cumulative impact analysis that accounts for concurrent development activity in the corridor.

3. Require the applicant to address the application deficiencies identified above, including the incomplete tax verification, the inconsistent use descriptions, and the absence of enforceable operational conditions.

4. Request that the City's Public Safety Director or Cherokee County Emergency Services provide a written assessment of emergency vehicle access to Glenhaven at Ridgewalk under construction and operational traffic conditions before this application advances.

This process has moved quickly. The application was received March 13, 2026 and is

scheduled for a Planning Commission vote on May 7 — less than eight weeks. The residents of Glenhaven deserve a process that is thorough, not fast. The legal and technical standards exist for a reason. I am asking that they be applied.

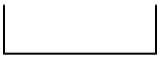
Thank you for your service to this community and for the time you have given to this letter.

Respectfully submitted,

--

Mike Szathmary

153 Lorraine Pkwy



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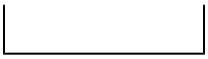

From: Cameron Dunn
To: Planning
Subject: RE: Concerns Impacting Community in Glenhaven at Ridgewalk
Date: Tuesday, April 7, 2026 9:11:41 AM
Attachments: image001.png

Dick:

Thanks for reaching out, we appreciate you submitting public input for the case. I will add this email to our case file for both the Old Rope Mill Park Dr and Ridgewalk/Reagan cases, and other emails like it will be bundled together for both the Planning Commission and City Council agendas for consideration. The Pitch case will be heard by the City Council on April 27. The Hickory Real Estate case will be heard by the Planning Commission on May 7 and City Council on May 18. Each of these meetings are held at the Chambers at City Center (8534 Main Street) at 7PM.

If you have any follow up questions regarding the public hearing process, feel free to shoot us an email.

Best,

Cameron Dunn, MPA
City of Woodstock
Planner II

O) 770-592-6000 ex. 1601
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

FRAUD WARNING: I will NEVER email wiring instructions to you and neither will any other staff members in the Community Development Department or the Planning Commission. Cyber criminals are sending emails with fake wiring instructions. Sometimes they may create an email address that looks similar to a City of Woodstock email address. These emails are convincing and sophisticated. Never wire money for development applications, processes, or public hearings.

From: Dick Wendling
Sent: Monday, April 6, 2026 11:54 AM
To: Planning <planning@woodstockga.gov>
Subject: Concerns Impacting Community in Glenhaven at Ridgewalk

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

For Woodstock Planning & Zoning Commission,

I am a resident of Glenhaven living at 306 Carriage Glen Ln. I am writing to share my concerns regarding several proposed developments in Woodstock, specifically projects Z#167-26 (The Pitch) and Z#170-26 (Hickey Real Estate), as well as the rumored development east of Costco involving a grocery store and over 200 apartments.

Traffic congestion on Ridgewalk Parkway is already a significant challenge for local residents. The addition of more than 400 total apartments between The Pitch and the rumored Costco-adjacent project would severely exacerbate these traffic issues. Furthermore, I understand that Woodstock has already exceeded the 20% limit for apartment housing established in the city's strategic plans.

Additionally, I am concerned that the Hickey Real Estate project will introduce a significant volume of truck traffic onto Olde Rope Mill Road, further impacting our infrastructure.

I urge you to take a holistic view of how these projects collectively impact Ridgewalk Parkway and to adhere to the strategic goal of limiting apartment development to 20%.

Thank you for your time and consideration.

Best regards,

Dick Wendling

ATTACHMENT G23

From: Rick Young
To: Planning
Cc:
Subject: Comments on March 31, 2026 meeting Re: Case: Z#170-26
Date: Tuesday, April 21, 2026 3:42:41 PM

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

I attended the public input meeting and also attended the meeting in the Glenhaven at Ridgewalk clubhouse with the developers and attorney.

The proposed building used as a distribution hub has the capability of far more than the 12 trucks stated in the proposal. My research indicates over 100 per day and as high as 200 per day, semis and box. I could support this project if there were reasonable limits to the truck volume included as one of the conditions of use that run with the land, not just the first owner.

At the higher volume the proposed building is capable of, the traffic impact on Old Rope Mill Road including leaving and returning off Ridgewalk Parkway would be unacceptable.

The zoning descriptions, including the impact of the “Tech” overlay, were not clear or thorough. It’s hard to develop an informed decision when you don’t have the full picture.

If the meeting on March 7th is just to change the zoning from GC to Light Industrial, that is acceptable to me. However, if it is also to approve this proposal and the conditional use permit, it is premature as the information presented is lacking. That decision should be postponed until the proposal; its impact and the conditional use restrictions are fully understood.

The meeting with the developers at our community clubhouse satisfied my concerns on noise, light and hours of operation. My major concern is the potential impact on traffic and safety if the building as proposed is used to its maximum capability.

Rick Young

714 Rising Moon Drive

Woodstock, GA 30188

ATTACHMENT G24

From: Mary Kash
To: Planning; Michael Caldwell; Warren Johnson; David Potts; Colin Ake; Tracy Collins; Brian Wolfe; rasher@woodstockga.gov
Subject: Olde Rope Mill warehouse zoning request
Date: Sunday, April 26, 2026 2:39:03 PM

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

I am a resident at Glenhaven at Ridgewalk. I am from a residential real estate background in East Cobb. We moved to this quiet neighborhood tucked away from the main street to get a flat lot for medical reasons. We were well aware the mall was close by and the factory that never makes a sound. I am seriously concerned about the possibility of eighteen wheelers and box trucks. I know my neighbors will be making you aware of the noise and how the unbelievable traffic will have a huge impact. I am adding my concern about the ambience of the Woodstock area and what makes it a desirable place to live and visit. A warehouse and large trucks simply do not fit the pattern. I drive Woodstock Road and Main Street and I like the decisions you have made. Woodstock made the decision to allow a 55 and over community to be located here, please consider us and deny any possibility of a warehouse with big trucks. Thanking you in advance, Mary Kash

ATTACHMENT G25

From:
To: Planning
Subject: Firmly against rezoning of Olde Rope Mill!
Date: Friday, April 24, 2026 10:02:24 PM

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

Dear Woodstock Planning & Zoning Commission,

I am Firmly against Rezoning of Olde Rope Mill!

Because we have notified that the intersection area traffic has been so horrible since we moved in Glenhaven at Ridgewalk Community. However, we have been advised that the state has a project to fix it in 2029. If that is true, any additional traffic should, at least, wait until the state's project is completed, not before.

In addition to the Traffic, we also have other concerns such as Noise, Lighting, Tree Protection etc. which have been already notified to the developers at the Community Meeting on April 20th 2026.

Please kindly stop or pause the **Rezoning of Olde Rope Mill!**

I am firmly against rezoning of Olde Rope Mill, and hope you, too!

Thanks & Regards,
Resident: Bo Yu

ATTACHMENT G26

From: Colin Ake
To: Planning
Subject: Fwd: Rezonning Old Rope Mill Rd
Date: Saturday, April 25, 2026 2:06:08 PM

Colin Ake
City Council - Ward 3
City of Woodstock, GA

Sent from my iPhone

Begin forwarded message:

From: dianelmann
Date: April 25, 2026 at 1:59:59 PM EDT
To: Colin Ake <cake@woodstockga.gov>
Subject: Rezonning Old Rope Mill Rd

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

Mr. Ake:

As a homeowner in the Glenhaven 55+ community, I'm extremely concerned (and upset) by the proposed rezonning of our street. With a large, multi tenant construction including multiple bays for large trucks sharing Old Rope Mill Road, you will have virtually ensured depreciation of my property investment. We purchased this property specifically for the comfort of knowing that we have the park as a neighbor and therefore assured that the area will remain peaceful. We now learn that you are considering changing our zoning from commercial to light industrial. With a large project next door, including bays for semi trucks and a refusal (by the potential developer) to guarantee no middle of the night activity as well as a refusal to construct a sound/light barrier - you are helping to create a noisy, traffic logged, light glaring and unattractive street in what is presently a nice entry to Olde Rope Mill Park.

My family requests that you honor the zoning we relied on when we purchased our home and maintain an attractive, controlled development of this area that will suit both homeowners and appropriate commercial growth alike when this rezonning issue is submitted for your vote.

Thank you,

Paul and Diane Mann
Woodstock, GA 30188

Glenhaven at Ridgewalk Homeowners Association, Inc.
2230 Towne Lake Parkway
Building 500, Suite 110
Woodstock, GA 30188

April 29, 2026

City of Woodstock Planning Commission
Woodstock City Council Members
Mayor Caldwell
Via Email

Re: Case Z#170-26

Dear Members and Staff of the City of Woodstock Planning Commission, Woodstock City Council Members and Mayor Caldwell,

We are writing in regard to the application for a proposed re-zoning, conditional use permit and concurrent variances submitted by Hickory Real Estate Partners, LLC (the "Applicant") concerning property located at 125 Lorraine Parkway (Parcel No. 15N 10015, the "Property"), which is adjacent to our residential neighborhood known as Glenhaven at Ridgewalk (a 55+ community).

The purpose of this letter is to ensure that the City understands our concerns and to respectfully request a decision that aligns with the City of Woodstock's stated goals, related codes and policies. Rezoning and issuance of a Conditional Use Permit are permanent legislative actions that establish future land-use entitlements. The Applicant's request must be evaluated based on:

- Existing and documented infrastructure conditions,
- The most intensive reasonable use permitted by zoning,
- Respect for the reliance of current property owners on existing zoning and maintaining homeowner property values and quality of life,
- The understanding that future development may include additional distribution centers beyond the single facility proposed,
- Consistency with adopted plans, and
- Long-term environmental protection.

Nature of the Application and Proposed Development

The Applicant seeks to rezone the entire subject Property from General Commercial (GC) to Light Industrial (LI), then subdivide approximately 8.25 acres to enable construction of a single, approximately 92,000-square-foot industrial building (*Figure 1*). The Applicant has stated an intent to lease the building to multiple tenants in suites consisting of 20,000 – 30,000 sf, but is not willing to commit to multi-tenant usage (they have indicated to us in writing that they must reserve the right to lease the entire building to a single tenant). They are unable at this point to provide any indication of the names or business types of possible tenants. As proposed, the development includes:

- Two full-movement driveways on Olde Rope Mill Park Road,
- Approximately 96 parking spaces,
- Dedicated truck access and loading operations with 20 truck docks that can each accommodate 18-wheeled tractor-trailers,
- Extensive grading and retaining walls to accommodate topographic change,
- An underground stormwater detention system discharging to a downstream water-quality feature,
- Immediate adjacency to a forested stream buffer and an off-site wetland on HOA common property, and
- A forest buffer intended to screen the development from the existing Glenhaven at Ridgewalk single-family community.

The rezoning is foundational. Once approved, LI zoning would impact future uses of the undeveloped portions of the parcel, as well as possible changes to use of the portion of the Property currently used by Kirk-Rudy.

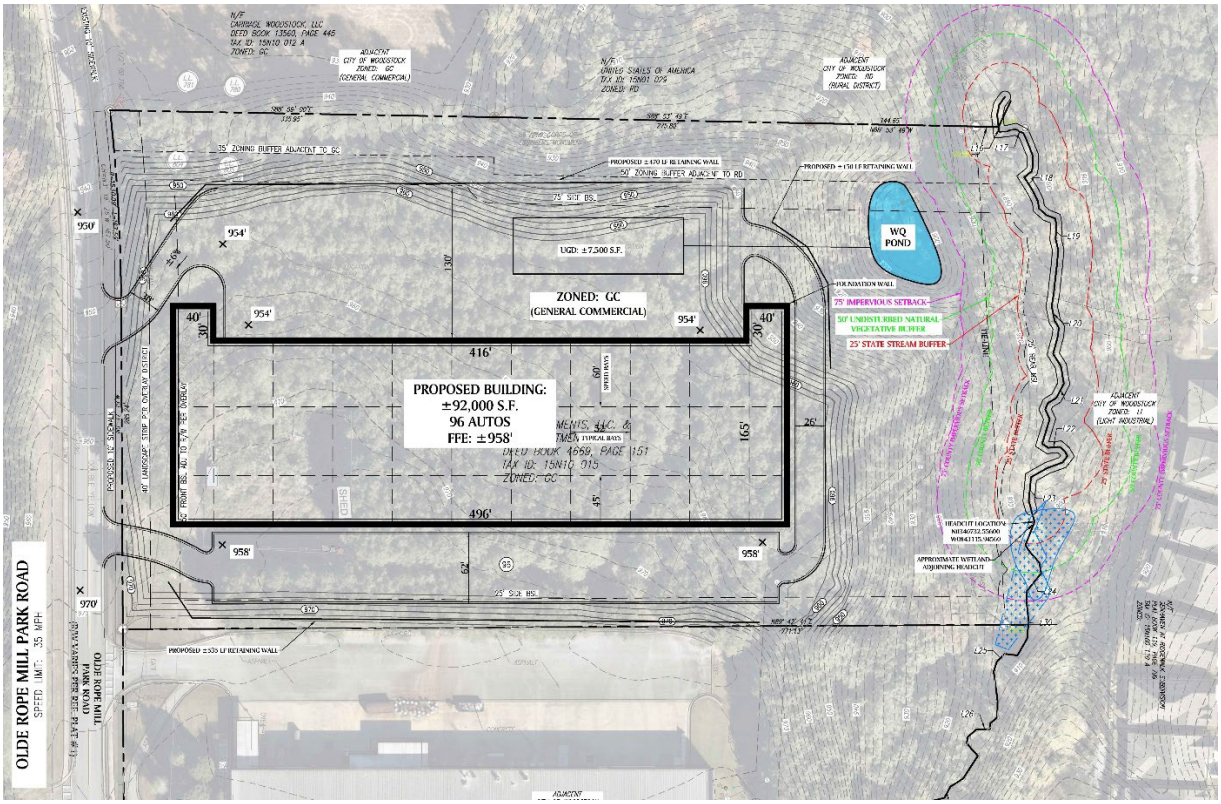

Figure 1 Proposed Development

Our community members have done extensive research into the Applicant's requests for rezoning, variances and a Conditional Use Permit, together with the supporting documents and compared them to the City of Woodstock's adopted policies and infrastructure conditions. Our review included zoning codes and overlays, the City of Woodstock Comprehensive Plan 2023 Update, information from GDOT regarding the I-575/Ridgewalk Parkway diverging diamond plan, and ITE traffic study information. We attended the public hearing presentation and Q&A on March 31st with the Applicant's representatives and accepted their offer to meet with our community members for further discussion and Q&A regarding the Project, which occurred on April 20th. We also accepted their offer to drive by developments similar to the Project along the I-575 corridor. Based on this review, we believe that the Application should be denied for the reasons enumerated below.

1. Transportation (Site and Road Capacity and Timing)

Existing Conditions

Current traffic infrastructure for the intersections serving the proposed development has been formally analyzed by GDOT with the following determinations:

- **LOS (Level of Service) F** at the I-575 ramp intersections, meaning traffic demand exceeds what the road can manage (*Figures 2 and 3*)
- **LOS E** at the Ridgewalk Parkway / Olde Rope Mill Park Road intersection, meaning the road operates at maximum capacity with no buffer (*Figure 4*).
- Regular queue spillback onto Olde Rope Mill Park Road and Woodstock Parkway.

These findings apply to both weekday and weekend peak hours.

These failing conditions are the basis for the GDOT diverging diamond interchange project currently in planning and design. LOS E/F conditions indicate no reserve capacity under accepted transportation planning standards. The proposed development would introduce both automobile and large truck traffic in an area that cannot support it before the GDOT project is completed (likely late 2029 per GDOT).

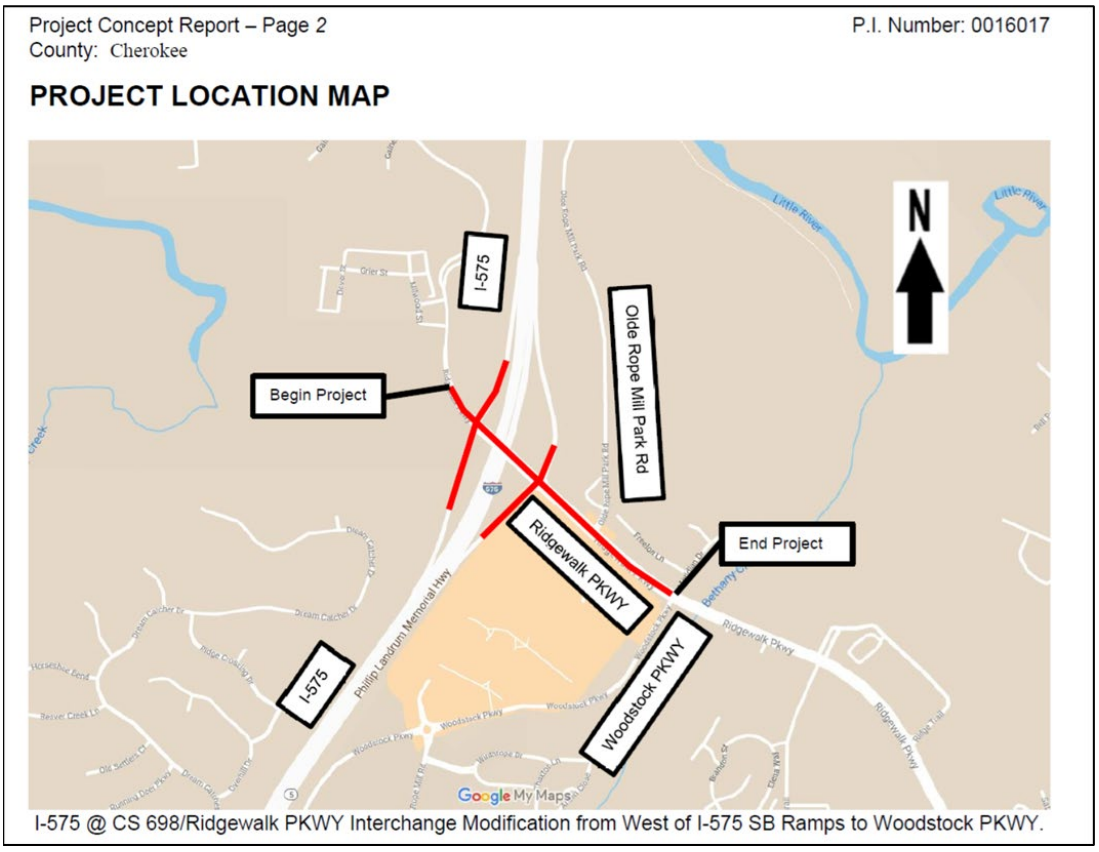

Figure 2 Proposed GDOT and the City's Interchange Modification

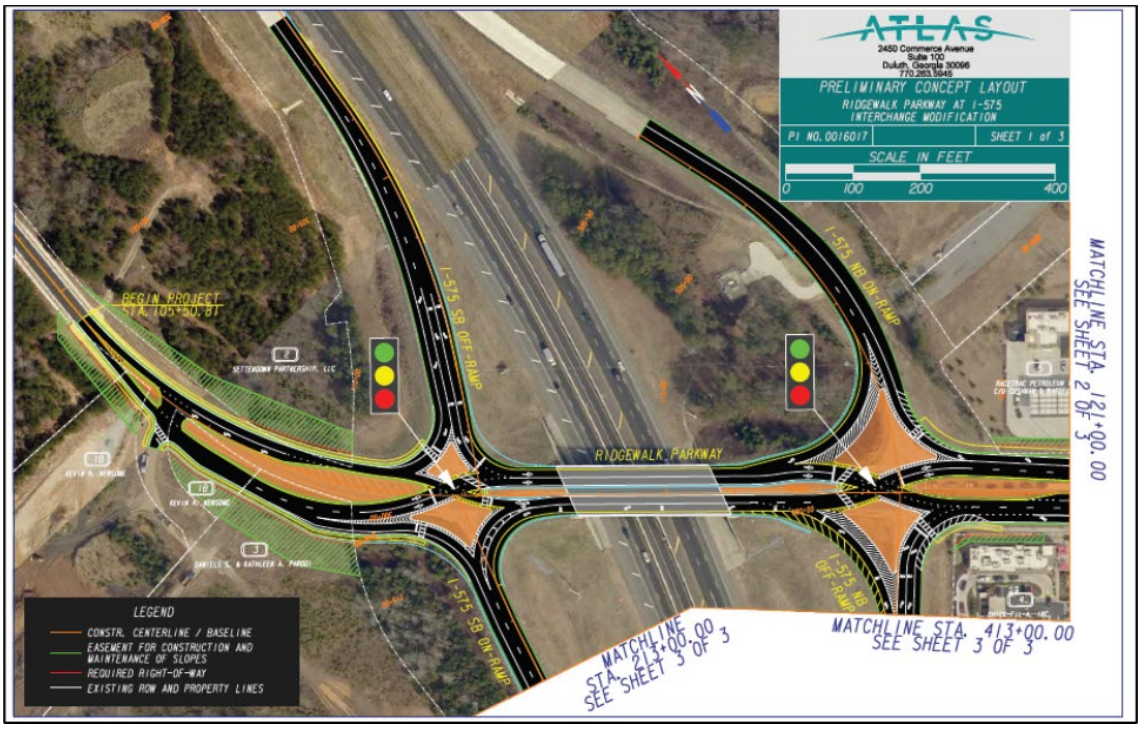

Figure 3 Proposed GADOT Diamond Configuration



Figure 4 Proposed GDOT Modification at the Olde Rope Mill Park Road Intersection

Impact of Proposal on Existing Conditions

The Applicant is relying at this time on a Trip Generation and Traffic Engineering Opinion Memorandum prepared by Kimley-Horn. The Memorandum assumes generic light industrial use of the property and concludes that Warehousing Heavy Vehicle Trips will average 12 per day. The Memorandum:

- Does not account for unknown tenant types (typical warehouse, moderate logistics, regional distribution, e-commerce/parcel)
- Does not account for easy highway access
- Does not account for the high number of truck docks
- Does not account for operating hours
- Does not evaluate intersection LOS (Level Of Service),
- Does not analyze queue spillback or cumulative impacts,
- Assumes traffic volumes without field verification, and
- Relies on ITE Code 110 rather than warehousing-appropriate categories such as ITE Code 150

The Institute of Transportation Engineers (ITE) recommends that planners and zoning boards use ITE's "worst-case scenario" data for a higher-intensity facility when tenants and operations are not yet defined. The Kimley-Horn report uses ITE numbers based on a best-case scenario and below the minimally credible use standard of 25 trucks/day. According to ITE, a defensible worst-case scenario for a building this size with easy highway access would assume 80-140+ trucks per day. Truck traffic of this sort typically follows peak usage patterns from 6-9AM and 3-6PM, which will significantly burden the already high peak traffic in the area.

Another important consideration is the high number of van accessible dock doors. This typically signals intended operational intensity even if not stated, similar to an e-commerce or parcel delivery station (eg. Amazon/UPS last mile). The ITE worst-case scenario does not include local delivery vehicles, which could reasonably add 100-300+ van trips per day under extended or 24-hour operations.

It is important to note that the 210-resident community of Glenhaven at Ridgewalk is limited to Olde Rope Mill Road as the sole access into and out of the neighborhood. In addition to the anticipated traffic burden, a traffic accident would not only prevent

residents from entering or exiting, it may also interfere with timely passage of emergency vehicles bringing live-saving services to the elderly population of this 55+ community.

The Memorandum evaluates only driveway access and turn-lane warrants. It is not a Traffic Impact Study and is insufficient for evaluating a conditional use permit for a warehouse distribution center that will operate on a constrained traffic network. With other developments under consideration by the City along the Ridgewalk Parkway corridor, overall traffic impacts cannot be underestimated.

We believe that the Application should not be considered until a comprehensive traffic study (including bicycle traffic associated with Olde Rope Mill Park) based on the full operating potential of the project has been submitted and evaluated, and then approval should likely be denied or deferred until completion of the diverging diamond interchange consistent with sound infrastructure sequencing principles.

2. Zoning and Comprehensive Plan Consistency

The site is currently zoned GC (general commercial) with a Technology Park overlay and lies within a Workplace Center designation under the City's Comprehensive Plan. (*Figures 5 & 6)*

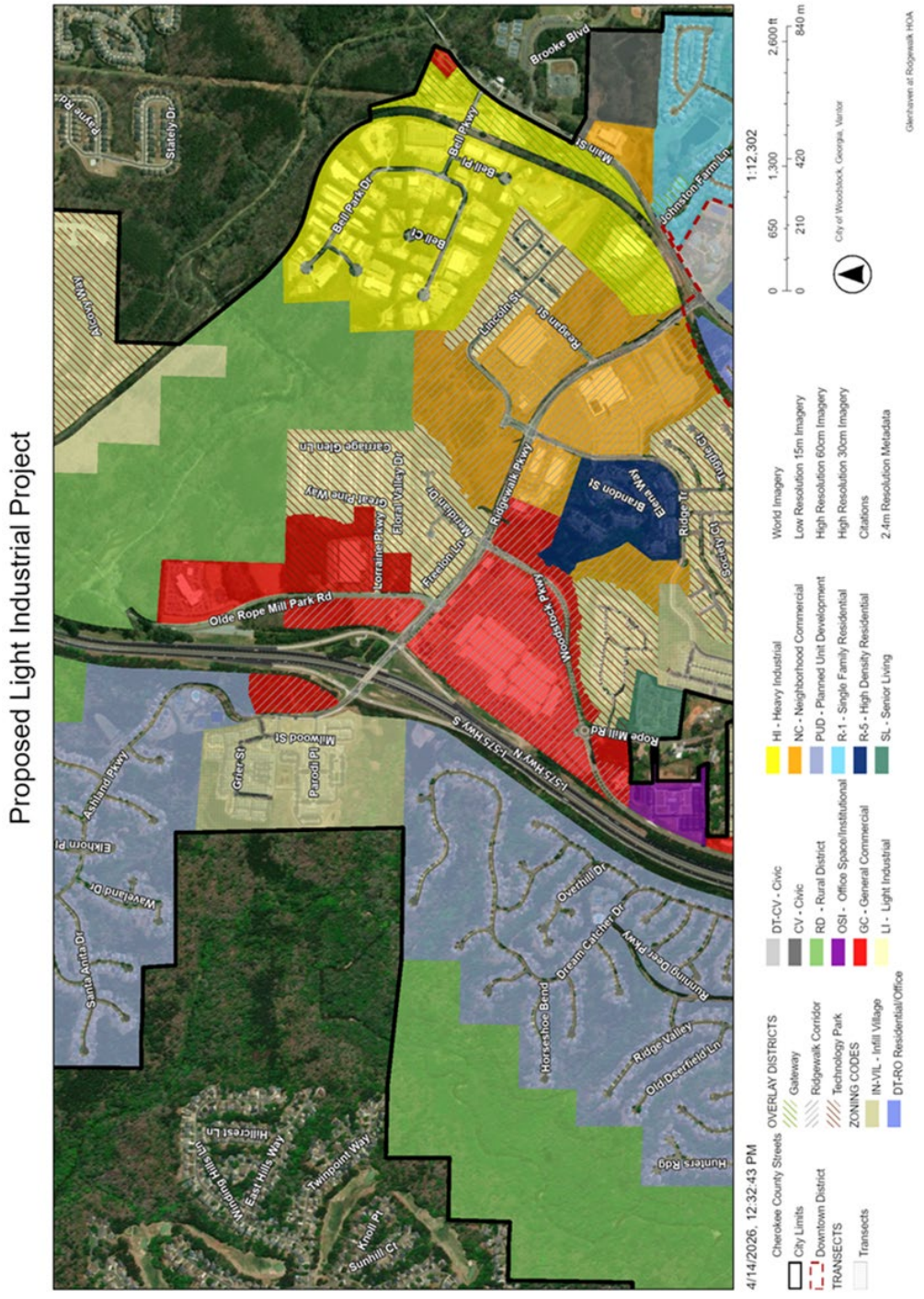

Figure 5 Current Zoning

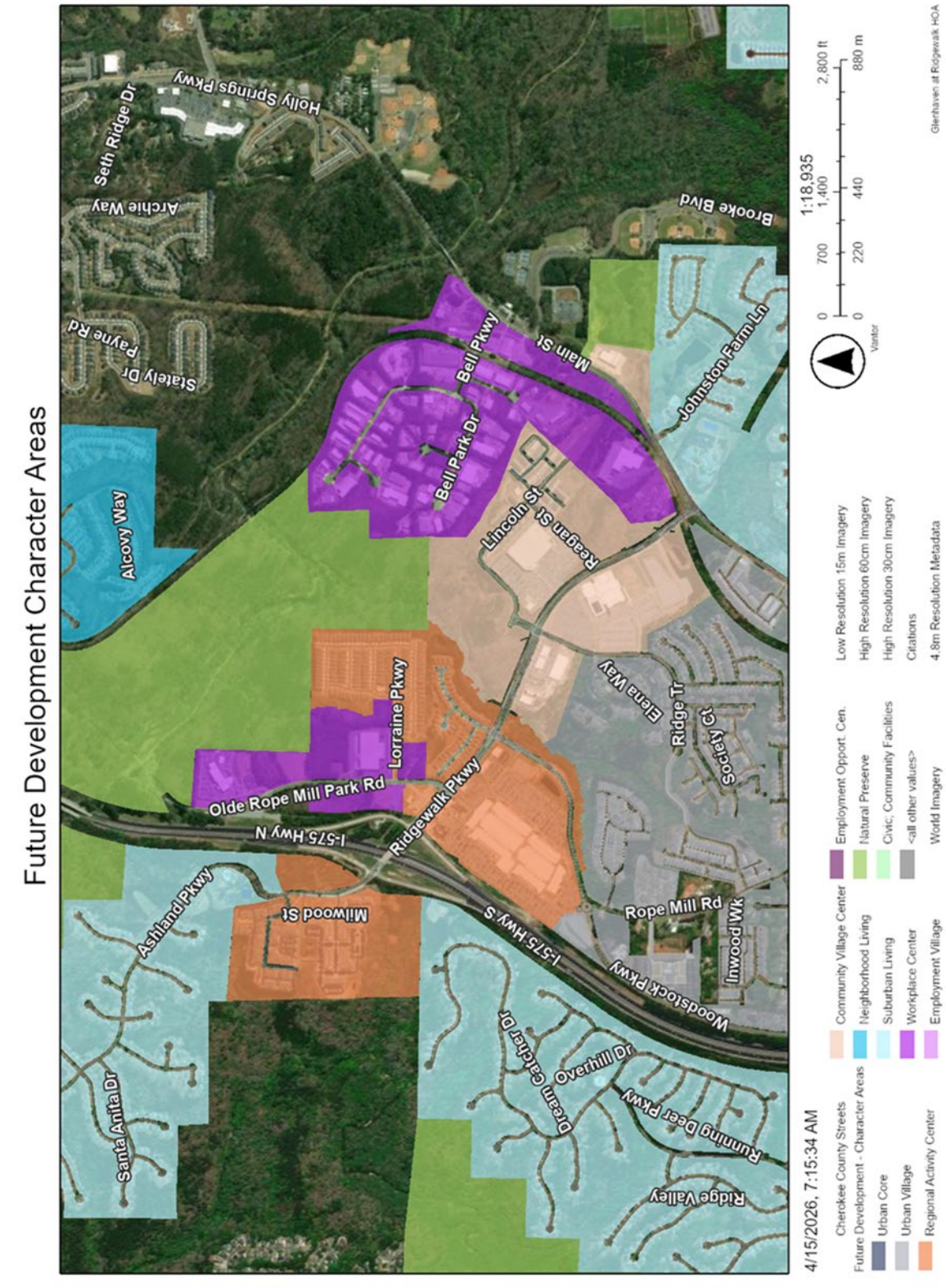

Figure 6 Future Development Character Areas

The legislative purpose of the Technology Park overlay calls for a combination of light industrial, technology oriented commercial, office use and a mixture of residential uses. It is further described as "intended to provide for mixed use options" and with an orientation "towards an exclusive office park environment." Although light industrial use is specifically included, it would seem that a light industrial use that is outside of the development standards was not contemplated (perhaps one reason why a warehouse distribution center is only permitted upon the grant of a conditional use permit). In our tour with the Applicant of similar warehouse distribution centers with office space along the I-575 corridor, we only found one instance (on Chastain Road) that was adjacent to a residential development. The rest of the buildings appeared to be located in industrial development areas.

Likewise, developments under the Workplace Center designation "should include aesthetic design of a higher-quality than typically expected of industrial buildings. The Applicant has requested a variance from the architectural requirements of the Technology Park overlay, relying on an argument that it will "match' the existing Kirk-Rudy building. Matching the Kirk-Rudy building will lead to the appearance that this area constitutes an industrial park, which seems to fall outside of the requirements of both the Technology Park Overlay district and the Workplace Center designation.

Property owners in the City of Woodstock should be able to rely on the zoning regulations and overlays in place at the time of their purchase. The property owners in our neighborhood clearly did not anticipate a warehouse distribution center being located on adjacent property. Section 7.886 of the Technology Park Overlay specifically prohibits **truck terminals** and **industrial parks**, both of which bear a close resemblance to the proposed development. The Overlay also provides that activities should be limited to "those not noxious to their neighbors." Activities that may prevent neighbors from getting a good night's sleep due to noise on the property could be considered harmful to an individual's health. The proposed rezoning represents a substantial qualitative change in land use, and maintaining General Commercial zoning does not deprive the current owners of reasonable or economically viable use. The GC designation, combined with the Technology Park Overlay, allows a broad range of options for development.

3. Noise and Operational Incompatibility

Warehouse distribution operations and related trucking generate noise (as well as objectionable odors) as an inherent and unavoidable component of their operation, much of it outside the building itself. These include:

- Tractor-trailer arrivals and departures,
- Idling diesel engines and air brake release,

- Backup alarms and safety warning systems,
- Loading dock operations, trailer impacts, and roll-up doors, and
- Forklift and yard equipment operations.

These noise sources include both continuous low-frequency sound (engine idling) and impulse noise (metal impacts, alarms), which are more perceptible and disruptive to nearby residential uses, particularly during early morning and evening hours.

Proximity to Residential Uses

Existing single-family residences are located within approximately 300 feet of the proposed development. At this distance, typical warehouse noise, particularly truck movements and loading activity, remains clearly audible and can exceed commonly accepted residential noise thresholds without mitigation.

Industry data indicates:

- Truck pass-by and docking events can generate 70–85 dBA at the source
- Idling trucks commonly produce 60–70 dBA
- Backup alarms can exceed 75–90 dBA

While sound attenuates with distance, these noise levels can still exceed acceptable residential standards **at 300 feet,** especially during peak activity or nighttime conditions.

Applicable Noise Standards

Widely accepted planning and public health standards for residential areas provide that:

- Daytime (7:00 AM – 10:00 PM): should not exceed 55–60 dBA
- Nighttime (10:00 PM – 7:00 AM): should not exceed 45–50 dBA

These thresholds are consistent with:

- U.S. EPA community noise guidance
- Common municipal noise ordinance standards

Without enforceable operational limits, typical warehouse and distribution activities have a high likelihood of exceeding these levels at nearby residential property lines.

Limits of Mitigation

Standard site design measures such as landscaping, fencing, and building placement and design (Applicant's design includes "bump-outs" at either end of the truck docks) may provide visual screening but limited acoustic benefit. Vegetation alone typically reduces noise by only a few decibels and does not effectively attenuate low-frequency engine noise, impulse sounds (e.g., trailer impacts), or elevated sound sources such as truck braking systems

Effective noise control would require operational restrictions in addition to physical buffering.

Need for Enforceable Controls

Unlike visual impacts, operational noise is unavoidable and it cannot be meaningfully mitigated without enforceable limits. Because limits on hours of operation, frequency of truck activity and noise are not explicitly regulated under GC or LI zoning codes, these issues would have to be addressed in a required Conditional Use Permit.

Given the proximity of residential uses, the proposed warehouse distribution operation presents a **structural and ongoing noise compatibility issue**. To achieve compatibility, any approval must include measurable noise limits and operational restrictions, some of which the Applicant has already objected to (such as a restriction on all truck activity overnight). Absent such controls, the proposed use is incompatible with adjacent residential development so the Application should be denied.

4. Environmental and Buffer Impacts

Forest Composition and Structure

The existing buffer consists of a typical Georgia Piedmont mixed forest of loblolly pine, tulip poplar, and mature oak species. These are full canopy forest trees generally ranging from approximately 80 to over 100 feet in height. While visually substantial, this type of forest does not function as a dense, continuous visual or physical barrier at ground level. Most canopy mass is elevated and the understory is relatively open, particularly in mature stands, limiting its effectiveness as a year-round screening buffer.

Grading and Secondary Tree Loss

The proposed site layout requires:

- Approximately 50 feet of grading beyond the construction area into the buffer area,
- Construction of retaining walls adjacent to forested slopes (*Figure 7*).

- A vertical drop of approximately 12 feet.

Such grading will eliminate all trees within the graded zone and potentially extend into the buffer zone. This causes predictable secondary tree loss well beyond the grading limits due to root severance, slope instability, and altered hydrology.

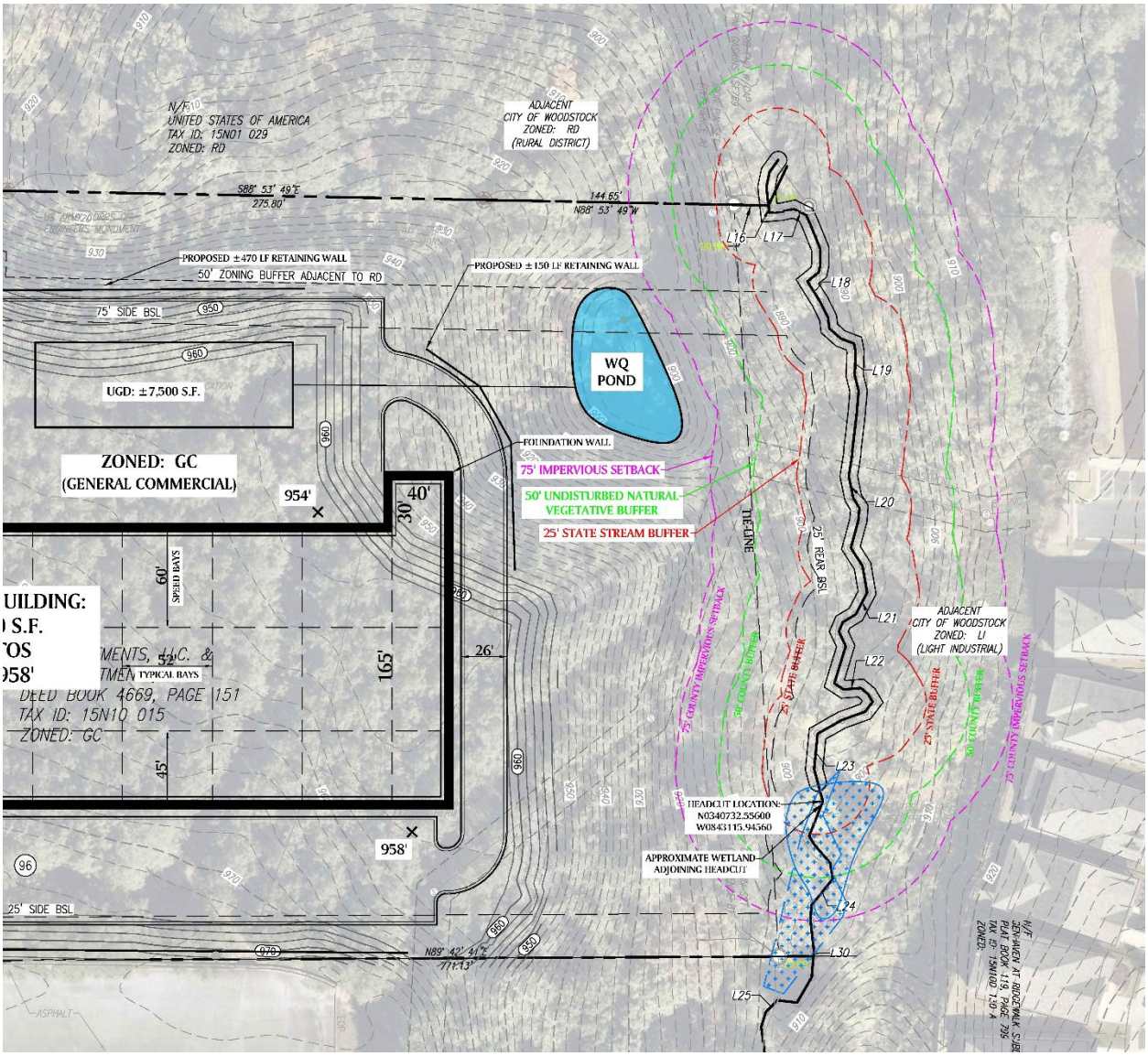

Figure 7 The Buffer Area Between Developments

The effective forest impact extends approximately 75 to 100 feet from the developed edge, far exceeding minimum buffer assumptions.

Degradation from Construction and Edge Effects

The buffer will not remain in its current condition if adjacent clearing and grading occur. Creation of a hard forest edge introduces well-documented edge effects including

increased wind exposure, soil disturbance, and loss of mutual root support. These changes result in predictable outcomes:

- Tree mortality and blowdown, particularly among loblolly pine and tulip poplar,
- Crown thinning, limb loss, and long-term canopy degradation, and
- Progressive loss of buffer density extending beyond the initial clearing limits.

Research supports the fact that these effects typically extend 50 to 150 feet into the forest, with the highest impact closest to the disturbance edge. As a result, the effective buffer width is reduced over time, and its screening and environmental function diminishes rather than remains stable. (Morgan, R, Jucker, T., New Phytologist, 2025, July 16)

Sight Lines and Noise Attenuation

The existing forest buffer does not provide dependable visual or acoustic separation. Due to the high canopy and relatively open understory, clear sight lines can exist beneath the canopy—especially during winter months when deciduous foliage is absent. Forest vegetation does not function as an effective noise barrier; sound from truck traffic, loading operations, and mechanical equipment passes through forested areas with minimal attenuation. Even dense vegetation typically reduces noise by only a few decibels—far below levels needed to mitigate industrial or logistics-related sound. Accordingly, the existing forest buffer should not be relied upon as a functional noise or visual mitigation measure. (*Figure 8*)

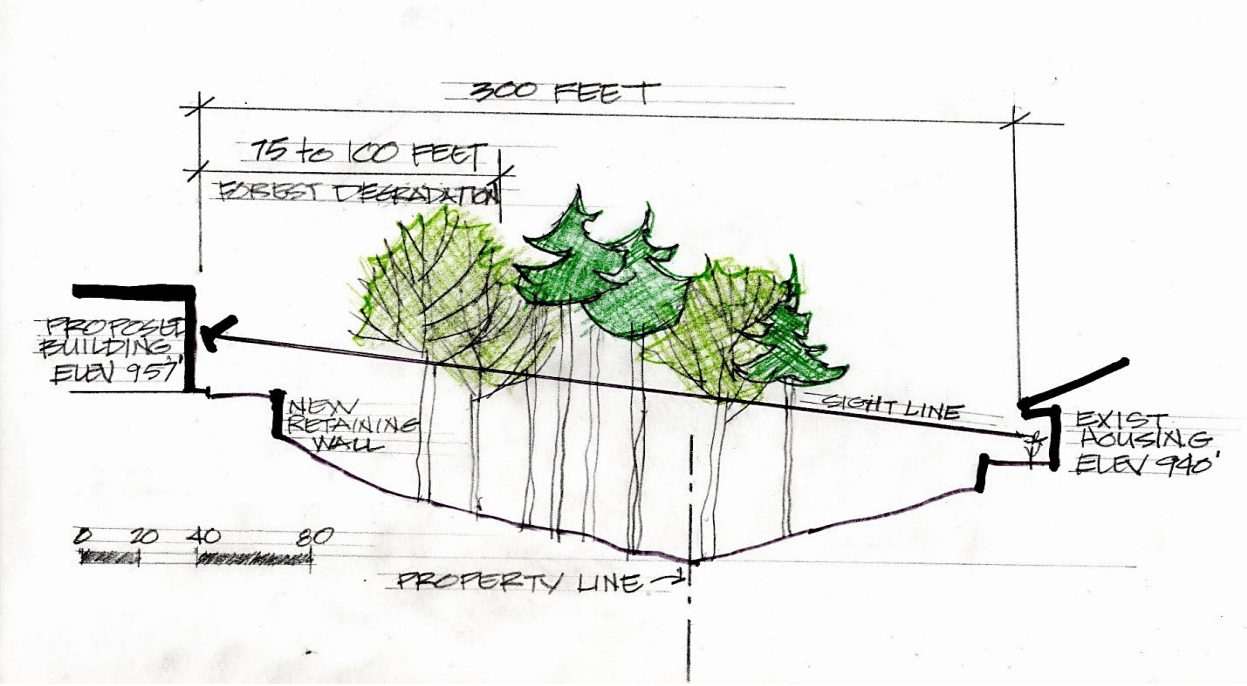

Figure 8 Sight-line illustration

Stream Corridor, Grading Impacts, and Wetlands Permitting

The site includes a forested stream corridor protected under Chapter XVII (Stream Buffer Protection) and Chapter IX (Tree Preservation and Replacement) of the Woodstock Land Development Code. The site is adjacent to Olde Rope Mill Park, which is owned and regulated by the U.S, Army Corps of Engineers ("USACE"). Much of the park is a wetlands. Wetlands permitting, primarily under Section 404 of the Clean Water Act regulates the discharge of dredged or fill material into U.S. waters and requires approval from the USACE. We have reviewed the Wetlands and Waters Delineation Report created by Atwell, LLC dated March 13, 2026 provided to us by the Applicant. The report concludes that this project **may** be subject to Section 404 of the Clean Water Act. The final determination of applicability must be made by the USACE and the EPA (Environmental Protection Agency). We are fortunate to have a USACE certified wetlands delineator in our community (Ronald E. Menze) who knows the park well and is certain that the wetlands are "Waters of the United States" (WOTUS) under the Clean Water Act, and therefore subject to the "Avoid/Minimize/Mitigate sequencing under the Act. We do not know whether the Applicant has yet engaged with the USACE to obtain a final designation or applied for a permit.

It is also our belief that the Applicant would be required to create a Storm Water Pollution Protection Plan (SWPPP) that will address the means, actions and monitoring of preventing pollution of the park and wetlands and obtain a SWPP permit from the State of Georgia. The City should require the Applicant to provide evidence that all applicable actions required by Federal and Georgia State laws have been taken and that any required Federal and State permits have been obtained prior to granting approval of this project.

Summary Conclusions and Recommendations

As development of the Ridgewalk Corridor continues, residents are appropriately questioning how much zoning, Comprehensive Plan analysis, and traffic review is really being done to protect residents who made purchasing decisions based on public documents. The Comprehensive Plan calls for compatible land use, and we do not believe that the Applicant's proposed use is compatible with adjacent residential properties.

Based on the known infrastructure inadequacy prior to GDOT completion of the I-575/Ridgewalk Parkway project, clear Comprehensive Plan inconsistency, the Overlay District's legislative purpose, permitted and prohibited use standards, site and design requirements, operational characteristics of warehouse distribution uses, and unavoidable noise and operational compatibility impacts, the proposed Application

presents foreseeable and avoidable conflicts that the City has both the authority and the planning justification to prevent.

We acknowledge and appreciate the fact that the Applicant and the City planners have listened to and attempted to mitigate some of our concerns through the terms of the Conditional Use Permit. However, when the implications of approval of the Application for the City and our residential neighborhood are viewed in their entirety, we believe that the Application should be denied.

We would be happy to discuss these concerns with you and answer any questions.

Sincerely,

Christy Young

Secretary, on behalf of the Board of Directors of the Glenhaven at Ridgewalk Homeowners Association, LLC

From: Michael Caldwell
To: Planning; Warren Johnson; David Potts; Colin Ake; Tracy Collins; Brian Wolfe; Rob Usher
Subject: Re: Warehouse Proposed on Olde Rope mill Road
Date: Wednesday, April 29, 2026 1:08:10 PM
Attachments: Outlook-0ae04hrl.png

Mr. and Mrs. Cataline,

Thank you so much for taking the time to reach out to us and share your perspective on this case. I am confident that the City Council will take your feedback into account as they assess and debate the proposal. City staff will also include your comments in the case record.

Go make it an outstanding week!

Mayor Michael Caldwell
City of Woodstock

O) 770-592-6000
C) 678-523-8570
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

From:
Sent: Wednesday, April 29, 2026 12:53 PM
To: Planning <planning@woodstockga.gov>; Michael Caldwell <mcaldwell@woodstockga.gov>; Warren Johnson <wjohnson@woodstockga.gov>; David Potts <dpotts@woodstockga.gov>; Colin Ake <cake@woodstockga.gov>; Tracy Collins <tcollins@woodstockga.gov>; Brian Wolfe <bwolfe@woodstockga.gov>; Rob Usher <rusher@woodstockga.gov>
Subject: Warehouse Proposed on Olde Rope mill Road

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Dear Representatives:

We are writing to you as residents of Glenhaven at Ridgewalk subdivision in Woodstock to express our concerns over the proposed development on Olde Rope Mill Rd. My wife and I moved to Woodstock two years ago from Acworth. My wife is a native Georgian and I moved here in 1980 and consider Georgia and Woodstock our home. We moved into Glenhaven to live among like minded people our age and find the peace and quiet we were looking for in our senior years. While we have always been active voters, we've never felt the necessity to write to our elected officials for anything in the past. After attending a meeting with the developers for our our residents on April 20, 2026 we came away with two major issues that we have with the proposed plan and hope you will take these into consideration when voting on this subject.

!. Traffic
The building that is proposed includes 20 dock doors and 96 employee parking spots for an approximately 100,000 sq ft building. Having managed distribution centers for most of my working life, 20 doors for that sized building says to me there is going to be a lot of in and out traffic on a daily basis. The traffic study the developers obtained is unrealistic. It's showing only 1 heavy truck in and out in a day. From what we were told, they can only obtain a true, realistic traffic report unless they know exactly what type of companies will be occupying the building. It's my understanding that a realistic study will likely increase this number to 30-40 heavy trucks per day. The traffic on Olde Rope Mill road gets pretty heavy where it intersects at Ridgewalk Parkway. A lineup of trucks leaving that warehouse going toward Ridgewalk Pkwy could become a nightmare for us to get out of our subdivision. Ours is an over 55 subdivision with the average age well over 65. I'm concerned for myself and my neighbors that it could hamper an ambulance being able to get out of the neighborhood. I'm fortunate to say that I literally had my life saved from a massive heat attack by a Cherokee EMS a few years ago. I realize how important it is to get to the hospital as quickly as possible.

2. Noise
Our house at 601 Grassmeade Ln is elevated on the corner of Great Pine Way that backs up to the proposed development. Being elevated, we have a direct sight and sound of where the proposed warehouse would be. I understand that there have been talks about limiting deliveries to certain hours. Again with my experience in distribution management I can say that with 20 dock doors, there is nothing to stop trucks from coming in off the interstate at any hour and just dropping the trailer off and leaving it for unloading during normal hours. This is a common practice in warehousing. The proposed side bump outs on the building will not be adequate to muffle the sound of "beep-beep-beep" at 2am in the morning. Having the building be inaccessible to any traffic from 7am-7pm everyday including weekends and holidays would be a sensible requirement.

We sincerely wish you take these items into consideration when voting against the proposed warehouse. We welcome your comments and look forward to seeing you at the next couple of meetings.

Charles and Mary Cataline
601 Grassmead Ln
Woodstock, GA 30188

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From: Michael Caldwell
To:
Cc: Mayor and Council; Planning
Subject: Re: Opposition to Proposed Rezoning to Light Industrial
Date: Friday, May 1, 2026 3:01:22 PM
Attachments: Outlook-lgw4rdqu.png

Good afternoon, Ms. Lackey!

Thank you so much for taking the time to reach out and share your perspective on this case. I am including the City Council on this reply so that they can see your comments as well, and I am confident that they will take them into account as they assess and debate this proposal. I have also included city staff so that your comments can be added to the case record.

Go make it an outstanding weekend!

Mayor Michael Caldwell
City of Woodstock

O) 770-592-6000
C) 678-523-8570
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

From: Brenda Lackey
Sent: Friday, May 1, 2026 2:30 PM
To: Michael Caldwell <mcaldwell@woodstockga.gov>
Subject: Fwd: Opposition to Proposed Rezoning to Light Industrial

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Subject: Opposition to Proposed

Michael Caldwell, Mayor

I am writing to express my strong opposition to the proposed rezoning of the property on Olde Rope Mill Road from commercial to light industrial.

This parcel directly backs up to Glenhaven, a 55+ residential community, and sits on a road with limited access—one outlet to a major road and the other ending at Little River Park. This area is already experiencing growing traffic challenges, and this rezoning would only add to the burden.

My primary concerns include:

• The developer currently has no tenants under contract, meaning residents have no clarity on who may ultimately occupy the property.

• Light industrial zoning allows for a broad range of uses, including warehouses, service providers, and light manufacturing, which could bring heavy truck traffic, shift workers, and round-the-clock operations.

• Traffic studies presented as "low impact" are difficult to trust without knowing the type or volume of future tenants.

• Woodstock's code lacks clear definitions for limits on hours of operation, noise, odors, dust, and other industrial impacts.

• This property is located within a Workplace Center overlay intended for large-scale employers, which could significantly increase traffic and daily activity in an area not designed to support it.

• This project is one of several developments and infrastructure changes already planned nearby, yet there appears to be no comprehensive review of the combined traffic and construction impact on our community.

Rezoning this property to light industrial not only threatens the quality of life for nearby residents, but also sets a precedent for future industrial development along Olde Rope Mill Road.

I respectfully ask that you vote against this rezoning request and prioritize development that is compatible with the surrounding residential community.

Thank you for your time and consideration.

Sincerely,
Brenda Lackey
Glenhaven at Ridgewalk
151 Lorraine Parkway
Woodstock, GA

From:	Michael Caldwell
To:	Warren Johnson; Planning
Cc:	Jeff Moon; Robyn Adams; Melissa Sigmund; Brian Stockton; Mayor and Council
Subject:	Re: Letter opposing zoning change re new development proposal on the east side of Olde Rope Mill Park Road, north of Ridgewalk Parkway in the City of Woodstock, Georgia to construct a 92,000 SF of light industrial space.
Date:	Thursday, April 30, 2026 10:18:11 AM
Attachments:	Olde Rope Mill Conditions (04.08.2026) - City of Woodstock Comments (04.20.2026).pdf Olde Rope Mill Spec - Schematic Design Concept R2 - 26-0330.pdf C. Martinez & J. Freeman - Opposition Letter To The Proposed Zoning Change.pdf 2026-03-05_Olde Rope Mill Park Traffic Study.pdf 2026.03.31 - 2025270 CP-11 - Render.pdf

Mr. Martinez and Ms. Freeman,

Thank you so much for reaching out and taking the time to share your perspective on this case. I am including the City Council on this response so that they can see your message as well, and I am confident they will take your feedback into account as they consider and debate the proposal.
City staff will also include your comments in the record for the case.
Thank you again, and go make it an outstanding week!

Michael Caldwell
Mayor

Get Outlook for iOS

From: CM
Sent: Thursday, April 30, 2026 9:32 AM
To: Michael Caldwell <mcaldwell@woodstockga.gov>; Warren Johnson <wjohnson@woodstockga.gov>; Planning <planning@woodstockga.gov>
Cc: Jeff Moon <jmoon@woodstockga.gov>; Robyn Adams <radams@woodstockga.gov>; Melissa Sigmund <msigmund@woodstockga.gov>; Brian Stockton <bstockton@woodstockga.gov>
Subject: Letter opposing zoning change re new development proposal on the east side of Olde Rope Mill Park Road, north of Ridgewalk Parkway in the City of Woodstock, Georgia to construct a 92,000 SF of light industrial space.

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Dear Mayor Michael Caldwell, Councilman Warren Johnson and Zoning Board Members of the Planning & Zoning Commission,

We are hereby writing to express our strong opposition to the proposed rezoning of the vacant lot on the east side of Olde Rope Mill Park Road, north of Ridgewalk Parkway in the City of Woodstock, Georgia to construct a 92,000 SF of light industrial space (see attached

documents).

As residents and property owners in the affected community, Glenhaven at Ridgewalk, we believe this change would have significant negative consequences for our neighborhood and urge you to reject the proposal.

Our primary concerns include the inevitable potential for increased traffic congestion, noise and air pollution, and diminished property values.

The current zoning ensures a peaceful residential environment, and introducing a light industrial development next door would disrupt the character of our community.

Additionally, the proposed change to rezoning from general commercial to light industrial could set a precedent for further zoning variances. But most importantly, it will erode the integrity of our community and essentially interfere with the comfortable enjoyment of life and private property ownership of our residents.

We also question whether the change aligns with the City of Woodstock's comprehensive plan, which emphasizes preserving residential areas and promoting balanced growth.

The proposed zoning does not appear to address the needs or desires of our residents as evidenced by the growing opposition at recent community meetings.

We respectfully request that you consider the voices of those who will be most impacted by this decision. Please take into account the potential harm to our quality of life and the broader implications for the neighborhood.

We would appreciate the opportunity to discuss this matter in depth during the next scheduled meetings.

Please include this email and attached documents in the official record for the upcoming hearings on Thursday, May 7, 2026 at 7:00 p.m. – Woodstock Planning Commission and Monday, May 18, 2026 at 7:00 p.m. – Woodstock Mayor and City Council.

We would appreciate confirmation that our concerns have been received and reviewed.

Thank you for your time and attention to this matter.

Sincerely,

Carlos Martinez and Jeannette Freeman
712 Rising Moon Dr., Woodstock, GA 30188

ATTACHMENT G49

From: Marge Ross
To: Planning
Subject: Re Zoning of property on Old Rope Mill Park Road
Date: Wednesday, April 29, 2026 4:19:05 PM

CAUTION: This message originated outside of the City of Woodstock mail system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

I am writing to voice my objection to the rezoning of the parcel of land on Old Rope Mill Park Road, next to the Kirk Rudy building, from general commercial to light industrial.
I feel there will be a negative impact on my neighborhood and even on the Rope Mill Park. There are many walkers, cars, and bikes that use that road. The additional traffic from trucks going in and out is dangerous for people using the park and for those of us living in Glenhaven.
The noise from 18 wheelers is also a concern for the residence of Glenhaven. Please don't allow the rezoning of this property.
Thank you,
Marjorie Ross
604 Grass Mead Ln.
Woodstock GA 30188

Sent from my iPhone
Marge Ross

ATTACHMENT G50

From: Stephen Sperry
To: Planning; citycouncil@woodstockga.gov
Subject: Subject: Glenhaven at Ridgewalk – Resident Concerns on Proposed Light Industrial Rezoning
Date: Thursday, April 30, 2026 11:18:51 AM

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

Dear Members of the Planning Commission,

My name is Stephen Sperry, and I am a resident of the Glenhaven at Ridgewalk community. I'm writing, as many of my neighbors have, to share my concerns about the proposed rezoning from General Commercial (GC) to Light Industrial (LI) for the property near Olde Rope Mill Park Road and Ridgewalk Parkway (Z#170-26 125 Lorraine Prwy).

Many of us chose to live in Glenhaven because of the City's long-term vision for this corridor, particularly the expectation of a mixed-use, office, and technology-oriented environment. This proposal represents a significant shift away from that vision and raises serious concerns for those of us who live in Glenhaven.

After attending a meeting with the developer and carefully reviewing their documents, a few key issues stand out.

First, traffic is already a daily challenge in this area. The intersections near I-575 and Ridgewalk Parkway are frequently congested, and introducing a warehouse with regular truck traffic will only make conditions worse. The applicant's estimates appear to reflect a low-use scenario and do not fully account for the potential intensity of a multi-tenant distribution facility.

Second, the proposed use simply does not align with the City's Comprehensive Plan. This area is designated as a Workplace Center, intended for office and employment uses, not heavy truck traffic, loading docks, and distribution activity. Approving Light Industrial zoning and a conditional use permit here would fundamentally change the character of the corridor.

Just as importantly, this project would directly impact nearby homes. Warehouse operations bring noise from trucks, loading activity, and overnight operations, things that are not temporary or occasional, but part of daily operations. With several homes located within roughly 300 feet, these impacts would be constant and difficult to mitigate in any meaningful way.

I am also concerned about the environmental side of this proposal. The current forested buffer provides some separation today, but the amount of grading and construction

required will reduce its effectiveness over time. Once that buffer is compromised, it cannot easily be restored.

Finally, approving this project now feels premature. The area's infrastructure is already under strain, and improvements to the interchange are still pending. Moving forward with a truck-intensive use before those upgrades are complete seems out of sequence and likely to create avoidable problems.

I understand that growth is part of Woodstock's future, and I support thoughtful, well-planned development. I know the City relies more on non-residential use for the tax base. However, this proposal, as it stands, does not feel consistent with the City's plans or with the expectations that current residents relied on when choosing to live here.

For these reasons, I respectfully ask the Planning Commission to deny the rezoning request, or at a minimum defer it until infrastructure improvements are completed and a more thorough traffic analysis is provided.

Thank you for your time, your service, and your consideration of our community.

Sincerely,
Stephen Sperry

Glenhaven at Ridgewalk Resident
300 Carriage Glen Ln
Woodstock, GA 30188

From: Michael Caldwell
To: Ron Menze
Cc: Warren Johnson; Planning; Mayor and Council
Subject: Re: Hickory Real Estate Partners, Trucking and storage project near Olde Rope Mill Park - Opposition to the project
Date: Wednesday, April 29, 2026 11:23:34 AM
Attachments: Outlook-p5epaedw.png

Thank you for taking the time to provide your feedback on this case, Mr. and Mrs. Menze! I have included the rest of the City Council on this response so that they can take your input into account as they assess and debate the proposal. City staff will also include your comments in the record for the case.

Thank you again. Go make it an outstanding week!

Mayor Michael Caldwell
City of Woodstock

O) 770-592-6000
C) 678-523-8570
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

From: ron menze
Sent: Wednesday, April 29, 2026 10:21 AM
To: Michael Caldwell <mcaldwell@woodstockga.gov>; Warren Johnson <wjohnson@woodstockga.gov>; Planning <planning@woodstockga.gov>
Subject: Hickory Real Estate Partners, Trucking and storage project near Olde Rope Mill Park - Opposition to the project

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

Dear Mayor Caldwell, Council member Johnson, and Woodstock Planning and Zoning Commission:

As a resident of Woodstock and more specifically Glenhaven at Ridgewalk community, we would like to express our opposition to the project in its current form.

Our community is literally adjacent to the planned project site, therefore, we are very concerned about this project.

Alternatively, we would like to see some restrictions as listed below:

1. No trucks shall be allowed to arrive, or deliveries shall occur from the hours of 10:00 PM to 6:00 AM. - During a recent presentation by the Applicant to our community, we asked for

the hours of operation to exclude the times from 10 PM to 6 AM . We were told that by the applicant " we will consider this ". Well, we are insisting on not just a consideration but instead of an actual limit by the City of Woodstock.

2. A valid storm water pollution protection plan to be submitted with the appropriate stormwater discharge permit. - We have received and reviewed the wetlands delineation by Atwell done for the Applicant which confirmed that the project includes jurisdictional wetlands and that any and all stormwater runoff will impact the existing wetlands in Olde Rope Mill Park. We moved to this community due to its proximity to Olde Rope Mill Park and so enjoy hiking in this park.

The applicant has not provided any evidence of obtaining a wetlands permit from the US Army Corps of Engineers, USACE, nor have they submitted a stormwater pollution protection plan to assure us that our park is protected from construction and operation activities.

Respectfully,

Ron and Sue Menze

May 04, 2026

Dear Members and Staff of the City of Woodstock Planning Commission, Woodstock City Council Members and Mayor Caldwell,

I'm writing to you on behalf of my mother and myself to voice our concerns about – and opposition to – the proposed development on Olde Rope Mill Park Rd. The property in question is right outside our neighborhood, literally, and is currently up for review and potential re-zoning. The application for a Conditional Use Permit to enable the construction of a distribution facility further complicates things.

The proposal presented by the developers of Olde Rope Mill Park Road requests a zoning change from Commercial to Light Industrial; they've added an application for a Conditional Use Permit to the mix, hoping to more easily facilitate construction of a distribution center. This would do nothing to benefit those of us who have invested heavily in our homes. I'm sure we're not the only ones in the neighborhood who see only the downside to this development. Not to mention, the significant hit to our property values.

On the evening of April 20th, the neighborhood met with the investors, where they offered to share their plans and answer any questions we might have. Although it was accommodating of them to do so, their ability to answer the majority of our questions and address our concerns was quite limited. They took no notes, but kept reiterating "we'll get back to you on that" with answers and/or resolutions. Time will tell…

After the meeting, I approached T.J., one of the two investors, and spoke with him at length about the tenant prospects (4), size of the warehouse, other options they might pursue, restrictions and codes, green space and buffers, etc., how we might find a meeting of the minds. My takeaway from this is that they clearly are concerned only with their ROI, as any shrewd business person/investor would be, but have little regard for the people living in the adjacent neighborhood. Warehouses are what they do. They've done around 40, retained some, sold some. They won't consider reducing the size of the structure, to make it less imposing on the nearby homes, because it makes no financial sense for them. Nor do they concern themselves with who the tenants might be, or if anyone else comes in with an offer to buy the property or warehouse from them, as long as the price is right. Every comment and answer reflected their sole concern: return on investment. We seem to be at an impasse.

The following are just a few of our concerns:

1. No tenants currently under contract

At this time, there are no tenants under contract, yet they seem to be anticipating a certain type of use, and amount and type of traffic. Re-zoning to allow for Light Industrial opens the door to warehouses, light manufacturing, large-scale employers, service providers, distribution centers/sub-stations, etc… None of which would be insignificant. All would adversely impact our neighborhood. Although they've provided, for us, the "best case" scenario, claiming minimal disruption, the plans indicate something quite different. Along with significant square footage, a request to reduce the buffer, and plans for 96 parking spaces AND 20 trucking docks, that says to us that we *should* expect the "worst-case" scenario: down-shifting 18-wheelers coming and going from a rather large warehouse type facility at potentially all hours of the day and night. This creates both noise, air, and light pollution, as well as additional traffic congestion we simply do not need. Nor does the City of Woodstock. Would you want *your* home backing up to this?

2. Building codes are vague, limitations not clearly defined.

Existing code addressing issues such as traffic, number of workers, noise, diesel emissions, fumes, odors, dust, etc., are vague, at best, and opens us up to a completely undesirable outcome. Limits need to be imposed first, *before* re-zoning is even considered, if considered at all, to ensure we will never be faced with the prospect of a "light industrial" development upending our peaceful neighborhood community.

3. Those same limitations and parameters must apply to subsequent tenants, and owners, as well.

Will there be a revolving tenant base? The calibre of tenant would be critical to maintaining and retaining market value.

4. Restrictions on hours of operation should be a given, due to the close proximity of the neighborhood.

What will prevent a warehouse distributor from running 24/7 shifts? That kind of activity would certainly be disruptive to the neighborhood, and would also raise serious safety concerns.

5. Traffic will most certainly be impacted.

Large-scale employers would only add to the traffic burden. Limits must be placed on the number of workers, as well as business hours, in order to minimize this problem. You must factor into the equation existing traffic to and from the Outlet Mall, Woodstock City Church, and Costco, which is, at present, challenging, if not impossible. The addition of *all* of the proposed projects, from Main Street to I-575, will create a traffic nightmare. Is anyone looking at this overall burden on our roads? The impact that more 18-wheelers will have on the roads? Wear and tear on the infrastructure? It's clear to us that the developers are not taking any of this into consideration based on their deficient and unrealistic traffic studies.

6. The timing and impact of the reverse diamond interchange at Ridgewalk and I-575.

Will the new interchange be able to handle the anticipated traffic – all along Ridgewalk? When will this transpire, *in relation to* all other proposed development? Will they bottleneck each other? Who monitors production schedules, workers coming in and out, construction equipment, etc.? Can production be delayed until *after* the interchange is finished? This will all undoubtedly impact our neighborhood, and not in a good way.

7. The timing of ALL projects.

Olde Rope Mill Park is only one of many projects being proposed all along Ridgewalk. Who schedules and monitors the timing of all projects? Do the traffic studies account for all projects, or each project individually in order to better promote their plans? Traffic studies NEED to be realistic, not utopian. We don't need Ridgewalk Parkway to become another Towne Lake Parkway or, worse yet, Highway 92.

8. Emergency and medical access is critical – for all residents!

My 94 year old mother lives with me. We depend on paramedics/EMTs being able to quickly reach our home in the event of an emergency. Equally critical is *our* ability to access I-575 from our neighborhood to make the drive to Northside Cherokee Hospital and the medical facilities on Towne Lake Parkway. Will we be hampered by both auto and truck traffic, construction equipment, road closures, etc. on Olde Rope Mill Park Rd as well as Ridgewalk Parkway? And if we *can't* be reached in a timely manner, who assumes responsibility for this unnecessary "inconvenience"? The potential for this scenario is very real, and deserves your serious consideration prior to a vote ever taking place.

9. Environmental impact

Not only does this encroach on our neighborhood, it encroaches on the nature preserve, jeopardizing the wooded area currently on the property. Are provisions in place, can they be put in place, to protect a certain portion of the green space, for us as well as the wildlife? Prevent run-off into the many small streams, ponds, wetlands? The small stream that runs between Glenhaven and the property? Removing a significant portion of the tree canopy is detrimental to the environment, the people who live here, and will undoubtedly negatively impact the preserve's wildlife and natural beauty. The drive down to Rope Mill Park will become an unsightly eye-sore. You have the power to prevent that from happening.

ALL of the above issues raise serious concerns regarding traffic; safety; noise, air and light pollution; wear and tear on infrastructure; environmental issues; loss of green space; loss of all that makes Woodstock - and especially this neighborhood – so special. Don't let "Tree City" become "Traffic City".

We matter, our investment in our homes, in the city of Woodstock, it matters. And we should matter to you, your constituents, the voters. Our voices should be heard *above* those of the outside investors and developers. We've invested in Woodstock because we love this city. We'd like to feel that you, as our representatives, have our backs, love *us* in return.

We may be in a 55+ community, but our voices are as strong as anyone else's, if not stronger, and deserve your consideration and respect. Someday, you, too, will be "55+" and will want *your* representatives to do their best *for you*.

Glenhaven at Ridgewalk is a beautiful, peaceful neighborhood with lovely *not*-inexpensive single family homes, yet somehow we were included in a "Regional Activity Center" when we should be designated "Urban Village"/"Suburban Living". It makes more sense. Several years ago, the request was made by the builder, David Weekley, to allow the development of our neighborhood for reasons the Planning Commission agreed with and honored… at the time. It would be a mistake to suddenly reverse course only to accommodate a developer whose plans are not even in alignment with the City's ultimate vision for this area of Woodstock. We're reminding you that *we are here*, that our investment in this community should be respected – and equally honored. Their re-zoning requests are unacceptable and will take the area even further in the wrong direction. Sadly, this over-development is happening on nearly all sides of the neighborhood. Let's just say, we're feeling more than a bit squeezed…

Leave current zoning as-is, or better yet, modify to address the residential areas that seem to be forgotten in this run-up to overly zealous over-development. Do not pull the rug out from under us by acquiescing to developers and allowing for "light industrial" only feet from our front doors. Re-zoning is not in alignment with the rest of the Ridgewalk area, is not compatible with and would be disastrous for our neighborhood.

We urge you to deny this request altogether.

Respectfully,

Susan K. Hubbard and Marlys H. Hubbard
Glenhaven at Ridgewalk

OPPOSITION TO PROPOSED REZONING & DISTRIBUTION WAREHOUSE

Glenhaven at Ridgewalk HOA
Briefing for City of Woodstock Planning Commission

130	Single-Family Homes
225	Residents
4	Key Concerns

1

CONCERN 1: QUALITY OF LIFE — NOISE

80–140+	97 dBA	65 dBA
Trucks/Day (ITE Estimate)	Backup Alarm Level	City's Commercial Daytime Limit

1. **Developer's own study claims only 12 trucks/day.** ITE data for a building of this size and location projects 80–140+ trucks daily — a 7–12× undercount.
2. **Backup alarms are legally exempt from noise ordinances.** At 97 dBA they far exceed the 65 dBA commercial and 70 dBA industrial daytime limits set by the City of Woodstock.
3. **Developer refuses to prohibit overnight truck activity.** Residents would face round-the-clock noise impacts with no enforceable mitigation.
4. **Proposed buffers are insufficient.** The bump-out and tree plantings do not meaningfully reduce sound from 20 trucks operating at once at adjacent docks.

2

CONCERN 2: PUBLIC SAFETY & TRAFFIC

CURRENTLY FAILING INTERSECTIONS

FAIL Olde Rope Mill Park Road & Ridgewalk Parkway

FAIL Ridgewalk Parkway & I-575 Interchange

GDOT has graded both intersections as failing. Relief is not expected until the diverging diamond project completes — potentially years away.

Adding 80–140+ daily tractor-trailer trips to already-failing intersections is an unacceptable risk.

EMERGENCY ACCESS — LIFE SAFETY

EMS — 225 residents depend exclusively on these intersections for fire and EMS access.

TIME — Minutes — even seconds — can mean the difference between life and death in a cardiac or fire emergency.

TRKR — Tractor-trailer congestion at failing intersections will delay emergency response times.

CITY — The City approved Glenhaven's residential development at this location. It now has an obligation not to introduce foreseeable hazards to those same residents.

3

CONCERN 3: PROPERTY VALUES & ZONING CONSISTENCY

ZONING PROTECTIONS IN PLACE

Current Zoning:	General Commercial (GC)
Overlay:	Technology Park Overlay
Neighborhood Type:	Workplace Center Character
Proposed Change:	**Light Industrial + Conditional Use**

§ 7.886 Technology Park Overlay PROHIBITS:

X **Truck Terminals**
X **Industrial Parks**

PROPERTY VALUE IMPACT

Residents purchased homes relying on existing GC zoning — a warehouse district was not a foreseeable risk.

Requested variance would place the building closer to the street with a non-brick exterior, giving the area an industrial park appearance.

Developer's own comparison sites were not adjacent to residential neighborhoods — those were industrial/office parks.

GC + Technology Park Overlay already allows broad, economically viable development without this rezoning.

4

CONCERN 4: WETLANDS + OUR REQUEST TO THE COMMISSION

WETLANDS RISK

- Developer's own wetlands study found streams and wetlands on-site may be protected under the federal Clean Water Act.
- The same report cautioned the developer to seek a determination from the Army Corps of Engineers and the EPA before proceeding.
- When asked, the developer stated it has NO PLANS to seek that determination.
- Proceeding without this review risks irreparable harm to the Olde Rope Mill Park wetland ecosystem.

OUR FORMAL REQUESTS

1. DENY the rezoning from General Commercial to Light Industrial.
2. DENY the Conditional Use Permit for a distribution warehouse.
3. DENY the requested variances (setback & non-brick exterior).
4. Require an Army Corps / EPA wetland determination before any re-application.

We are not opposed to development — we are opposed to THIS development. The GC zoning with the Technology Park Overlay already permits a wide range of economically viable uses that would benefit both the developer and the Woodstock community. We urge the Commission to uphold the City's own planning framework and protect the quality of life it promised our residents.

Glenhaven at Ridgewalk HOA · 130 Homes · 225 Residents · City of Woodstock, Georgia

5

AGENDA ITEM NO. 7.3

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	May 18, 2026
SUBMITTED BY:	Natalie Faustine, Community Development
ITEM TYPE:	Presentation and Discussion Items
AGENDA SECTION:	PUBLIC HEARING
SUBJECT:	**Consideration of Z#168-26: Barnesdale Terrace Redevelopment (Public Hearing & Vote)**
SUGGESTED ACTION:	Staff recommends partial approval of a Rezoning, Conditional Use Permit, and concurrent Variance requests to allow for the development of a 113-unit single-family development, subject to staff conditions.

ATTACHMENTS:

Z#168-26 CC Memo.pdf
FINAL PC SR Z168-26 - Barnesdale Terr Redevelopment.pdf
Z#168-26 Draft Ordinance
ATTACHMENT A - Site Plan.pdf
ATTACHMENT B - Barnesdale Zoning Exhibits v4.pdf
ATTACHMENT C - Responses to Criteria Questions.pdf
ATTACHMENT D - PUBLIC INPUT REPORT.pdf

DATE: May 18, 2026

TO: Woodstock City Council

FROM: Natalie Faustine, MPA
Planner I

SUBJECT: Project Z#168-26

EXECUTIVE SUMMARY

The applicant, Bryceson Mercer, on behalf of Toll Southeast LP Company, Inc., has requested a Rezoning, CUP, and five Variances to allow for the construction of a 113-unit single-family development, including 57 townhomes, 54 single-family detached homes, and two large-lot single-family homes. The ±12.83-acre site is an assemblage of five parcels on the south side of Barnesdale Terrace, currently zoned DT-LR (Downtown – Low-Density Residential).

PLANNING COMMISSION RECOMMENDATION

On May 7, 2026, the Planning Commission considered the project. The link to the Planning Commission agenda and video can be found online at:
https://www.woodstockga.gov/your_government/meetings_agendas_and_minutes.php

Planning staff provided an overview of the applicant's requests and the Development Process Committee recommendation. The applicant team provided a brief presentation to the Commission regarding the proposed development. Members of the public commented regarding the proposed improvements to Barnesdale Terrace and the development's impact on traffic.

Following discussion, the Planning Commission voted to recommend City Council approval of the Rezoning, CUP, and all five Variances with staff's recommended conditions of approval and additional changes noted in red:

1) The Development shall develop and remain in substantial compliance with "Zoning Site Plan" prepared by Christopher Planning & Engineering, attached hereto as "Exhibit C."
2) Post-approval changes to the project that may impact the subdivision layout and/or design of the transportation network may be considered by the Development Process Committee.
3) The applicant shall enter into a Development Agreement with the City establishing the applicant's obligations to install a traffic signal at the intersection of Barnesdale Terrace and Main Street, and to construct required roadway improvements along Barnesdale Terrace.

4) The Developer shall be responsible for completing all code-required road improvements to Barnesdale Terrace, including, but not limited to, construction of the full D1 street standards. This also includes installation of a traffic signal at the intersection of Barnesdale Terrace and Main Street, in accordance with City-engineered plans. In lieu of installing the traffic signal, the Developer may enter into a Development Agreement with the City Council.
5) The Barnesdale Terrace road improvements shall terminate at the west side of its intersection with Chandler Ln. The Developer shall install an approved road termination improvement for Barnesdale Terrace, with final design to be approved at site plan review.
6) All road improvements required to be installed by the Developer shall be completed prior to final plat review unless otherwise described in an executed Development Agreement for this project.
7) Construction access shall only be from Barnesdale Terrace. Chandler Lane, Reeves Street, Market Street, and Napa Drive shall not be used as construction entrances.
8) The total number of residential units shall not exceed 113.
9) There shall be no more than 20% of the units allowed to be rental units at any time. No short-term rentals shall be permitted at any time. This restriction shall be memorialized in the covenants for the development, provided to every home buyer, and shall be enforced by the Homeowner's Association.
10) Lots 100 and 101 shall be 2-story homes.
11) Driveways shall be no less than 18 feet in length.
12) All areas counted toward the open space criteria shall be maintained by the Homeowner's Association.
13) The amenity area shall include, at a minimum, a pool, and a dog park. The dog park shall be located on the far eastern side of the property in a location similar to that shown in "Exhibit C".
14) The applicant shall install approximately 10 feet of evergreen plantings along the rear of Lots 85–99, with all trees installed at a minimum height of 8 feet.
15) The rear patios shall be a minimum of 20 feet from the rear property line, and primary structures a minimum of 30 feet from the rear property line for lots 85-99.
16) Applicant shall provide guest parking as required by code and substantially similar to the site plan in "Exhibit C".
17) Landscaping shall be substantially similar to the landscaping plan, as determined by the Development Process Committee during site plan review.
18) The southern border of lot 101 abutting South on Main shall be planted with Screen Play Holly trees, planted 4-6 feet apart on center, at a minimum height of 8 feet.
19) Screening landscaping shall be required along the entire southern border of the property, to be reviewed and approved by the Development Process Committee.
20) For any planting location that provides less than 200 square feet of planting area per tree, the Applicant shall incorporate appropriate support measures such as structural cells or root management systems to minimize potential impacts on adjacent streets, sidewalks, and utilities.

DATE: May 7, 2026

TO: Woodstock Planning Commission

FROM: Natalie Faustine, MPA, Planner I

SUBJECT: Project No. Z#168-26
Barnesdale Terrace Redevelopment

RECOMMENDATION:

Staff recommends City Council approval of a Rezoning, Conditional Use Permit (CUP), and Variances to allow for the construction of a 113-unit single-family development on the south side of Barnesdale Terrace (Z#168-26).

EXECUTIVE SUMMARY

The applicant, Bryceson Mercer, on behalf of Toll Southeast LP Company, Inc., has requested a Rezoning, CUP, and five Variances to allow for the construction of a 113-unit single-family development, including 57 townhomes, 54 single-family detached homes, and two large-lot single-family homes. The ±12.83-acre site is an assemblage of five parcels on the south side of Barnesdale Terrace, currently zoned DT-LR (Downtown – Low-Density Residential).



Vicinity Map

BACKGROUND

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

Table 1: General Property and Surrounding Land Use Information	
Address	115, 125, 135, and 145 Barnesdale Terrace
Council Ward	2 (David Potts)
Tax ID # (TIN)	92N06042, 92N06042A, 92N06041, 92N06042B, and 92N06042D
Parcel ID #	15-1093-0051, 15-1093-0052, 15-1092-0035, 15-1092-0039, and 15-1092-0081
Site Acreage	±12.83
Future Development Map	Urban Village
Current Zoning	DT-LR (Downtown – Low-Density Residential)
Current Development	Five single-family detached homes
Street Information	Barnesdale Terrace, Chandler Lane, Reeves Street, and Market Street are maintained by the City of Woodstock
Surrounding Neighborhood: North	DT-LR (Downtown – Low-Density Residential): Single-family DT-MR-A (Downtown – Medium-Density Residential): Single-family
South	DT-MR-A (Downtown – Medium-Density Residential: South on Main subdivision DT-RO (Downtown – Residential/Office): Adyn Park subdivision
East	DT-RO (Downtown – Residential/Office) with Historic Overlay: Paragon Accounting Office (under construction)
West	DT-LR (Downtown – Low-Density Residential): Creekwood Commons subdivision

Zoning History

No recent zoning history was found for the subject properties.

PROJECT DESCRIPTION

The Applicant proposes to redevelop an assemblage of five parcels totaling approximately 12.83 acres on the south side of Barnesdale Terrace. The site is currently developed with five detached single-family homes built between 1950 and 2005, and is zoned DT-LR (Downtown – Low-Density Residential). The Applicant intends to redevelop the property with a new residential community consisting of 113 single-family units. The overall layout is shown on the site plan shown below, and attached as Attachment A.



Site Plan

To accomplish this, the Applicant is requesting several entitlements. The first request is to rezone the parcels to DT-MR-A (Downtown – Medium-Density Residential) to accommodate the proposed density and lot sizes. The plan includes townhome units, which require a Conditional Use Permit (CUP). Five Variances are being requested from the Downtown District Standards, including reducing the sidewalk landscape zone in certain areas, allowing more than 60% encroachment into the supplemental zone throughout the development, allowing front-loaded units, permitting units oriented to open space rather than a street, and using reverse curb and gutter rather than header curb. Specific details of the requested variances are provided in the analysis section.

The new development would include a mix of housing types, including 57 townhomes, 54 single-family detached homes, and two large-lot single-family homes. The proposed townhomes are approximately 1,960 square feet in floor area, while the detached homes range from rougly 2,600 to 3,800 square feet in floor area, and the large lot units range from 3,200 to 3,600 square feet in floor area.

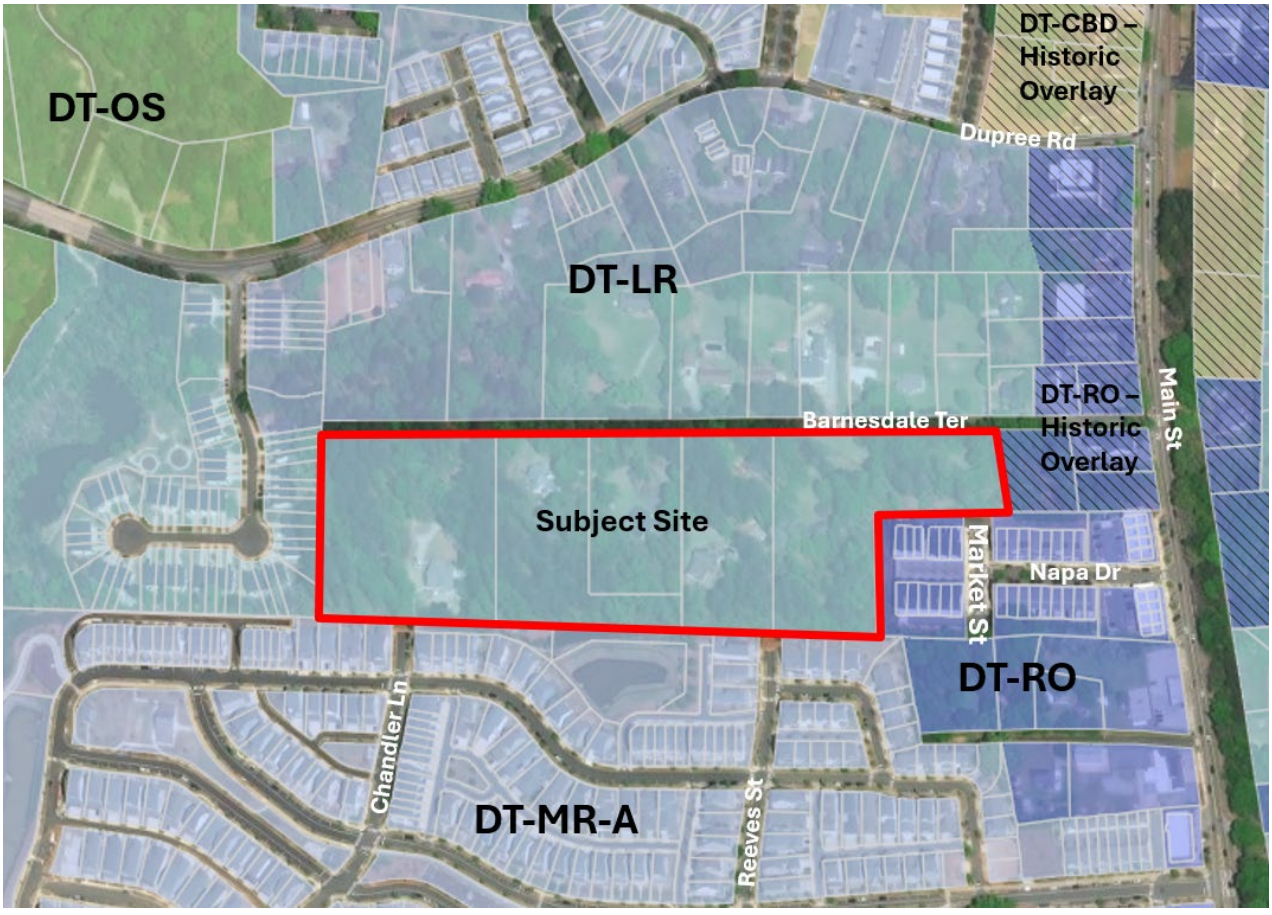
Primary access to the development would be provided from Barnesdale Terrace, which would be improved to meet the City's D-1 street standards on the south side of the road, including road widening, new curbs and sidewalks, and on-street parallel parking. Additional improvements to the north side of the road would occur based on minimum

access standards confirmed at the time of site plan review, as well as any additional improvements described in the associated Development Agreement for this proposal. As part of this Development Agreement, a City-proposed and developer-financed traffic signal will be installed at the intersection of Barnesdale Terrace and Main Street to support traffic generated by the new development.

Internal throughfares would consist of extensions of Chandler Street, Reeves Street, and Market Street, along with private alleys, all constructed in accordance with applicable street standards and reflecting the planned grid-street connections in the area. The proposed grid street connections are outlined in the City's grid street map as desirable future connections upon redevelopment of the area, intended to provide more routes of travel for residents of the proposed and surrounding developments by connecting to major roads such as Main Street and Highway 92.

ANALYSIS

The applicant's responses to the Criteria questions for the Rezoning, Conditional Use Permit, and associated Variances are included as Attachment C.



Zoning Map

Consistency with the Land Development Ordinance (LDO)

Rezoning

The Applicant requests rezoning from DT-LR to DT-MR-A. The DT-LR zone is intended for single-family residential homes developed on lots large enough to accommodate substantial yard space. However, the DT-MR-A zone is intended to serve both single and multi-family residential uses, with a smaller minimum lot size to allow for a higher density.

The rezoning request reflects a trend toward higher density in this area due to its proximity to downtown, as seen with surrounding newer developments. While this proposed project would have the highest density in the area at 8.81 units per acre, it is just under the maximum density of 9 units per acre for the DT-MR-A zone. Neighboring South on Main, which contains a mix of detached and attached single-family residences on a variety of lot sizes, as well as commercial buildings, is zoned DT-MR-A with a density of approximately 7.9 units per acre, and Adyn Park, which contains attached single-family residences and is zoned DT-RO with a density of 4.9 units per acre.

A traffic study is not required for a residential project of this size; however, since the rezoning would allow greater density, several infrastructure improvements are required to accommodate the increased traffic. This includes a new traffic signal at Barnesdale Terrace and Main Street, grid-street connections to reduce both vehicular and pedestrian traffic on Main Street, and the aforementioned improvements to Barnesdale Terrace.

Conditional Use Permit

The LDO states that any single-family attached product shall be allowed within the DT-MR-A zoning designation upon issuance of a CUP by the City Council. The request for a CUP in this case stems from the requirement that downtown residential redevelopment must include a variety of housing types. The proposed development satisfies this requirement by including three housing types: 57 single-family attached townhomes, 54 single-family detached homes, and 2 large-lot single-family detached homes. The proposed use is consistent with the intent of the DT-MR-A zoning designation, and the requested townhomes, in conjunction with the other proposed housing types, are consistent with the adjoining and surrounding residential communities.

Variances

The applicant has requested five Variances to the LDO requirements to support the project's design. The need for these variances is largely driven from the desire to accomplish grid street connectivity and design consistency. These Variance requests, along with the applicable LDO sections, are summarized in Table 2 on the next page.

Table 2: Summary of Entitlements Requested			
V#	**Code Section**	**Code Requirement**	**Request**
1	7.727.13	Rear alleys are required for garage access for townhouse, multi-family, and single-family residences. The first 10 feet behind the primary street façade must consist of habitable space.	Allow some front-loaded units and waive the habitable space requirement for these units.
2	7.726.4	Chandler Lane and Market Street are "D" Streets that require: • 7 ft landscape zone • 5 ft sidewalk clear zone • 8-20 ft supplemental zone	Allow reduction of the sidewalk landscape zone from 7 ft to 5 ft along the south side of Chandler Ln to align with the existing street. Allow reduction of the sidewalk landscape zone from 7 ft to 2 ft along Market St.
3	7.729.1(b)	Units may only front onto open space if a street borders the opposite side of the open space, and the pedestrian entrance must be visible from the street.	Allow some units to front onto open space without an intervening street.
4	7.726.11	Terraces, porches, stoops, and stairs may encroach no more than 60% into the sidewalk supplemental zone as long as there is 5 feet of supplemental zone clear of encroachments.	Allow more than 60% encroachment into the sidewalk supplemental zone without the required 5 feet clear.
5	7.726.3	All new and improved streets in the Downtown District must use header curb with no gutter and hood-and-grate storm drains.	Allow reverse curb and gutter rather than header curb.

The first variance request is intended to accommodate the units abutting the southern project boundary, where adding an alley behind the units for the rear-access required by code would not be feasible. If these front-loaded units are permitted as shown in the site plan and zoning exhibits, they would likely not meet the residential treatment standard, which requires the first 10 ft behind a street facade to contain habitable space. These front-loaded units are designed so that the garage is the part of the house closest to the right-of-way, with the front terrace following. This configuration makes it difficult for these units to adhere to the standard residential treatment.

The second variance request is intended to ensure that the new street extensions for Chandler Ln, Reeves St, and Market St blend in with their existing counterparts. As such, with the variance, the Chandler St extension would start with a 5 ft sidewalk landscape zone at its connection to the existing road and would gradually widen to the required 7 ft sidewalk landscape zone. Since the Market St extension is so short, there is not enough room to expand out for a larger, more compliant sidewalk landscape zone, so the request is for the entire extension to match the existing 2 ft sidewalk landscape zone.

The third variance request is to allow some of the townhome units to have a unique configuration, where vehicular access is provided through alleys in the rear of the units, while pedestrian access is provided through green space in front of the units. Although not code compliant, this is a unique design intended to provide variety in the site layout and prioritize connectivity.



Units Facing Open Space

The fourth variance request pertains to the streetscape requirements for streets with front-facing units. The LDO allows front terraces, porches, stoops, and stairs to extend into up to 60 percent of the sidewalk supplemental zone, provided an additional 5 ft is left clear. The proposed supplemental zone is 8 ft, which meets the minimum required. However, with an 8 ft supplemental zone, only 1.8 ft could be encroached upon while still keeping 5 ft clear. The applicant is requesting relief from this requirement to allow a 7 ft encroachment into the supplemental zone with 1 ft of clear space, stating that this is necessary to achieve the desired site design. Staff requested additional information from the applicant to illustrate the appearance and function of the shorter supplemental zones but did not receive sufficient documentation. Staff expressed concerns about the impact of potential grade changes on the design and the placement of utilities typically located in the supplemental zone.

Consistency with the 2023 Comprehensive Plan

The project site is located in the Urban Village Character Area, with a small portion extending into the neighboring Urban Core. The Urban Village serves as a transitional zone between the high-density Urban Core and the surrounding areas. Because it is bordered mainly by the Urban Core and the Regional Activity Center, a more intensive residential use is appropriate for the site. The area should be predominantly residential, with a mix of uses that support walkability for business owners and residents to meet daily needs on foot or by bicycle. The Comprehensive Plan also calls for well-maintained sidewalks, street

trees, and landscaping to support a pedestrian-friendly environment and to improve vehicular connectivity through grid-street connections.



Future Land Use Map

PUBLIC INPUT

Public notice for the public hearing has been provided in accordance with State and local law. On or around February 13, 2026, public notices were mailed to property owners within 800' 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 a minimum of 15 days but not more than 45 days prior to the public hearing.

On February 26, 2026, the Applicant hosted a public input meeting at the Cherokee County Recreation Center (7545 Main St, Bldg. 200, Woodstock, GA 30188) 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. The meeting had 31 attendees, mostly from the neighboring communities, who expressed concerns about traffic, amenities, and stormwater. More comprehensive

details on the meeting and all public input received in writing are included in the Public Input Report (Attachment C).

DPC RECOMMENDATION

On March 4, 2026, the DPC met with the Applicant to learn more about the proposed project and requests. The DPC voted to recommend approval of the proposed Rezoning, Conditional Use Permit, and 4 of the 5 Variances, subject to the staff-recommended conditions of approval.

The proposed recommendation is as follows:

1. Approval of a rezoning of parcels 92N06042, 92N06042A, 92N06041, 92N06042B, and 92N06042D from DT-LR to DT-MR-A.
2. Conditional Use Permit is granted to allow attached single-family product.
3. Variance granted to LDO Section 7.726.4 to reduce the sidewalk landscape zone from 7 ft to 5 ft on Chandler Lane and from 7 ft to 2 ft on Market Street.
4. No recommendation given regarding Variance to LDO Section 7.726.4 to reduce the sidewalk supplemental zone to 1 foot on every street due to insufficient information.
5. Variance granted to LDO Section 7.727.13 to allow front-loaded units and remove the 10 ft habitable space requirement.
6. Variance granted to LDO 7.729.18 to allow residential units to front onto open space with no intervening streets.

Subject to the following conditions of approval:

1. The Development shall develop and remain in substantial compliance with "Zoning Site Plan" prepared by Christopher Planning & Engineering, attached hereto as "Exhibit A."
2. Post-approval changes to the project that may impact the subdivision layout and/or design of the transportation network may be considered by the Development Process Committee.
3. The applicant shall enter into a Development Agreement with the City establishing the applicant’s obligation to install a traffic signal at the intersection of Barnesdale Terrace and Main Street, and to construct required roadway improvements along Barnesdale Terrace in accordance with the City code.
4. The Developer shall be responsible for completing all code-required road improvements to Barnesdale Terrace, including, but not limited to, construction of the full D1 street standards. This also includes installation of a traffic signal at the intersection of Barnesdale Terrace and Main Street, in accordance with City-engineered plans. In lieu of installing the traffic signal, the Developer may enter into a Development Agreement with the City Council.
5. The Barnesdale Terrace road improvements shall cease at the west side of its intersection with Chandler Ln. The Developer shall install an approved road termination improvement for Barnesdale Terrace, with final design to be approved at site plan review.

6. All road improvements required to be installed by the Developer shall be completed prior to final plat review unless otherwise described in an executed Development Agreement for this project.
7. The total number of residential units shall not exceed 113.
8. There shall be no more than 20% of the units allowed to be rental units at any time. This restriction shall be memorialized in the covenants for the development, provided to every home buyer, and shall be enforced by the Homeowner's Association.
9. All areas counted toward the open space criteria shall be maintained by the Homeowner's Association.
10. The amenity area shall include, at a minimum, a pool, and a dog park.

ATTACHMENTS

Attachment A - Site Plan
Attachment B - Zoning Exhibits
Attachment C - Applicant Response Statements
Attachment D - Public Input Report

CITY OF WOODSTOCK, GEORGIA
ORDINANCE NO. 2025-_____

(Project No. Z#168-26 – Barnesdale Terrace)

REZONING property consisting of tax parcels 92N06042, 92N06042A, 92N06041, 92N04042B, 91N06042D in Land Lots 1093 and 1092 of the 15th District of Cherokee County, Georgia, totaling ± 12.83 acres, located on Barnesdale Terrace in Woodstock, Georgia, 30188, from DT-LR (Downtown – Low-Density Residential) to DT-MR-A (Downtown – Medium-Density Residential A).

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 Assembly; and

WHEREAS, the City of Woodstock, Georgia, has the legislative power to adopt clearly reasonable ordinances, resolutions, or regulation 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 thereto; 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, the application for entitlement is and has been accessible to members of the public who are, or may be, affected by it, 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 but not more than forty-five (45) days prior to the public hearing date; and

WHEREAS, in accordance with Section 11.215 of the Land Development Ordinance of the City of Woodstock, Georgia, the government authority of the City of Woodstock has read and evaluated the proposed Rezoning Standards using the following criteria:

a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
b) Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby property;
c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and
f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

WHEREAS, in accordance with Section 7.503 of Land Development Ordinance of the City of Woodstock, Georgia, the government authority of the City of Woodstock has read and evaluated the proposed Conditional Use Permit requests using the following criteria:

a) Whether or not there will be a significant adverse effect on the surrounding area in which the proposed use will be located.
b) Whether or not the use is otherwise compatible with the surrounding area.
c) Whether or not the proposed use 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 property values of surrounding property will be adversely affected.
f) Whether or not adequate provision are made for parking and traffic considerations.
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 purposes, intent and goals of the Comprehensive town Plan.
i) Whether or not adequate provisions 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 transition 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 et forth in this chapter 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 rezoning and conditional use permit request as set forth herein would be in the best interest of the property owners of the area and the citizens of Woodstock, Georgia; and

WHEREAS, the Mayor and Council of the City of Woodstock have heard and considered this request as a part of a noticed public hearing on May 18, 2026

NOW THEREFORE, BE IT RESOLVED AND ORDAINED by the Mayor and Council of the City of Woodstock, Georgia that the aforesaid rezoning request 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 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 is hereby granted the following entitlements:

1) Approve rezoning of parcels 92N06042, 92N06042A, 92N06041, 92N06042B, and 92N06042D from DT-LR to DT-MR-A.
2) Approve a Conditional Use Permit for attached single-family units.
3) Approve a variance to LDO 7.727.13 to allow front-loaded units and remove the 10-ft habitable space requirement.
4) Approve a variance to LDO 7.726.4 to allow a reduction of the sidewalk landscape zone to 5 ft on a portion of Chandler Lane and 2 ft on Market Street.
5) Approve a variance to LDO 7.727.13 to allow residential units fronting open space without intervening streets.
6) Approve a variance to LDO 7.726 to allow more than 60% encroachment into the sidewalk supplemental zone and to waive the requirement for 5 ft of the sidewalk supplemental zone to remain clear.
7) Approve a variance to LDO 7.726.3 to allow reverse curb and gutter on new and improved streets.

The property more particularly described on “Exhibit A” is subject to the conditions of zoning set forth of “Exhibit B” attached hereto and made a part hereof by reference.

Date of Public Hearing: May 18, 2026

Advertisement: Cherokee Tribune, April 16, 2026

APPROVED, ADOPTED, AND ENACTED this 18th day of May 2026.

_____
Michael Caldwell, Mayor
City of Woodstock, Georgia

(Municipal Seal)

_____
Robyn Adams, City Clerk
City of Woodstock, Georgia

_____
REVIEWED FOR LEGAL CONTENT
City Attorney

EXHIBIT A
PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 1093 of the 15th District, 2nd Section, City of Woodstock, Cherokee County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING commence at a 3/4" rebar found at the intersection of the westerly Right of Way of Main Street (Variable R/W) and the southerly Right of Way of Barnesdale Terrace (30' R/W); thence running along said Right of Way of Barnesdale Terrace South 89° 27' 45" West a distance of 150.25 feet to a 1/2" rebar found; thence South 89° 44' 46" West a distance of 149.70 to a 1/2" rebar found and the TRUE POINT OF BEGINNING; from the point thus established and leaving said Right of Way South 08° 03' 16" East a distance of 179.80 feet to a 1/2" rebar found; thence South 89° 38' 55" West a distance of 317.15 feet to a 1/2" rebar found; thence South 00° 23' 09" East a distance of 264.43 feet to a 1/2" rebar found on the Land Lot line common to Land Lots 1093 & 1140; thence running along said Land Lot line the following courses: North 87° 49' 39" West a distance of 225.25 feet to a 1/2" rebar found; thence North 88° 29' 13" West a distance of 29.64 feet to a 1/2" rebar with cap found; thence North 87° 57' 15" West a distance of 166.19 feet to a point; thence North 87° 57' 15" West a distance of 403.92 feet to a 1/2" rebar found; thence North 87° 57' 15" West a distance of 178.14 feet to a point; thence North 87° 57' 15" West a distance of 209.77 feet to a 3/4" rebar found; thence leaving said Land Lot line North 01° 20' 34" East a distance of 395.13 feet to a 3/4" open top pipe found on the aforementioned Right of Way of Barnesdale Terrace; thence running along said Right of Way the following courses: North 89° 48' 01" East a distance of 201.04 feet to a 1/2" rebar found; thence North 89° 51' 30" East a distance of 177.94 feet to a 1/2" rebar found; thence North 89° 34' 43" East a distance of 200.84 feet to a 1/2" rebar found; thence South 89° 50' 02" East a distance of 201.57 feet to a 1/2" rebar found; thence North 89° 53' 44" East a distance of 195.86 feet to a 1/2" rebar found; thence North 89° 52' 55" East a distance of 144.97 feet to a 1/2" rebar found; thence North 89° 30' 40" East a distance of 370.84 feet to the TRUE POINT OF BEGINNING. Said tract contains 12.832 Acres (558,959 Square Feet).

EXHIBIT B

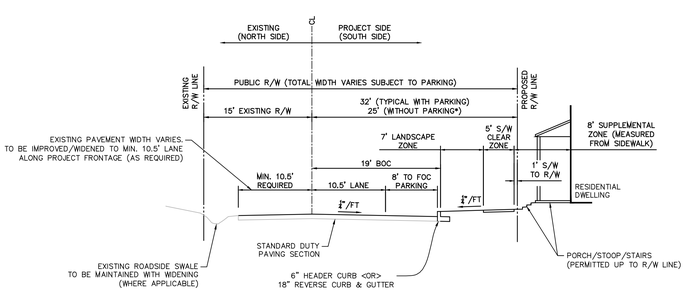
CONDITIONS OF ZONING

(Project No. Z#168-26 – Barnesdale Terrace)

1) The Development shall develop and remain in substantial compliance with “Zoning Site Plan” prepared by Christopher Planning & Engineering, attached hereto as “Exhibit C.”
2) Post-approval changes to the project that may impact the subdivision layout and/or design of the transportation network may be considered by the Development Process Committee.
3) The applicant shall enter into a Development Agreement with the City establishing the applicant’s obligations to install a traffic signal at the intersection of Barnesdale Terrace and Main Street, and to construct required roadway improvements along Barnesdale Terrace.
4) The Developer shall be responsible for completing all code-required road improvements to Barnesdale Terrace, including, but not limited to, construction of the full D1 street standards. This also includes installation of a traffic signal at the intersection of Barnesdale Terrace and Main Street, in accordance with City-engineered plans. In lieu of installing the traffic signal, the Developer may enter into a Development Agreement with the City Council.
5) The Barnesdale Terrace road improvements shall terminate at the west side of its intersection with Chandler Ln. The Developer shall install an approved road termination improvement for Barnesdale Terrace, with final design to be approved at site plan review.
6) All road improvements required to be installed by the Developer shall be completed prior to final plat review unless otherwise described in an executed Development Agreement for this project.
7) Construction access shall only be from Barnesdale Terrace. Chandler Lane, Reeves Street, Market Street, and Napa Drive shall not be used as construction entrances.
8) The total number of residential units shall not exceed 113.
9) There shall be no more than 20% of the units allowed to be rental units at any time. No short-term rentals shall be permitted at any time. This restriction shall be memorialized in the covenants for the development, provided to every home buyer, and shall be enforced by the Homeowner's Association.
10) Lots 100 and 101 shall be 2-story homes.
11) Driveways shall be no less than 18 feet in length.
12) All areas counted toward the open space criteria shall be maintained by the Homeowner’s Association.
13) The amenity area shall include, at a minimum, a pool, and a dog park. The dog park shall be located on the far eastern side of the property in a location similar to that shown in “Exhibit C”.
14) The applicant shall install approximately 10 feet of evergreen plantings along the rear of Lots 85–99, with all trees installed at a minimum height of 8 feet.

15) The rear patios shall be a minimum of 20 feet from the rear property line, and primary structures a minimum of 30 feet from the rear property line for lots 85-99.
16) Applicant shall provide guest parking as required by code and substantially similar to the site plan in “Exhibit C”.
17) Landscaping shall be substantially similar to the landscaping plan, as determined by the Development Process Committee during site plan review.
18) The southern border of lot 101 abutting South on Main shall be planted with Screen Play Holly trees, planted 4-6 feet apart on center, at a minimum height of 8 feet.
19) Screening landscaping shall be required along the entire southern border of the property, to be reviewed and approved by the Development Process Committee.
20) For any planting location that provides less than 200 square feet of planting area per tree, the Applicant shall incorporate appropriate support measures such as structural cells or root management systems to minimize potential impacts on adjacent streets, sidewalks, and utilities.

ATTACHMENT A

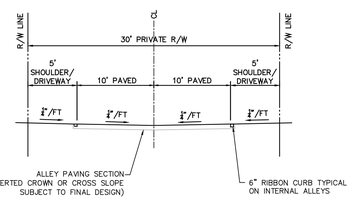


* REFER TO TYPICAL ROADWAY SECTION WITHOUT PARKING

BARNESDALE ROAD IMPROVEMENTS TO BE ALONG ENTIRE PROJECT FRONTAGE EXCEPT FOR PORTION OF ROAD WEST OF THE INTERSECTION WITH CHANDLER STREET.

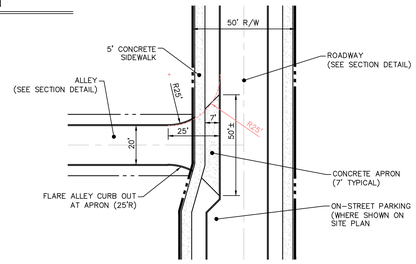
3 Z.1 BARNESDALE TERRACE ROADWAY SECTION

SCALE: NONE



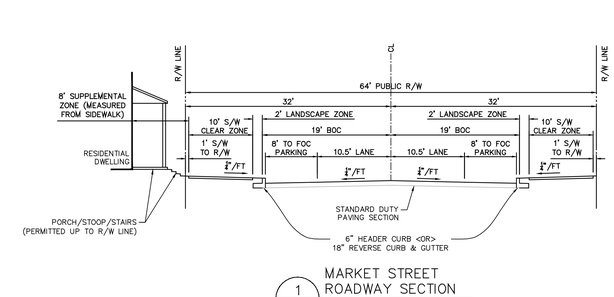
4 Z.1 TYPICAL ALLEY SECTION

SCALE: NONE



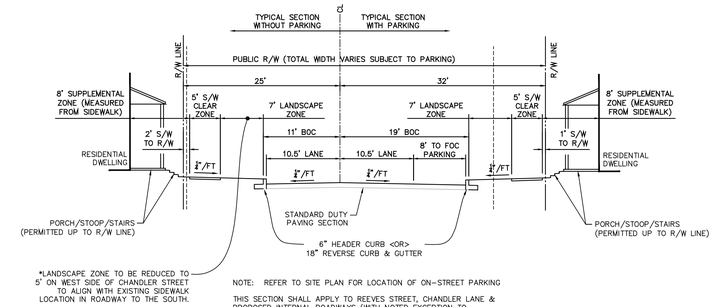
5 Z.1 TYPICAL ALLEY APRON

SCALE: 1" = 30'



1 Z.1 MARKET STREET ROADWAY SECTION

SCALE: NONE



*LANDSCAPE ZONE TO BE REDUCED TO 5' ON WEST SIDE OF CHANDLER STREET TO ALIGN WITH EXISTING SIDEWALK LOCATION IN ROADWAY TO THE SOUTH.

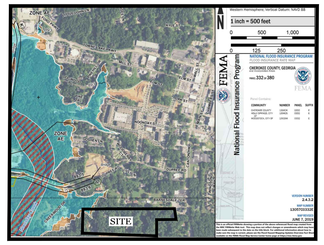
LANDSCAPE ZONE TO INCREASE TO TYPICAL 7' NORTH OF PROPOSED ALLEY INTERSECTION.

NOTE: REFER TO SITE PLAN FOR LOCATION OF ON-STREET PARKING

THIS SECTION SHALL APPLY TO REEVES STREET, CHANDLER LANE & PROPOSED INTERNAL ROADWAYS (WITH NOTED EXCEPTION TO CHANDLER LANE AT CONNECTION TO EXISTING STUB FROM SOUTH).

2 Z.1 TYPICAL ROADWAY SECTION

SCALE: NONE



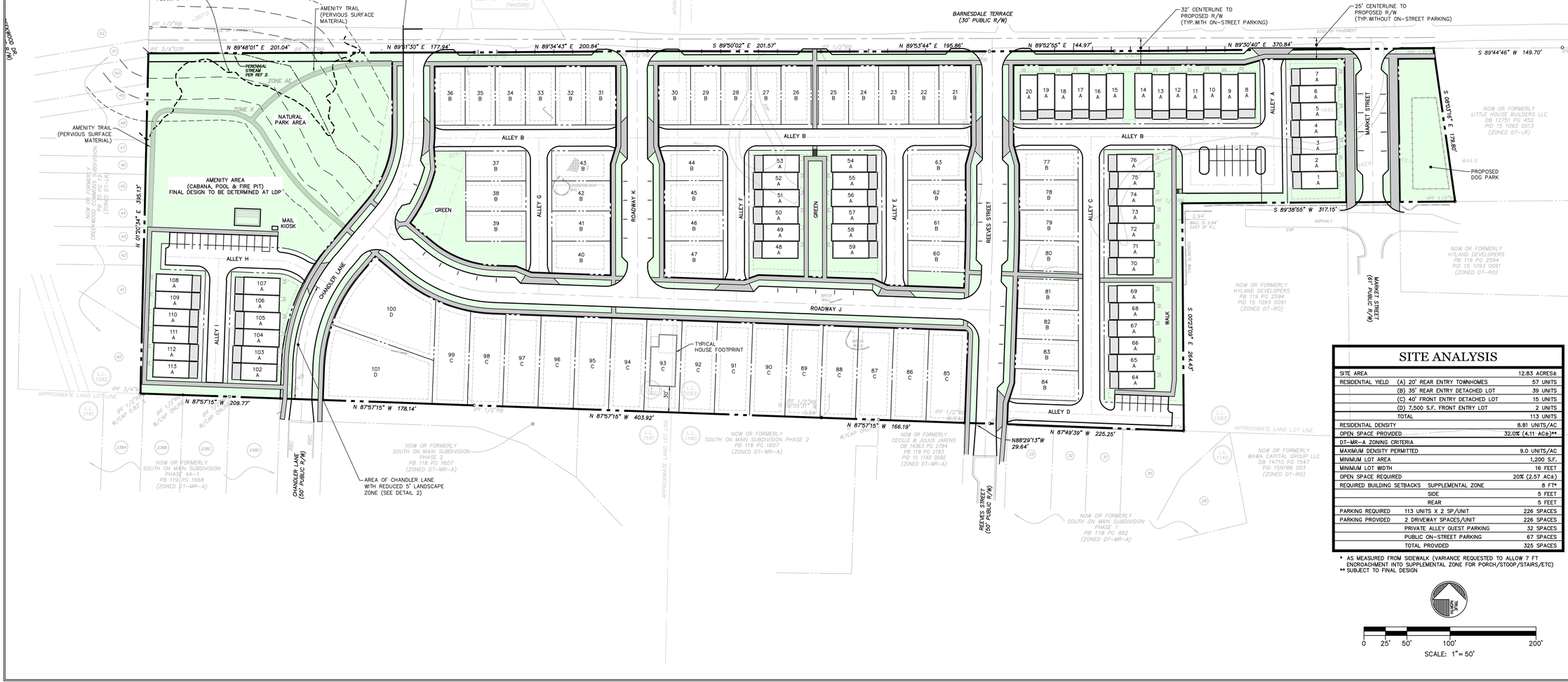
FEMA MAP

SCALE 1" = 1,000'



VICINITY MAP

SCALE 1" = 1,000'



SITE ANALYSIS

SITE AREA		12.83 ACRES±
RESIDENTIAL YIELD	(A) 20' REAR ENTRY TOWNHOMES	57 UNITS
	(B) 35' REAR ENTRY DETACHED LOT	39 UNITS
	(C) 40' FRONT ENTRY DETACHED LOT	15 UNITS
	(D) 7,500 S.F. FRONT ENTRY LOT	2 UNITS
	TOTAL	113 UNITS
RESIDENTIAL DENSITY		8.81 UNITS/AC
OPEN SPACE PROVIDED		32.0% (4.11 AC±)**
DT-MR-A ZONING CRITERIA		
MAXIMUM DENSITY PERMITTED		9.0 UNITS/AC
MINIMUM LOT AREA		1,200 S.F.
MINIMUM LOT WIDTH		16 FEET
OPEN SPACE REQUIRED		20% (2.57 AC±)
REQUIRED BUILDING SETBACKS	SUPPLEMENTAL ZONE	8 FT*
	SIDE	5 FEET
	REAR	5 FEET
PARKING REQUIRED	113 UNITS X 2 SP/UNIT	226 SPACES
PARKING PROVIDED	2 DRIVEWAY SPACES/UNIT	226 SPACES
	PRIVATE ALLEY GUEST PARKING	32 SPACES
	PUBLIC ON-STREET PARKING	67 SPACES
	TOTAL PROVIDED	325 SPACES

* AS MEASURED FROM SIDEWALK (VARIANCE REQUESTED TO ALLOW 7 FT ENCROACHMENT INTO SUPPLEMENTAL ZONE FOR PORCH/STOOP/STAIRS/ETC)
** SUBJECT TO FINAL DESIGN

0 25' 50' 100' 200'

SCALE: 1"= 50'

GENERAL NOTES:

1. SURVEY INFORMATION TAKEN FROM SURVEY BY TSS AS PROVIDED BY CLIENT.
2. SUBJECT PROPERTY IS LOCATED OFF BARNESDALE TERRACE IN LAND LOTS 1092–1093, 1140–1141, 15TH DISTRICT, CITY OF WOODSTOCK, CHEROKEE COUNTY, GEORGIA.
3. TOTAL SITE AREA 12.83 ACRES± (SEE SITE ANALYSIS)
   TOTAL SITE DENSITY 8.81 UNITS/AC (SEE SITE ANALYSIS)
4. APPLICANT/DEVELOPER: TOLL BROTHERS
   2400 LAKEVIEW PARKWAY, SUITE 650
   ALPHARETTA, GA 30009
   CONTACT: MR. J.R. CROWE 678.699.1403
   jcrowe1@tollbrothers.com GSWCC #74061
5. ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, INC.
   12460 CRABAPPLE ROAD, SUITE 202–612
   ALPHARETTA, GA 30004
   CONTACT: SOTIR J. CHRISTOPHER, P.E. 770.331.7303
   schristopher@christopherplanning.com
6. EXISTING ZONING: DT–LR
   PROPOSED ZONING: DT–MR
7. THESE ZONING PLANS ARE FOR A RESIDENTIAL SUBDIVISION CONTAINING 113 SINGLE FAMILY RESIDENTIAL UNITS (MIX OF DETACHED LOTS AND TOWNHOUSES). REFER TO SITE ANALYSIS TABLE.
8. PROPERTY IS SPARSELY WOODED WITH SEVERAL WOOD FRAME HOUSES WITH CORRESPONDING DRIVEWAYS EXIST ON–SITE.
9. ALL JURISDICTIONAL WETLANDS AND BUFFERED STATE WATERS ON OR WITHIN 200' OF SITE HAVE BEEN FIELD DELINEATED BY CORBLU ECOLOGY GROUP AND SURVEYED. SITE RECEIVING WATERS IS UNNAMED TRIBUTARY TO NOONDAY CREEK.
10. PROPOSED ROADWAYS TO BE PUBLIC & PROPOSED ALLEYS TO BE PRIVATE (REFER TO STREET SECTION DETAILS).
11. SIDEWALKS TO BE PROVIDED BOTH SIDES OF ALL PROPOSED ROADWAYS AS SHOWN ON PLAN & REPRESENTED IN STREET SECTION DETAILS.
12. STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH GEORGIA STORMWATER MANAGEMENT MANUAL.
13. A PORTION OF THE SITE IS LOCATED WITHIN A DELINEATED 100 YR FLOOD HAZARD AREA PER FIRM PANELS 13057C0332E (PANEL 332 OF 380) LAST REVISED JUNE 7, 2019.
14. WATER AND SEWER TO BE PROVIDED BY CITY OF WOODSTOCK.
15. ALL PROPOSED INTERNAL UTILITIES ARE TO BE UNDERGROUND.
16. ALL COMMON AREA SHALL BE OWNED AND MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION.

CP&E
CHRISTOPHER PLANNING & ENGINEERING
GEORGIA REGISTERED No. 029696 PROFESSIONAL ENGINEER SOTIR J. CHRISTOPHER
4/24/2026
GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #05744 (EXP. 03.21.2027)
12460 CRABAPPLE ROAD, SUITE 202–612
ALPHARETTA, GA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

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ZONING PLAN

FOR:

BARNESDALE TERRACE TRACT

LAND LOTS 1092–1093 & 1140–1141
15th DISTRICT
CITY OF WOODSTOCK
CHEROKEE COUNTY, GEORGIA

FOR:

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

2400 LAKEVIEW PARKWAY
SUITE 650
ALPHARETTA, GA 30009

24 HR CONTACT:
J.R. CROWE (#74061)
678.699.1403
jcrowe1@tollbrothers.com

REVISIONS

1	03.04.2025	CLIENT COMMENTS
2	03.10.2026	CITY COMMENTS
3	03.12.2026	CITY COMMENTS
4	04.02.2026	CITY COMMENTS
5	04.24.2026	SUPPLEMENTAL ZONE REV

DATE6 FEBRUARY 5, 2026

CP&E DRAWING NO: 2025147z1.dwg

ZONING SITE PLAN

SHEET NO. Z.1

ATTACHMENT B

IRONWOOD DESIGNGROUP

BARNESDALE TERRACE

ZONING BOARDS

April 22nd, 2026

ATTACHMENT B



SCALE 1"=50'-0"

NORTH

IRON WOOD DG

CONCEPTUAL SITE PLAN

Woodstock, GA

04/23/26

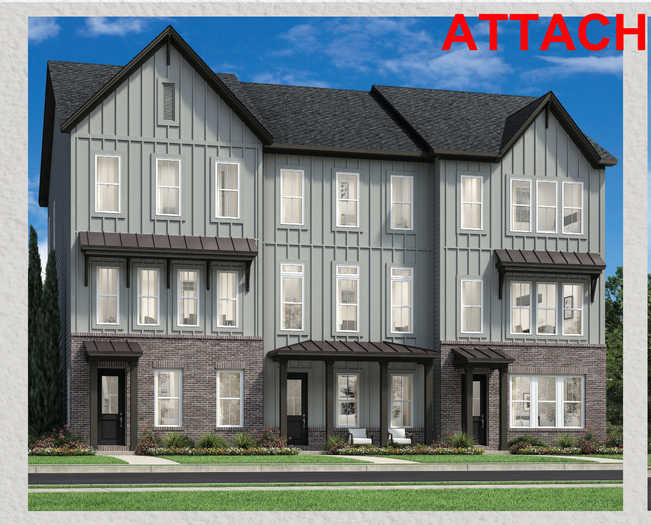
BARNESDALE TERRACE

Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

271

ATTACHMENT B












IRON WOOD DG

ARCHITECTURAL MOOD BOARD

Woodstock, GA
04/23/26

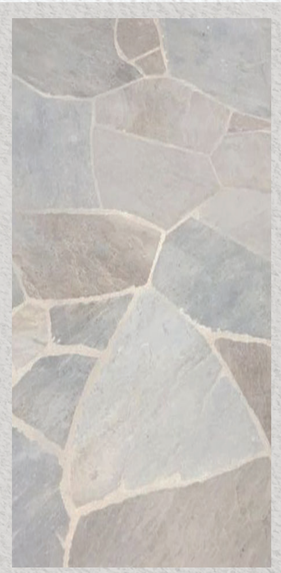
BARNESDALE TERRACE

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

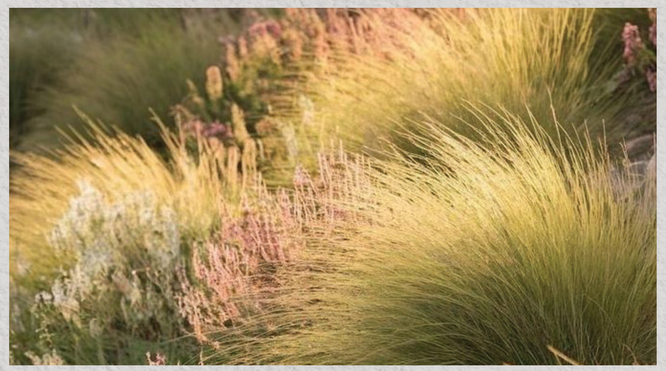
272

ATTACHMENT B



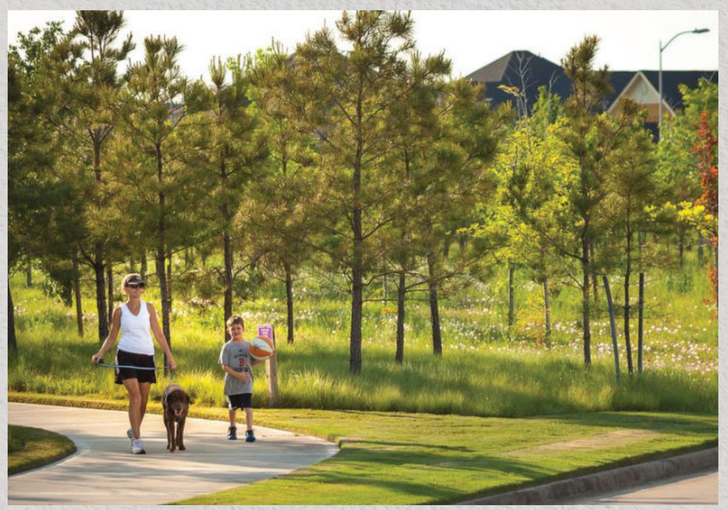














IRON WOOD DG

AMENITIES MOOD BOARD

Woodstock, GA
04/23/26

BARNESDALE TERRACE

Toll Brothers
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ATTACHMENT B



SCALE 1"=50'-0"

NORTH

IRON WOOD DG

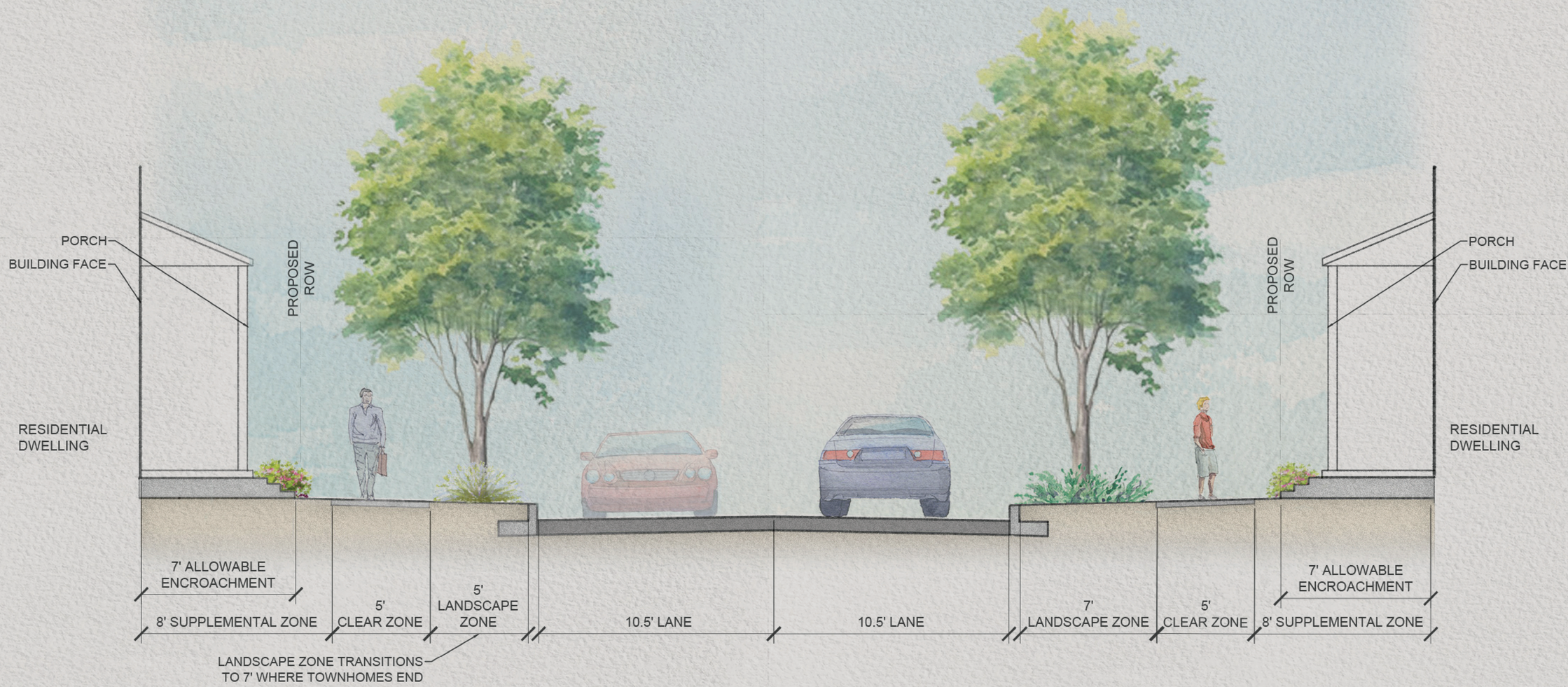
LANDSCAPE CONCEPT PLAN

Woodstock, GA
04/23/26

BARNESDALE TERRACE

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

ATTACHMENT B



SCALE 2″=5′-0″

IRON WOOD DG

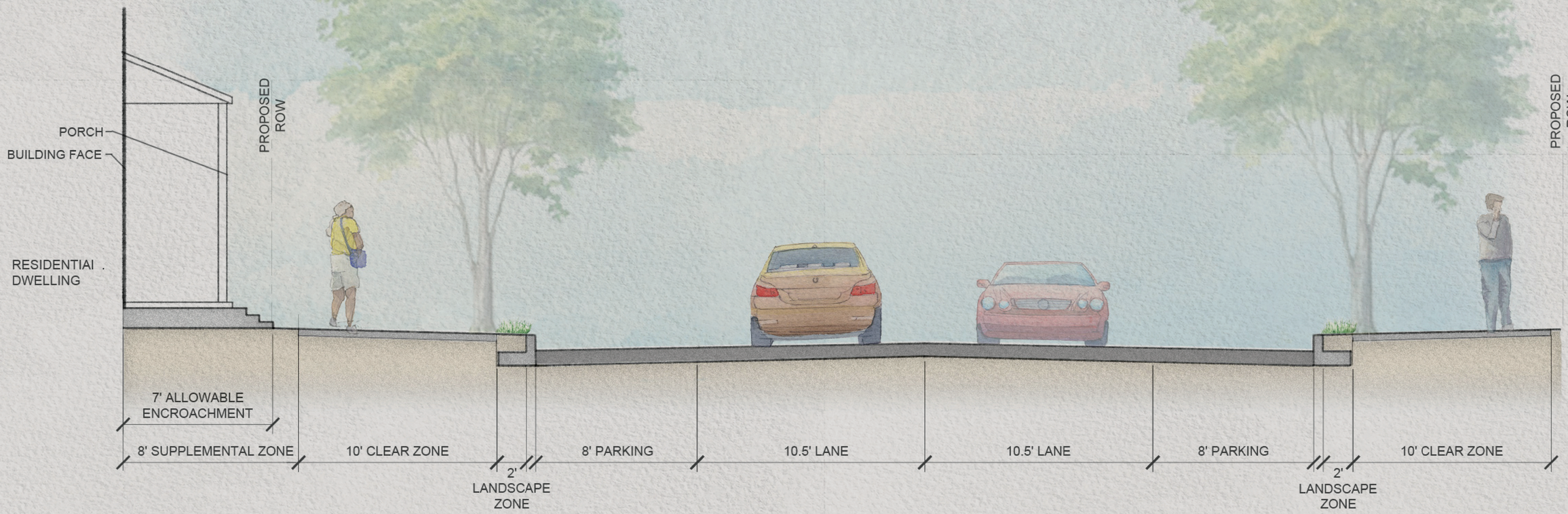
1 CHANDLER LANE SECTION

Woodstock, GA
04/23/26

BARNESDALE TERRACE

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

ATTACHMENT B



SCALE 2"=5'-0"

IRON WOOD DG

2 MARKET STREET SECTION

Woodstock, GA
04/23/26

BARNESDALE TERRACE

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

ATTACHMENT B



SCALE 2″=5′-0″

IRON WOOD DG

277

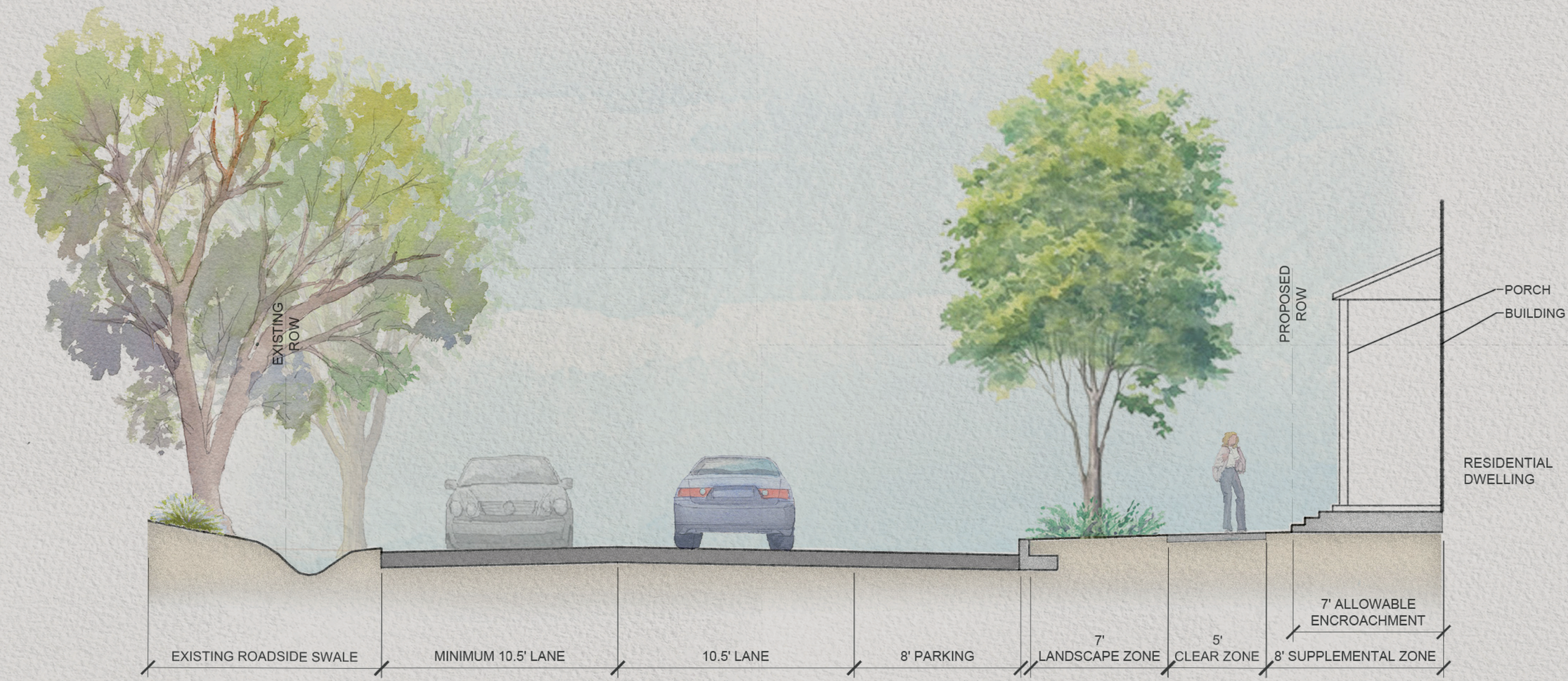
3 REEVES STREET SECTION

Woodstock, GA
04/23/26

BARNESDALE TERRACE

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

ATTACHMENT B



SCALE 2"=5'-0"

IRON WOOD DG

278

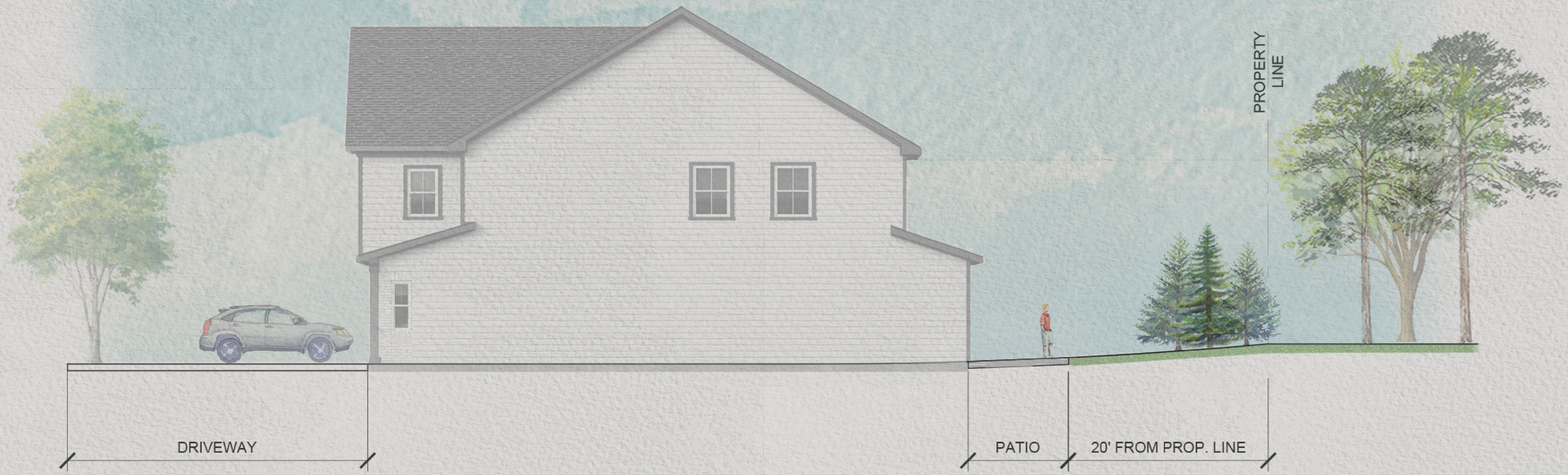
4 BARNESDALE TERRACE SECTION

Woodstock, GA
04/23/26

BARNESDALE TERRACE

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

ATTACHMENT B



SCALE 1"=5'-0"

IRON WOOD DG

279

5 LANDSCAPE BUFFER SECTION LOTS 85-99

Woodstock, GA
04/23/26

BARNESDALE TERRACE

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

ATTACHMENT B



SCALE: NTS

IRON WOOD DG

BARNESDALE TERRACE PERSPECTIVE

Woodstock, GA
04/23/26

BARNESDALE TERRACE

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

ATTACHMENT C

(See Attached)

APPLICANT RESPONSE STATEMENT

ANNEXATIONS AND REZONINGS

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 an annexation and/or rezoning, please respond to the following standards in the form of a written narrative:

1. Explain the intent of the requested zoning.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

3. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.

5. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

6. Whether the proposed zoning is in conformity with the policy and interest of the land use plan.

7. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approved or disapproval of the proposed zoning.

ATTACHMENT C

ATTACHMENT TO APPLICANT RESPONSE STATEMENT **(Annexations and Rezonings)**

1. The assemblage and development of approximately 12.83 acres for a single-family residential community, consisting of attached and detached residences.

2. The proposed rezoning to the DT-MR-A zoning category will permit development of the Property for a single-family residential community, combining both detached and attached residences into one community. The proposed community will contain fifty-six (56) attached residences and fifty-seven (57) detached residences, together with infrastructure, amenities, and open space area. The Property is currently zoned DT-LR and contains single-family residences on each of the individual parcels. Adjacent properties are zoned to DT-LR, DT-MR-A, and DT-RO zoning categories. Rezoning of the Subject Property to the DT-MR-A zoning category will allow for an activation and complementary use with neighborhoods to the west, east, and south. Thus, the proposed DT-MR-A zoning category will allow for a more suitable use of the Property, and one that is more compatible with the uses of adjacent and nearby properties.

3. The proposal will not adversely affect nearby properties. The proposed single-family residential community, consisting of both attached and detached residences, is compatible and consistent with the array of existing residential communities located in close proximity and adjacent to the proposed development.

4. The current DT-LR zoning category provides limited economic viability; however, the proposed DT-MR-A zoning category provides for the Property to be developed for a quality community, thus providing a more reasonable economic use for the Property.

5. The proposed rezoning will not have an excessive or burdensome impact on existing facilities and infrastructure and will have minimal impact on schools.

6. The proposed use is in conformity with the existing Urban Village land use designation.

7. Rezoning of the Property to the DT-MR-A zoning classification to allow for development of the project would allow for a better use than allowed under the current DT-LR and surrounding zoning categories. The community will be compatible and consistent with similar communities to the east, west, and south of the Property; while offering both detached and attached products within one community. There will be minimal impact on properties to the north (across Barnesdale Terrace) due to buffering and placement of access points. The community will feature pedestrian access to the City's Downtown area, and upgrades to Barnesdale Terrace; as well as, intersectional improvements and furthering the street grids desired by City goals in close proximity to Downtown. The proposed community will be of the highest quality and will be highly sought after for potential new residents into the City.

ATTACHMENT C

(See Attached)

APPLICANT RESPONSE STATEMENT VARIANCES

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 variance, please respond to the following standards in the form of a written narrative. In the case of concurrent variances, a response to the standards below should be provided for each variance requested.

1. Explain requested variance.

2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.

3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

4. Such conditions are peculiar to the particular piece of property involved.

5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.

6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.

7. Special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.

8. Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.

9. The condition from which relief or a variance is sought did not result from willful action by the applicant

10. Authorizing the variance will not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

ATTACHMENT C

ATTACHMENT TO APPLICANT RESPONSE STATEMENT **(Variances)**
(Page One of Two)

As to Variance No. 1

1. The requested variance to allow front-loaded units is necessary in order to provide a variety and mixture of residential housing types; as well as, to prioritize connectivity and grid street layout between the adjoining residential community and Barnesdale Terrace.

2. The size, shape and topography of the Property limit the capability of development and the requested variance therefore becomes necessary to accomplish important goals of the City to create street uniformity, connectivity and grid street layout between the adjoining residential community and Barnesdale Terrace.

3. The application of the subject regulation creates significant practical difficulty and hardship as compliance would necessarily compromise or sacrifice accomplishing grid street and infrastructure connectivity; as well as, street uniformity between the adjoining residential community and Barnesdale Terrace.

4. The described conditions are unique and peculiar to the Property as the adjoining residential streets are designed and installed to provide for future grid street connectivity, consistency and street uniformity for and through the future development of the Property by connecting to Barnesdale Terrace along with Applicant proposed improvements along Barnesdale Terrace.

5. A literal interpretation of the subject ordinance deprives Applicant of rights other residential communities enjoy in the adjoining and surrounding area.

6. If approved, the requested variance results in no detriment to the public welfare and does not impair the purpose or intent of the subject ordinance as approval actually furthers the important City goals of providing for grid street connectivity and consistency in the downtown area.

7. Special circumstances and conditions apply to the Property as the adjoining residential streets are designed and installed to provide for future grid street connectivity, consistency and street uniformity for and through the future development of the Property by connecting to Barnesdale Terrace along with Applicant proposed improvements along Barnesdale Terrace.

8. Approval of the requested variance is necessary for the preservation and enjoyment of Applicant's property rights as the prior approval and design of the adjoining residential community was for the purpose of providing grid street connectivity to Barnesdale Terrace through the Property and therefore approval of the request is necessary to accomplish the City's intent and goals.

9. The requested variance is not the result of any action of Applicant; but rather, is the result of the prior approval and design of the adjoining residential community which was for the express purpose of providing grid street connectivity to Barnesdale Terrace through the Property and therefore approval of the request is necessary to accomplish the City's intent and goals.

ATTACHMENT C

ATTACHMENT TO APPLICANT RESPONSE STATEMENT **(Variances)**
(Page Two of Two)

As to Variance No. 1

10. Approval of the variance will not, in any form, fashion or substance impair the public welfare, good, or safety; nor impair the values or properties in the surrounding area. Rather, approval of the requested variance advances significant goals of the City to provide for grid street connectivity, street consistency, and overall aesthetics which serve to stabilize and enhance the public welfare and area property values.

ATTACHMENT C

ATTACHMENT TO APPLICANT RESPONSE STATEMENT **(Variances)**
(Page One of Two)

As to Variance No. 2

1. The purpose of the requested variance to reduce the landscape zone from 7 feet to 5 feet on the western side of Chandler Lane and reduce the landscape zone from 7 feet to 2 feet on Market Street allows the Applicant to create, design, and develop necessary grid street connectivity and street and landscaping uniformity with adjoining developments (South on Main and Adyn Park) and along Barnesdale Terrace. Furthermore, the landscape zone on the western side of Chandler Lane will increase to 7' as the road continues north towards Barnesdale Terrace.

2. The size, shape and topography of the Property limit the capability of development and the requested variance therefore becomes necessary to accomplish important goals of the City to create street uniformity, connectivity and grid street layout between the adjoining residential community and Barnesdale Terrace.

3. The application of the subject regulation creates significant practical difficulty and hardship as compliance would necessarily compromise or sacrifice accomplishing grid street and infrastructure connectivity; as well as, street uniformity between the adjoining residential community and Barnesdale Terrace.

4. The described conditions are unique and peculiar to the Property as the adjoining residential streets are designed and installed to provide for future grid street connectivity, consistency and street uniformity for and through the future development of the Property by connecting to Barnesdale Terrace along with Applicant proposed improvements along Barnesdale Terrace.

5. A literal interpretation of the subject ordinance deprives Applicant of rights other residential communities enjoy in the adjoining and surrounding area.

6. If approved, the requested variance results in no detriment to the public welfare and does not impair the purpose or intent of the subject ordinance as approval actually furthers the important City goals of providing for grid street connectivity and consistency in the downtown area.

7. Special circumstances and conditions apply to the Property as the adjoining residential streets are designed and installed to provide for future grid street connectivity, consistency and street uniformity for and through the future development of the Property by connecting to Barnesdale Terrace along with Applicant proposed improvements along Barnesdale Terrace.

8. Approval of the requested variance is necessary for the preservation and enjoyment of Applicant's property rights as the prior approval and design of the adjoining residential community was for the purpose of providing grid street connectivity to Barnesdale Terrace through the Property and therefore approval of the request is necessary to accomplish the City's intent and goals.

9. The requested variance is not the result of any action of Applicant; but rather, is the result of the prior approval and design of the adjoining residential community which was for the express purpose of

providing grid street connectivity to Barnesdale Terrace through the Property and therefore approval of the request is necessary to accomplish the City's intent and goals.

ATTACHMENT TO APPLICANT RESPONSE STATEMENT (Variances)
(Page Two of Two)

As to Variance No. 2

10. Approval of the variance will not, in any form, fashion or substance impair the public welfare, good, or safety; nor impair the values or properties in the surrounding area. Rather, approval of the requested variance advances significant goals of the City to provide for grid street connectivity, street consistency, and overall aesthetics which serve to stabilize and enhance the public welfare and area property values.

ATTACHMENT C

ATTACHMENT TO APPLICANT RESPONSE STATEMENT **(Variances)**
(Page One of Two)

As to Variance No. 3

1. The purpose of the requested variance to increase the minimum block size standards from 600 feet to 750 feet for the southern roadway is necessary to provide for grid street connectivity and to ensure existing and proposed infrastructure connectivity.

2. The size, shape and topography of the Property limit the capability of development and the requested variance therefore becomes necessary to accomplish important goals of the City to create street uniformity, connectivity and grid street layout between the adjoining residential community and Barnesdale Terrace.

3. The application of the subject regulation creates significant practical difficulty and hardship as compliance would necessarily compromise or sacrifice accomplishing grid street and infrastructure connectivity; as well as, street uniformity between the adjoining residential community and Barnesdale Terrace.

4. The described conditions are unique and peculiar to the Property as the adjoining residential streets are designed and installed to provide for future grid street connectivity, consistency and street uniformity for and through the future development of the Property by connecting to Barnesdale Terrace along with Applicant proposed improvements along Barnesdale Terrace.

5. A literal interpretation of the subject ordinance deprives Applicant of rights other residential communities enjoy in the adjoining and surrounding area.

6. If approved, the requested variance results in no detriment to the public welfare and does not impair the purpose or intent of the subject ordinance as approval actually furthers the important City goals of providing for grid street connectivity and consistency in the downtown area.

7. Special circumstances and conditions apply to the Property as the adjoining residential streets are designed and installed to provide for future grid street connectivity, consistency and street uniformity for and through the future development of the Property by connecting to Barnesdale Terrace along with Applicant proposed improvements along Barnesdale Terrace.

8. Approval of the requested variance is necessary for the preservation and enjoyment of Applicant's property rights as the prior approval and design of the adjoining residential community was for the purpose of providing grid street connectivity to Barnesdale Terrace through the Property and therefore approval of the request is necessary to accomplish the City's intent and goals.

9. The requested variance is not the result of any action of Applicant; but rather, is the result of the prior approval and design of the adjoining residential community which was for the express purpose of providing grid street connectivity to Barnesdale Terrace through the Property and therefore approval of the request is necessary to accomplish the City's intent and goals.

ATTACHMENT C

ATTACHMENT TO APPLICANT RESPONSE STATEMENT **(Variances)**
(Page Two of Two)

As to Variance No. 3

10. Approval of the variance will not, in any form, fashion or substance impair the public welfare, good, or safety; nor impair the values or properties in the surrounding area. Rather, approval of the requested variance advances significant goals of the City to provide for grid street connectivity, street consistency, and overall aesthetics which serve to stabilize and enhance the public welfare and area property values.

ATTACHMENT C

ATTACHMENT TO APPLICANT RESPONSE STATEMENT **(Variances)**
(Page One of Two)

As to Variance No. 4

1. The purpose of the requested variance to front homes onto open space without intervening street for units 48-59, 64-76, and108-113 is for the purpose of maximizing open space and prioritizing grid street connectivity.

2. The size, shape and topography of the Property limit the capability of development and the requested variance therefore becomes necessary to accomplish important goals of the City to create street uniformity, connectivity and grid street layout between the adjoining residential community and Barnesdale Terrace.

3. The application of the subject regulation creates significant practical difficulty and hardship as compliance would necessarily compromise or sacrifice accomplishing grid street and infrastructure connectivity; as well as, street uniformity between the adjoining residential community and Barnesdale Terrace.

4. The described conditions are unique and peculiar to the Property as the adjoining residential streets are designed and installed to provide for future grid street connectivity, consistency and street uniformity for and through the future development of the Property by connecting to Barnesdale Terrace along with Applicant proposed improvements along Barnesdale Terrace.

5. A literal interpretation of the subject ordinance deprives Applicant of rights other residential communities enjoy in the adjoining and surrounding area.

6. If approved, the requested variance results in no detriment to the public welfare and does not impair the purpose or intent of the subject ordinance as approval actually furthers the important City goals of providing for grid street connectivity and consistency in the downtown area.

7. Special circumstances and conditions apply to the Property as the adjoining residential streets are designed and installed to provide for future grid street connectivity, consistency and street uniformity for and through the future development of the Property by connecting to Barnesdale Terrace along with Applicant proposed improvements along Barnesdale Terrace.

8. Approval of the requested variance is necessary for the preservation and enjoyment of Applicant's property rights as the prior approval and design of the adjoining residential community was for the purpose of providing grid street connectivity to Barnesdale Terrace through the Property and therefore approval of the request is necessary to accomplish the City's intent and goals.

9. The requested variance is not the result of any action of Applicant; but rather, is the result of the prior approval and design of the adjoining residential community which was for the express purpose of providing grid street connectivity to Barnesdale Terrace through the Property and therefore approval of the request is necessary to accomplish the City's intent and goals.

ATTACHMENT C

ATTACHMENT TO APPLICANT RESPONSE STATEMENT **(Variances)**
(Page Two of Two)

As to Variance No. 4

10. Approval of the variance will not, in any form, fashion or substance impair the public welfare, good, or safety; nor impair the values or properties in the surrounding area. Rather, approval of the requested variance advances significant goals of the City to provide for grid street connectivity, street consistency, and overall aesthetics which serve to stabilize and enhance the public welfare and area property values.

ATTACHMENT C

ATTACHMENT TO APPLICANT RESPONSE STATEMENT **(Variances)**
(Page One of Two)

As to Variance No. 5

1. The purpose of the requested variance to reduce all supplemental zones to 1 foot for all streets is to create engagement with the proposed streets enhancing street uniformity with other nearby and adjacent communities such as South on Main, on-street parking, and grid street connectivity as such reduction simply allows for an increase in the allowable encroachments to accommodate front porches, stoops and stairs which enhance the overall quality of Applicant's proposed homes.

2. The size, shape and topography of the Property limit the capability of development and the requested variance therefore becomes necessary to accomplish important goals of the City to create street uniformity, connectivity and grid street layout between the adjoining residential community and Barnesdale Terrace.

3. The application of the subject regulation creates significant practical difficulty and hardship as compliance would necessarily compromise or sacrifice accomplishing grid street and infrastructure connectivity; as well as, street uniformity between the adjoining residential community and Barnesdale Terrace.

4. The described conditions are unique and peculiar to the Property as the adjoining residential streets are designed and installed to provide for future grid street connectivity, consistency and street uniformity for and through the future development of the Property by connecting to Barnesdale Terrace along with Applicant proposed improvements along Barnesdale Terrace.

5. A literal interpretation of the subject ordinance deprives Applicant of rights other residential communities enjoy in the adjoining and surrounding area.

6. If approved, the requested variance results in no detriment to the public welfare and does not impair the purpose or intent of the subject ordinance as approval actually furthers the important City goals of providing for grid street connectivity and consistency in the downtown area.

7. Special circumstances and conditions apply to the Property as the adjoining residential streets are designed and installed to provide for future grid street connectivity, consistency and street uniformity for and through the future development of the Property by connecting to Barnesdale Terrace along with Applicant proposed improvements along Barnesdale Terrace.

8. Approval of the requested variance is necessary for the preservation and enjoyment of Applicant's property rights as the prior approval and design of the adjoining residential community was for the purpose of providing grid street connectivity to Barnesdale Terrace through the Property and therefore approval of the request is necessary to accomplish the City's intent and goals.

9. The requested variance is not the result of any action of Applicant; but rather, is the result of the prior approval and design of the adjoining residential community which was for the express purpose of providing grid street connectivity to Barnesdale Terrace through the Property and therefore approval of the request is necessary to accomplish the City's intent and goals.

ATTACHMENT TO APPLICANT RESPONSE STATEMENT **(Variances)**
(Page Two of Two)

As to Variance No. 5

10. Approval of the variance will not, in any form, fashion or substance impair the public welfare, good, or safety; nor impair the values or properties in the surrounding area. Rather, approval of the requested variance advances significant goals of the City to provide for grid street connectivity, street consistency, and overall aesthetics which serve to stabilize and enhance the public welfare and area property values.

ATTACHMENT C

(See Attached)

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.
2. Whether or not there will be significant adverse effect on the surrounding area in which the proposed use will be located.
3. Whether or not the use is otherwise compatible with the surrounding area.
4. Whether or not the use proposed will result in a nuisance as defined under state law.
5. Whether or not quiet enjoyment of surrounding property will be adversely effected.
6. Whether or not property values of surrounding property will be adversely effected.
7. Whether or not adequate provisions are made for parking and traffic considerations.
8. Whether or not the site or intensity of the use 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.
10. Whether or not adequate provisions are made regarding hours of operation.
11. Whether or not adequate controls and limits are placed on commercial and business deliveries.
12. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.
13. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will 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.
15. Whether the applicant has provided sufficient information to allow full consideration of all relevant factors.
16. 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.

ATTACHMENT C

ATTACHMENT TO APPLICANT RESPONSE STATEMENT **(Conditional Use Permits)**
(Page One of Two

1. The purpose of the requested CUP is to allow and permit the proposed development to include attached townhome units complementary to the detached homes also proposed. This mixture of residential unit types (detached, attached, rear-loaded, and front-loaded) is consistent with the applicable zoning requirements; as well as, with the mixture of residential unit types containing both detached and attached homes in adjacent communities.

2. There is no significant adverse effect on the surrounding area from the approval of the requested CUP as the mixture of residential unit types including detached and attached homes is consistent with the adjoining and surrounding residential communities.

3. The proposed attached homes are absolutely consistent with adjoining and surrounding communities which also include a mixture of detached and attached homes developed as part of the same community.

4. The proposed attached homes do not and cannot be considered a nuisance under state law.

5. Quiet enjoyment of surrounding properties will not be adversely affected by the proposed attached homes inasmuch as these same surrounding communities also include a mixture of detached and attached homes and therefore Applicant's proposal is entirely consistent with the existing and approved surrounding communities.

6. Surrounding property values will not be adversely affected and should actually be more stabilized or increased due to the proposed development since Applicant proposes to continue the same type of mixed residential development thereby redeveloping underutilized property.

7. Adequate provisions for parking and traffic have been included in the proposed site plan which contains adequate street parking; as well as, creating street uniformity and grid street connectivity which will serve to ease traffic congestion in the area.

8. The proposed development plan is appropriate in intensity given its consistency with adjoining and surrounding properties.

9. The proposed attached homes are entirely consistent with the purpose, intent and goals of the Comprehensive Town Plan by creating consistent residential development complementary to the non-residential uses of the downtown area while simultaneously ensuring a diversity of residential home types.

10. Not applicable to the request.

11. Not applicable to the request.

12. Adequate landscape plans are incorporated into the Applicant's development plans consistent with streetscape and landscape requirements of the City, and further, consistent with adjoining residential developments.

ATTACHMENT C

ATTACHMENT TO APPLICANT RESPONSE STATEMENT **(Conditional Use Permits)**
(Page Two of Two)

13. Approval of the requested CUP will not adversely affect the public welfare of the surrounding neighborhood; but rather, enhances the overall public good by development of a community consistent with the quality, development style, and standards of existing and previously approved residential communities located adjacent to, and in the area of, the property.

14. The application complies with all specific requirements for conditional use permits allowable for attached homes.

15. Applicant has provided all requested information by City Staff and further, has provided detailed plans demonstrating the consistency and complementary aspects of the proposal with adjoining and surrounding communities.

16. The proposed attached homes by their very nature do not emit or create unusual odors.

PUBLIC INPUT REPORT: Case No. Z#168-26

Applicant Name: Toll Southeast LP Company, Inc.
Phone No.: [redacted] **E-mail:** [redacted]

Applicant Representative: J. Kevin Moore, Esq.; Moore Ingram Johnson & Steele, LLP
Phone No.: [redacted] **E-mail:** [redacted]

Subject Property Address: 115, 125, 135, and 145 Barnesdale Terrace
Parcel Nos.: 92N06 041; 92N06 042; 92N06 042A; 92N06 042B; 92N06 042D

Public Input Meeting Date, Time, Location: Thursday, February 26, 2026; beginning at 7:00 p.m.
Cherokee Parks and Recreation Community Room
7545 Main Street, Building 200
Woodstock, Georgia 30188

I. Summary of Concerns:

Traffic and Street Connectivity. Numerous residents raised concerns about increased traffic in the neighborhoods and street connectivity between South on Main and Barnesdale, particularly with regard to the use of neighborhood streets as a cut-through to avoid main roads. The speed of motorists on neighborhood streets was also a concern, particularly by non-residents. The narrowness of the streets in South on Main makes it dangerous to speed, and the streets in Barnesdale will be the same width, leading to the same issue in the new neighborhood. Residents inquired whether any new traffic lights are guaranteed and what the timeline for those would be. A question also arose about whether a traffic study had been required.

Controlled Access. There was an inquiry as to whether the streets would become public and whether the neighborhood would have controlled access.

Parking and Trail Access. Concerns were raised that Barnesdale residents would park in South on Main for access to the Noonday Creek Trail. Some residents expressed interest in installing signs for restricted parking to prevent this.

Construction Traffic. Barnesdale Terrace is currently very narrow and may not be able to support construction traffic.

Facts About New Neighborhood. Residents asked questions about the size of the houses, the mix of products, and the price points of the different houses. They also asked for clarification about elevations and building materials and the anticipated timeline of development.

Sidewalks and Street Lighting. Residents expressed concerns about the sidewalks and lighting along the streets from the neighborhoods to downtown, suggesting that better lighting and more sidewalks would be beneficial to both Barnesdale residents and residents of surrounding neighborhoods. There are currently areas that are very dark, which is not good for pedestrians.

Amenities. One resident asked whether the pool amenity in Barnesdale was guaranteed. Her concern is that if the amenities in Barnesdale are not constructed, Barnesdale residents may use the amenities in South on Main instead.

Whether There is a Need for the Requested Variance. One resident does not see the justification for the variance requesting that 7 feet be "trimmed" to the supplemental zone and requested additional explanation.

Landscaping. Concerns were raised that the landscape plan would not be followed and about how the landscaping would be kept up after the turnover of the homeowners association from the Applicant to the homeowners. There was also an inquiry about the neighborhood's effect on the tree canopy with a concern about the need for shade.

Stormwater. Several residents inquired about the stormwater plan. Of particular concern is the runoff toward Noonday Creek, which is already significant.

Environmental Commitments. One resident inquired about whether the Applicant makes any voluntary environmental commitments (e.g., attraction of pollinators) above code.

How the New Neighborhood will Affect Existing Homes and Streets. Several residents pointed out their own homes on the adjacent property in the site plan and requested clarification as to how the grading and drainage would affect them. Others asked for clarification on the landscaping and distances between the houses.

II. How the Applicant Addressed Concerns:

Traffic and Street Connectivity. The Applicant has discussed speed tables and additional stop signs with the City for neighborhood streets in order to keep traffic slower within the neighborhoods. While the Code dictates the width of the roads, the Applicant has considered adding curves to some roads in order to slow drivers down. The Applicant also confirmed it had completed a trip generation report.

Controlled Access. The Applicant confirmed that both streets and parking would be public, so there would be no controlled access.

Construction Traffic. The Applicant will make improvements along Barnesdale Terrace, including dedicating right-of-way to the City and adding additional parallel parking from its property. The Applicant will also repair any damage to the street arising directly from its construction traffic. It also agreed to meet with the City's Public Works Department to discuss any mitigation requirements.

Facts About New Neighborhood. The Applicant explained the size of the homes to be constructed, the product mix and the reasons for that mix, and the price points of the various products. The Applicant also clarified the types of planned building materials. The Applicant explained its anticipated timeline of 6 months for issuance of the Land Disturbance Permit, 14-15 months for development, and a 3- year sale cycle.

Sidewalks and Street Lighting. The Applicant plans to install sidewalks and street lighting per Code requirements on its property. It also agreed that more sidewalks and better lighting would benefit the entire area.

Amenities. The Applicant plans to install amenities as shown on the Site Plan; however, until the development process is complete, the amenity programming will evolve throughout the design life cycle.

Whether There is a Need for the Requested Variance. The Applicant explained that the City has a plan for grid streets, which is part of the reason to request the variance. Furthermore, the Code permits some level of encroachment within the supplemental zone without a variance.

Landscaping. With regard to the Landscape Plan, the Applicant offered to make the Landscape Plan a zoning condition. The Applicant also offered to e-mail the approved Landscape Plan to everyone who signed in at the meeting.

The Applicant will turn the HOA over to the homeowners once approximately 90 percent of the homes are occupied. Landscaping is installed prior to turnover, and its maintenance will be a part of the covenants. Furthermore, the Applicant deficit-funds its HOAs so there will be funds immediately available for continuing to maintain all landscaping after the turnover.

With regard to the tree canopy, the Applicant confirmed that street trees will be installed as required by the Code.

Stormwater. The Applicant confirmed that it cannot increase the runoff into the creek by Code. The Applicant reinforces the design standards require reduced runoff protection and water quality.

Environmental Commitments. The Applicant plans for enhanced landscaping, but it does not have plans to make specific voluntary environmental commitments; however, the Applicant's plans typically include muhly grasses, hydrangeas, salvia grasses, and other pollinator and native species on a large scale.

How the New Neighborhood will Affect Existing Homes and Streets. The Applicant confirmed that there may be some grading to the streets to comply with slope requirements. The Applicant also confirmed that there would be no additional drainage onto other properties. For residents with questions about landscaping, the width of the landscaping will vary based on the location in the planned neighborhood, but the width of the landscaping and the types of vegetation that are planned for various locations were discussed.

III. Concerns the Applicant was Unable or Unwilling to Address and Why:

Traffic and Street Connectivity. The planned traffic light at Barnsdale Terrace and Main Street to address traffic concerns is a matter for the City. While the Applicant cannot guarantee that it will be installed or on what timeline, the Applicant understands that the City has SPLOST funds available for this anticipated traffic light. Traffic lights at other location are also matters for the City rather than the Applicant.

Residents would like to have access to Dupree from Barnesdale. However, the Applicant does not control the intervening property and cannot provide this connectivity. Any new right-of-way to provide this connectivity is a matter for the City; however, the Applicant will reasonably cooperate with the City to provide future connectivity.

Parking and Trail Access. Barnesdale has no direct access to Noonday Creek Trail, and the intervening property prevents the Applicant from providing such access. The Applicant cannot control the parking in South on Main.

Sidewalks and Street Lighting. The Applicant cannot install sidewalks and street lighting on neighboring properties. However, it agreed to bring concerns about lack of sidewalks and the need for better lighting to the City's attention.

Stormwater. At this time, the Applicant is unable to provide the final stormwater plan because its engineers are still analyzing the channel to determine the best plan for the basin. Discussions are currently ongoing with the City's stormwater engineer. The current plan is for underground stormwater basins beneath private streets, alleys, and common areas, but this plan is still being engineered at this time.

IV. Concerns or Topics of Discussion Unrelated to the Proposal:

- A new accounting firm is moving into a building nearby in downtown Woodstock. This may also affect the need for additional traffic lights.
- Aiden Park residents have been told before that they cannot have a traffic light at the entrance to their neighborhood because it is too close to other traffic lights.

V. Agreements Made by the Applicant to Property Owners at the Meeting:

Traffic and Street Connectivity. Applicant agrees to stipulate in the zoning conditions that all construction traffic will be through Barnesdale Terrace.

Landscaping. With regard to the Landscape Plan, the Applicant offered to make the Landscape Plan a zoning condition. The Applicant also offered to e-mail the approved Landscape Plan to everyone who signed in at the meeting.

Applicant's Signature: _____
Bryceson Mercer, Senior Land Entitlement Manager
Toll Southeast LP Company, Inc.

Applicant's Representative Signature: _____
J. Kevin Moore, Moore Ingram Johnson & Steele, LLP
Lesley M. Rowe, Moore Ingram Johnson & Steele, LLP
Attorneys for Applicant and Property Owners

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!

CASE # Z#168-26 Meeting Date February 26, 2026 Meeting Location Cherokee Parks and Recreation Community Room

PUBLIC INPUT MEETING SIGN-IN SHEET

Name	Address	Email or Phone
Brian+Yolanda Shelly	127 Dupree Rd, Woodstock GA 30188	[redacted]
Shannon Waitman	274 Dawson Dr. 30188	
Barbara Sobel	431 Reeves St. 30188	
Leo & Michelle Guibault	221 Napa Dr. Woodstock 30188	
JEFFREY + HEATHER STABLES	384 WINDSONG WAY	
John Higginbotham	280 Dawson Dr.	
MARK THOMPSON	431 CHANDLER LN 30188	
Brenda Travelstead	441 Reeves St 30188	
MARIA MOORE	217 Napa DR. Woodstock	
LISA DEVINE	219 NAPA DR WOODSTOCK	
Merrill Oakes	933 South ON Main St.	
Suzanne Littrel	143 Hubbard Rd Woodstock 30188	
CINDY Ross	803 Castile LN. (SOM)	
Joe Englert	206 Dawson Dr (SOM)	

CASE # Z#168-26 Meeting Date February 26, 2026 Meeting Location Cherokee Parks and Recreation Community Room

PUBLIC INPUT MEETING SIGN-IN SHEET

Name	Address	Email or Phone
Hazel Sisk	157 Creekwood Dr.	[redacted]
Aubry Blackstock	110 Barnesdale Terrace	
Lori Bull	165 creekwood dr	
Regina Bolce	167 creekwood Dr	
Michael Ian Garrish	142 Brighton Blvd.	
Javier + Kelly Soto	651 MARKET ST.	
Bobbi Cowart	309 Southpark Ln	
Cindy Meredith	312 Booth St.	
Joel Goldberg	172 Brighton BLVD	
~~Betsy Johnston~~ Hardy	8870 Main St	
Craig McDonald	439 Reeves St	
Courtney Morgan	214 Napa Dr	
Deborah Tidwell	214 Napa Dr.	
RANDY WELTE	302 CHARDONNAY WAY	

CASE # Z#168-26 Meeting Date February 26, 2026 Meeting Location Cherokee Parks and Recreation Community Room

PUBLIC INPUT MEETING SIGN-IN SHEET

Name	Address	Email or Phone
Vincent Green	148 Brighton BLVD Woodstock GA 30188	[redacted]
LARRY KAY	164 Brighton Blvd	
KerianneAnastasia	2002 Cottonwood Ln	

COMMENT CARD
Public Input Meeting

Date: 2/26/2026 Case #: _____

Name: Deborah Tidwell

Address: 214 Napa Drive

Phone: [redacted]

Email: [redacted]

Do you support the project?
☐ For ☐ Against ☐ With Conditions ☑ Undecided

Comments: Seems like a lot of traffic for Barnsdale Terrace Road. There needs to a traffic light on Main Street @ Barnsdale

Use back of this form for additional comments, if necessary.

How did you hear about this meeting?
☐ Social Media ☐ Newspaper ☐ Signs ☐ Word of Mouth ☑ Direct Mail

Were your questions answered by the applicant? ☐ Yes ☐ No

Do you understand the proposal after attending this meeting? ☑ Yes ☐ No

Please share your suggestions on improving the way these meetings are conducted:

Thank you for attending and providing your input!
Leave your completed comment card with the applicant or email it to planning@woodstockga.gov

COMMENT CARD
Public Input Meeting

Date: 2/26/26 Case #: _____

Name: Lore' Bill

Address: 165 Creekwood Dr Woodstock, GA

Phone: [redacted]

Email: [redacted]

Do you support the project?
☐ For ☒ Against ☐ With Conditions ☒ Undecided

Comments:
Concerned about more traffic on Main Street. My commute to Dupree Rd from Hwy 92 is already 30 min for less than a mile. w/ a new red light this impacts it.

Also very interested in Stormwater plan.

Use back of this form for additional comments, if necessary.

How did you hear about this meeting?
☐ Social Media ☐ Newspaper ☐ Signs ☐ Word of Mouth ☒ Direct Mail

Were your questions answered by the applicant? ☒ Yes ☐ No

Do you understand the proposal after attending this meeting? ☒ Yes ☐ No

Please share your suggestions on improving the way these meetings are conducted:
Great Job!

Thank you for attending and providing your input!
Leave your completed comment card with the applicant or email it to planning@woodstockga.gov

City of Woodstock

Adyn Park Home Owners Association

April 26th 2026

To Whom It May Concern:

Rezoning application Z#168-26

On behalf of the Adyn Park Homeowners Association Board, we write in support of rezoning application Z#168-26, subject to the following conditions:

1. The applicant agrees that Napa Drive and Market Street shall not be used as a construction access point for the proposed development.
2. The applicant agrees to install additional tree plantings along the southern boundary of the parking area at the terminus of "Alley A" to provide appropriate screening and preserve neighborhood aesthetics.

These conditions are important to help minimize disruption during construction and to maintain the character and visual buffer between the development and our community.

We appreciate your consideration of these requests and look forward to working collaboratively to ensure a positive outcome for both the applicant and neighboring residents.

Sincerely,

Lisa Devine
President, Adyn Park HOA
219 Napa Drive
Woodstock, GA 30188

PARAGON
ACCOUNTING & TAX
Solutions LLC

April 22, 2026

To whom it may concern:

I, John Drawdy, support the rezoning application Z#168-26.

This is to the west of my property at 105 Barnesdale Rd. Woodstock, GA 30188.

Best,

John Drawdy

111 Towne Lake Pkwy #110

Woodstock, GA 30188

AGENDA ITEM NO. 7.4

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	May 18, 2026
SUBMITTED BY:	Cameron Dunn, Community Development
ITEM TYPE:	Presentation and Discussion Items
AGENDA SECTION:	PUBLIC HEARING
SUBJECT:	**Consideration of Z#169-26: 8261 Main Street (Public Hearing & Vote)**
SUGGESTED ACTION:	Request for consideration of Z#169-26. Staff recommends approval with conditions of Zoning Condition Amendment and concurrent Variance requests to a previously approved project (Z#162-24) at 8261 Main Street to allow for a development comprised of 9,000 SF of commercial space, 34 townhomes, and 2 condominium units at the corner of Dobbs Road and Main Street.

ATTACHMENTS:

CC Memo Z#169-26.pdf
Attachment A.pdf
Attachment B.pdf
Attachment C.pdf

DATE: May 18, 2026

TO: Woodstock Planning Commission

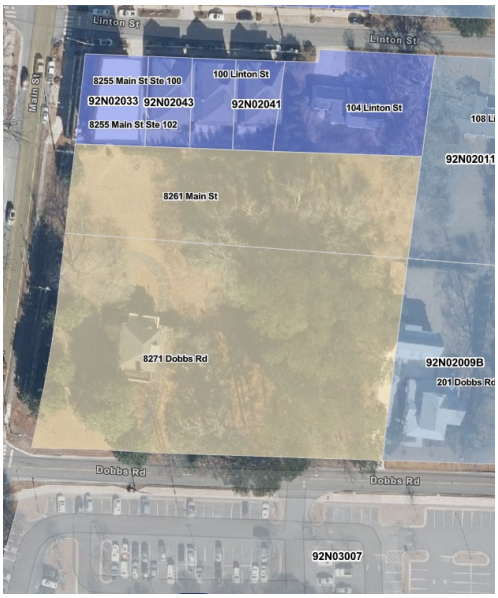
FROM: Cameron Dunn, MPA, Planner II

SUBJECT: 8261 Main Street
Project No. Z#169-26

RECOMMENDATION

Staff recommends approval with conditions of Zoning Condition Amendment and concurrent Variance requests to a previously approved project (Z#162-24) at 8261 Main Street to allow for a development comprised of 9,000 SF of commercial space, 34 townhomes, and 2 condominium units at the corner of Dobbs Road and Main Street. The Planning Commission recommendation on the project was approval with conditions.

EXECUTIVE SUMMARY



The Applicant, Dinesh Vudutha, is requesting a Zoning Condition Amendment and concurrent Variances to allow for a mixed-use development. The request would also nullify the need for some previously granted Variances. The project site is comprised of one parcel that was rezoned to DT-CBD (Downtown, Central Business District) in February 2025. The site totals 2.36 acres. Four Conditions of Approval (COAs) are requested to be removed from the project and two additional Variances are requested to support the proposed development. This would repeal and replace the previously approved Ordinance, attached as

PLANNING COMMISSION RECOMMENDATION

On May 7, 2026, the Planning Commission considered the proposed project. The link to the Planning Commission and agenda can be found online at: https://www.woodstockga.gov/your_government/meetings_agendas_and_minutes.php The Planning Commission agenda packet is provided as Attachment B.

Planning staff provided an overview of the Applicant's request and the Development Process Committee recommendation and proposed conditions of approval. The Applicant discussed the changes that were made to the project, presented proposed renderings (Attachment C) and proposed modifications to the recommended Conditions of Approval. Planning Commission discussion revolved around the Applicant's proposed changes to the COAs, the lack of project renderings being available by the agenda packet posting, and their favorable view of proposed infrastructure improvements like the miniature roundabout.

Following discussion, the Planning Commission voted 6-0 to recommend approval of the Condition Amendment and Variance requests with alterations to the conditions of approval, shown in italics/strikethrough below.

1) The design of the project shall be substantially similar to site materials on plan Z100, dated April 23, 2026, and attached to this Ordinance as Exhibit C. Any changes to the approved project shall be approved and reviewed by the Development Process Committee.
2) A maximum of 38 for sale dwelling units are permitted. Townhomes shall be fee simple. Condominiums shall be for sale. All units shall be equipped with separate utility connection and a condominium map shall be recorded. If it is proven at site plan review that the density bonuses sought do not accommodate the 38 maximum units, then a reduction shall occur to the appropriate unit count.
3) No more than 10 percent of the residential units within the development may be rented by their owner. This restriction shall be memorialized in the covenants for the property, provided to every home buyer, and shall be enforced by the POA.
4) At site plan review, the Applicant shall provide CAD files to confirm the open space provided relative to the density bonus received. If the open space is less than required by the LDO, the Applicant shall be required to decrease their unit count accordingly.
5) The drive aisle into the site shall be oriented directly across from the existing Chattahoochee Technical College entrance on Dobbs Road.
6) At the determination of the Capital Improvement Plan Administrator, the Applicant shall dedicate needed right-of-way for planned infrastructure improvements including but not limited to a right-hand turn land from Dobbs Road onto Main Street or a proposed roundabout as shown in Exhibit D. The right-of-way shall be dedicated at final plat.

7) At the City's discretion, the Applicant shall enter into a Developer's Agreement with the City for the development of planned infrastructure improvements for the roadway. If unneeded, this Condition of Approval may be nullified by a vote of the Development Process Committee.
8) The Sidewalk Supplemental Zone along Dobbs Road and Main Street shall be reduced commensurate with the right-of-way dedication for planned infrastructure improvements. The sidewalk clear zone may abut directly to the parallel parking spaces located along Dobbs Road. Open space calculations may be measured and calculated prior to any dedication of property by the Applicant.
9) The sidewalk along Main Street shall only reduce to eight-feet (8') in width in the area indicated on the site plan attached as Exhibit C to this Ordinance.
10) The mixed-use buildings shall not exceed sixty-four feet (64') in height, as measured from the grade of Main Street. All rooftop utilities must be screened to the satisfaction of the Community Development Director
11) All first floor spaces within commercial buildings shall be designed and constructed in anticipation of restaurant uses, including dedicated and reserved grease trap location with underground conduit installed and vent chases to the roof.
12) The Applicant shall provide up to 96 parking spaces, which may be provided by any combination of garage parking, on-street parking, surface parking, or joint parking agreement. On-street spaces required to satisfy streetscape requirements along Main Street and Dobbs Road shall be provided regardless of any site reconfiguration.
13) Tandem parking spaces are prohibited. This will be confirmed during site plan review.
14) Architectural elevations for the townhomes shall be provided to the City and approved by the Development Process Committee, with all the following features:
    a. Front facades shall have a majority brick and stone frontages, with a variety of finishes and types.
    b. There shall be at least 2 different townhome façade designs, with a variety of colors and accents
15) Residential balconies for the mixed-use buildings shall not project beyond the building façade.
16) Any public spaces, including the plaza along Main Street, shall be maintained by the Property Owner's Association, which shall, along with the POA for the townhomes, be a part of a Master Association for the overall development.
17) The proposed project shall comply with reversion standards as described in LDO Section 11.303.
19) Applicant shall demonstrate a plan for garbage pickup for the site at site plan review for both commercial and residential trash pickup to ensure truck fit and circulation. Dumpsters shall be provided in such a way to allow for ground level access from each of the commercial buildings or access from above via a trash

chute~~. A dumpster shall be provided behind the northernmost mixed-use building as shown on the site plan attached as Exhibit C~~. The dumpster as shown on the preliminary site plan (Exhibit C) shall remain in its existing location on future site planning applications. Trash pickup times shall not occur between the hours of 10:00 PM and 6:00 AM.

20) The Applicant shall program the Open Space through potted planters, trees in tree grates, green architecture, or other means to be confirmed at site plan review.

21) At least ten feet (10') of clear space between the rear of units 9-15 and the eastern property line shall be maintained by the POA to allow fire access. The property line may be improved with a privacy fence (maximum 6'), but not in such a way that impedes Fire Department access or hose pull distances.

22) On lots 9-15, no rear porches, rear balconies, or *rear* rooftop amenity areas shall be permitted.

23) ~~The public walkway between units 27 and 28 shall meet minimum Fire Department access requirements.~~ The property line for unit 28 shall extend all the way to the eastern wall of unit 27, and a public access easement shall be recorded for the area at time of final plat. The walkway shall not be gated. This shall be ensured by the POA. Unit 28 shall be constructed at the same time as units 23-27.

24) No driveway parking shall be allowed throughout the development. This shall be enforced by the POA.

25) The parking area between units 14-17 shall use any of the following means to achieve better circulation:
    a. Sawcut portions or provide driveway borders to allow for clear delineation of travel lanes for each of the units that share the driveway.
    b. Separate the driveways for lots 14-15 and lots 16-17.
    c. Submit a parking plan that indicates area for shared access easement and demonstrate how the easement shall be facilitated.

26) The private alley access off of Main Street shall be improved with a raised concrete island that is mountable, otherwise known as a porkchop, to allow for right-in, right-out traffic movements only.

27) Before final plat, the Applicant shall negotiate changing the boundaries of the slope easement on the northern side of the property. If the boundaries do not change, then the Applicant shall remove units 18-22 from the slope easement. No rear porches or balconies on these lots shall be allowed to encroach into the slope easement.

28) ADA parking shall be provided in proposed parking areas adjacent to the entrances of all retail suites.

29) For all flat roofed units, HVAC units shall be located on the roof and hidden behind a parapet. For gabled roof units, the HVAC may be located within common POA property. This encroachment into common area property shall be voted on by the

Development Process Committee. This shall be reflected in the CC&Rs for the POA. If HVAC is located in front of residential units, it shall be sufficiently screened by landscaping.

30) Architecture for the commercial buildings fronting Main Street shall be substantially similar to the renderings provided and attached as Exhibit E.

ATTACHMENTS

Attachment A: Proposed Ordinance
Attachment B: Planning Commission Agenda Packet
Attachment C: Proposed Renderings

CITY OF WOODSTOCK, GEORGIA
ORDINANCE NO. 2026-_____

(Project No. Z#169-26—8261 Main Street)

AN ORDINANCE REPEALING AND REPLACING the contents of Ordinance No. 2025-004 (Project Z#162-24)

REZONING property consisting of Tax Map and Parcels 92N02 009 and 92N02 009A located in Land Lots 995 and 1022 of the 15th District, 2nd Section, Cherokee County, Georgia, totaling ± 2.36 acres, located at the northeastern intersection of Main Street and Dobbs Road Woodstock, Georgia, 30188, from DT-RO (Downtown, Residential/Office) to DT-CBD (Downtown, Central Business District) and to allow Conditional Use Permits for Residential Single-Family Attached and to allow a development on less than five (5) acres, with conditions of zoning.

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 Assembly; and

WHEREAS, the City of Woodstock, Georgia, has the legislative power to adopt clearly reasonable ordinances, resolutions, or regulation 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 thereto; 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, the application for entitlement is and has been accessible to members of the public who are, or may be, affected by it, 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 but not more than forty-five (45) days prior to the public hearing date; and

WHEREAS, in accordance with Section 11.215 of the Land Development Ordinance of the City of Woodstock, Georgia, the government authority of the City of Woodstock has read and evaluated the proposed Rezoning Standards using the following criteria:

a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

b) Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby property;
c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;
e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and
f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

WHEREAS, in accordance with Section 7.503 of Land Development Ordinance of the City of Woodstock, Georgia, the government authority of the City of Woodstock has read and evaluated the proposed Conditional Use Permit requests using the following criteria:

a) Whether or not there will be a significant adverse effect on the surrounding area in which the proposed use will be located.
b) Whether or not the use is otherwise compatible with the surrounding area.
c) Whether or not the proposed use 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 property values of surrounding property will be adversely affected.
f) Whether or not adequate provision are made for parking and traffic considerations.
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 purposes, intent and goals of the Comprehensive town Plan.
i) Whether or not adequate provisions 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 transition 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 et forth in this chapter 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 rezoning and conditional use

permit request as set forth herein would be in the best interest of the property owners of the area and the citizens of Woodstock, Georgia; and

WHEREAS, they Mayor and Council of the City of Woodstock grants this rezoning and conditional use permit request concurrent with Variances approved under Resolution 2026-__, and

WHEREAS, the Mayor and Council of the City of Woodstock have heard and considered this request as a part of a noticed public hearing on May 18, 2026

NOW THEREFORE, BE IT RESOLVED AND ORDAINED by the Mayor and Council of the City of Woodstock, Georgia that the aforesaid rezoning request 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 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 is hereby designated as zoning designation DT-CBD (Downtown, Central Business District) and granted Conditional Use Permits to allow Residential Single-Family Attached and to allow a residential development on a parcel assemblage of less than five acres. The property more particularly described on “Exhibit A” is subject to the conditions of zoning set forth of “Exhibit B” attached hereto and made a part hereof by reference.

Date of Public Hearing: May 18, 2026

Advertisement: Cherokee Tribune, April 16, 2026

APPROVED, ADOPTED, AND ENACTED this 18th day of May 2026.

_____
Michael Caldwell, Mayor
City of Woodstock, Georgia

(Municipal Seal)

_____
Robyn Adams, City Clerk
City of Woodstock, Georgia

_____
REVIEWED FOR LEGAL CONTENT
City Attorney

EXHIBIT A
PROPERTY DESCRIPTION

8271 DOBBS ROAD

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEGINNING IN THE 15TH DISTRICT AND 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, BEING IN THE CITY OF WOODSTOCK, GEORGIA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER OF STATE HIGHWAY NUMBER 5 (CANTON HIGHWAY) AND DOBBS ROAD, RUNNING EAST 350 FEET; THENCE NORTH 200 FEET; THENCE WEST 350 FEET TO STATE HIGHWAY NUMBER 5; THENCE ALONG SAID STATE HIGHWAY NUMBER 5 IN A SOUTHERLY DIRECTION 200 FEET TO THE POINT OF BEGINNING.

MEANING ANDINTENDING TO CONVEY THE SAME PREMISES DESCRIBED IN DEED TO W.B. ANDERSON TO KATIE H. ANDERSON, DATED JUNE 19, 1959, AND RECORDED AT DEED BOOK 51, PAGE 134, CHEROKEE COUNTY, GEORGIA RECORDS.

8261 MAIN STREET

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF WOODSTOCK IN LAND LOT 995 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, RECORDS, AND DESCRIBED AS FOLLOWS:

BEGINNING 200 FEET NORTH OF DOBBS ROAD, RUNNING THENCE NORTH 100 FEET ALONG STATE HIGHWAY NUMBER 5, THENCE EAST 350 FEET FROM HIGHWAY DITCH LINE, THEN SOUTH 100 FEET, THENCE WEST 350 FEET TO THE STARTING POINT, BEING A LOT 100 FEET BY 350 FEET.

EXHIBIT B

CONDITIONS OF ZONING

(Project No. Z#169-26: 8261 Main Street)

The following entitlements are granted by the adoption of this Ordinance:

1) Rezoning of parcels 92N09 009 and 92N09 009A from DT-RO to DT-CBD
2) A Conditional Use Permit is granted to allow attached single-family housing product.
3) A Conditional Use Permit is granted to allow for a new residential development on a parcel assemblage less than five acres in size.

Pursuant to the following Conditions of Approval:

1) The design of the project shall be substantially similar to site materials on plan Z100, dated April 23, 2026, and attached to this Ordinance as Exhibit C. Any changes to the approved project shall be approved and reviewed by the Development Process Committee.
2) A maximum of 38 for sale dwelling units are permitted. Townhomes shall be fee simple. Condominiums shall be for sale. All units shall be equipped with separate utility connection and a condominium map shall be recorded. If it is proven at site plan review that the density bonuses sought do not accommodate the 38 maximum units, then a reduction shall occur to the appropriate unit count.
3) No more than 10 percent of the residential units within the development may be rented by their owner. This restriction shall be memorialized in the covenants for the property, provided to every home buyer, and shall be enforced by the POA.
4) At site plan review, the Applicant shall provide CAD files to confirm the open space provided relative to the density bonus received. If the open space is less than required by the LDO, the Applicant shall be required to decrease their unit count accordingly.
5) The drive aisle into the site shall be oriented directly across from the existing Chattahoochee Technical College entrance on Dobbs Road.
6) At the determination of the Capital Improvement Plan Administrator, the Applicant shall dedicate needed right-of-way for planned infrastructure improvements including but not limited to a right-hand turn land from Dobbs Road onto Main Street or a proposed roundabout as shown in Exhibit D. The right-of-way shall be dedicated at final plat.
7) At the City's discretion, the Applicant shall enter into a Developer's Agreement with the City for the development of planned infrastructure improvements for the

roadway. If unneeded, this Condition of Approval may be nullified by a vote of the Development Process Committee.

8) The Sidewalk Supplemental Zone along Dobbs Road and Main Street shall be reduced commensurate with the right-of-way dedication for planned infrastructure improvements. The sidewalk clear zone may abut directly to the parallel parking spaces located along Dobbs Road. Open space calculations may be measured and calculated prior to any dedication of property by the Applicant.
9) The sidewalk along Main Street shall only reduce to eight-feet (8') in width in the area indicated on the site plan attached as Exhibit C to this Ordinance.
10) The mixed-use buildings shall not exceed sixty-four feet (64') in height, as measured from the grade of Main Street. All rooftop utilities must be screened to the satisfaction of the Community Development Director
11) All first floor spaces within commercial buildings shall be designed and constructed in anticipation of restaurant uses, including dedicated and reserved grease trap location with underground conduit installed and vent chases to the roof.
12) The Applicant shall provide up to 96 parking spaces, which may be provided by any combination of garage parking, on-street parking, surface parking, or joint parking agreement. On-street spaces required to satisfy streetscape requirements along Main Street and Dobbs Road shall be provided regardless of any site reconfiguration.
13) Tandem parking spaces are prohibited. This will be confirmed during site plan review.
14) Architectural elevations for the townhomes shall be provided to the City and approved by the Development Process Committee, with all the following features:
    a. Front facades shall have a majority brick and stone frontages, with a variety of finishes and types.
    b. There shall be at least 2 different townhome façade designs, with a variety of colors and accents
15) Residential balconies for the mixed-use buildings shall not project beyond the building façade.
16) Any public spaces, including the plaza along Main Street, shall be maintained by the Property Owner's Association, which shall, along with the POA for the townhomes, be a part of a Master Association for the overall development.
17) The proposed project shall comply with reversion standards as described in LDO Section 11.303.
19) Applicant shall demonstrate a plan for garbage pickup for the site at site plan review for both commercial and residential trash pickup to ensure truck fit and circulation. Dumpsters shall be provided in such a way to allow for ground level access from each of the commercial buildings or access from above via a trash chute. The dumpster as shown on the preliminary site plan (Exhibit C) shall

remain in its existing location on future site planning applications. Trash pickup times shall not occur between the hours of 10:00 PM and 6:00 AM.

20) The Applicant shall program the Open Space through potted planters, trees in tree grates, green architecture, or other means to be confirmed at site plan review.

21) At least ten feet (10') of clear space between the rear of units 9-15 and the eastern property line shall be maintained by the POA to allow fire access. The property line may be improved with a privacy fence (maximum 6'), but not in such a way that impedes Fire Department access or hose pull distances.

22) On lots 9-15, no rear porches, rear balconies, or rear rooftop amenity areas shall be permitted.

23) The property line for unit 28 shall extend all the way to the eastern wall of unit 27, and a public access easement shall be recorded for the area at time of final plat. The walkway shall not be gated. This shall be ensured by the POA. Unit 28 shall be constructed at the same time as units 23-27.

24) No driveway parking shall be allowed throughout the development. This shall be enforced by the POA.

25) The parking area between units 14-17 shall use any of the following means to achieve better circulation:
    a. Sawcut portions or provide driveway borders to allow for clear delineation of travel lanes for each of the units that share the driveway.
    b. Separate the driveways for lots 14-15 and lots 16-17.
    c. Submit a parking plan that indicates area for shared access easement and demonstrate how the easement shall be facilitated.

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27) Before final plat, the Applicant shall negotiate changing the boundaries of the slope easement on the northern side of the property. If the boundaries do not change, then the Applicant shall remove units 18-22 from the slope easement. No rear porches or balconies on these lots shall be allowed to encroach into the slope easement.

28) ADA parking shall be provided in proposed parking areas adjacent to the entrances of all retail suites.

29) For all flat roofed units, HVAC units shall be located on the roof and hidden behind a parapet. For gabled roof units, the HVAC may be located within common POA property. This encroachment into common area property shall be voted on by the Development Process Committee. This shall be reflected in the CC&Rs for the POA. If HVAC is located in front of residential units, it shall be sufficiently screened by landscaping.

30) Architecture for the commercial buildings fronting Main Street shall be substantially similar to the renderings provided and attached as Exhibit E.

EXHIBIT C
SITE PLAN

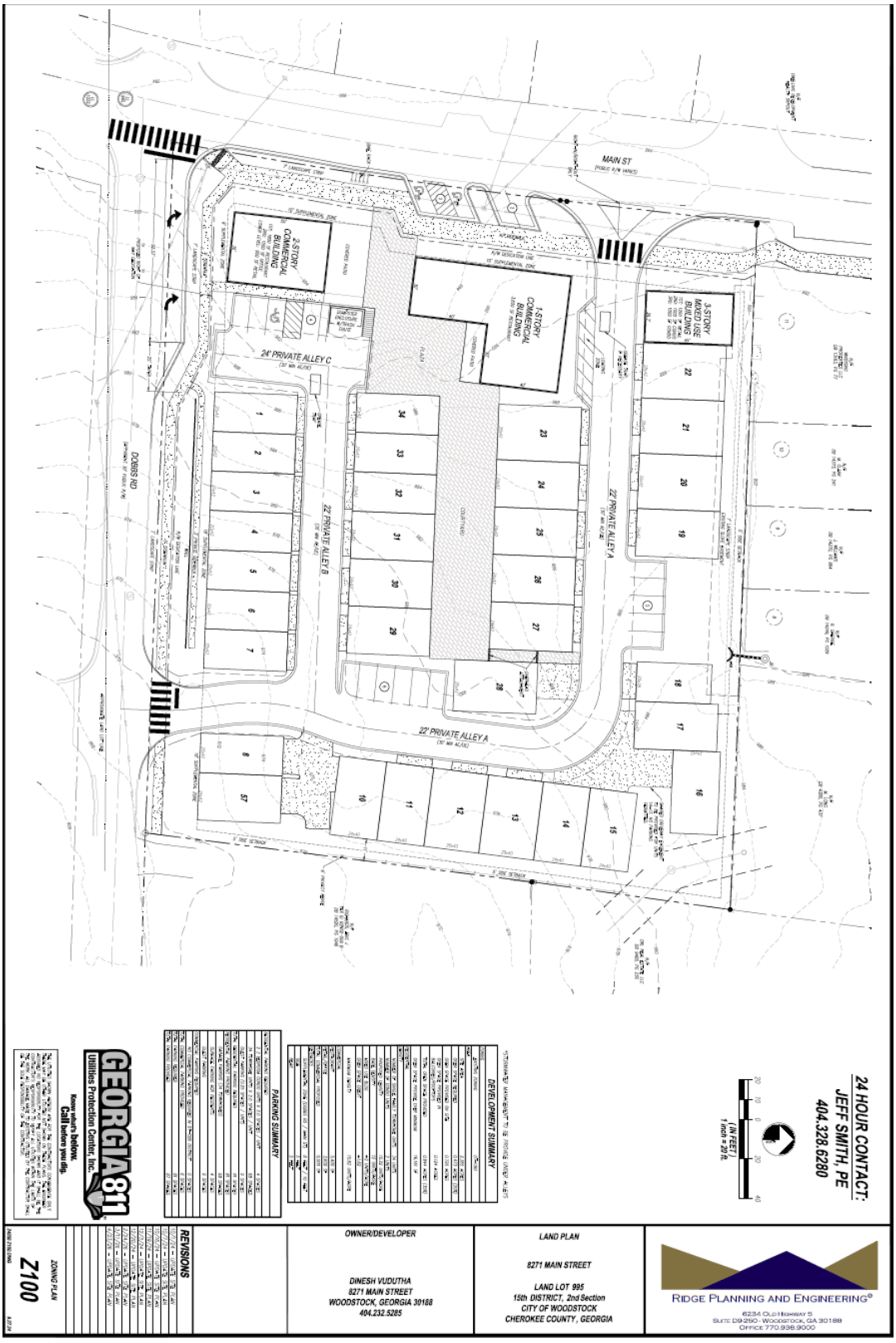

EXHIBIT D
ROUNDABOUT EXHIBIT

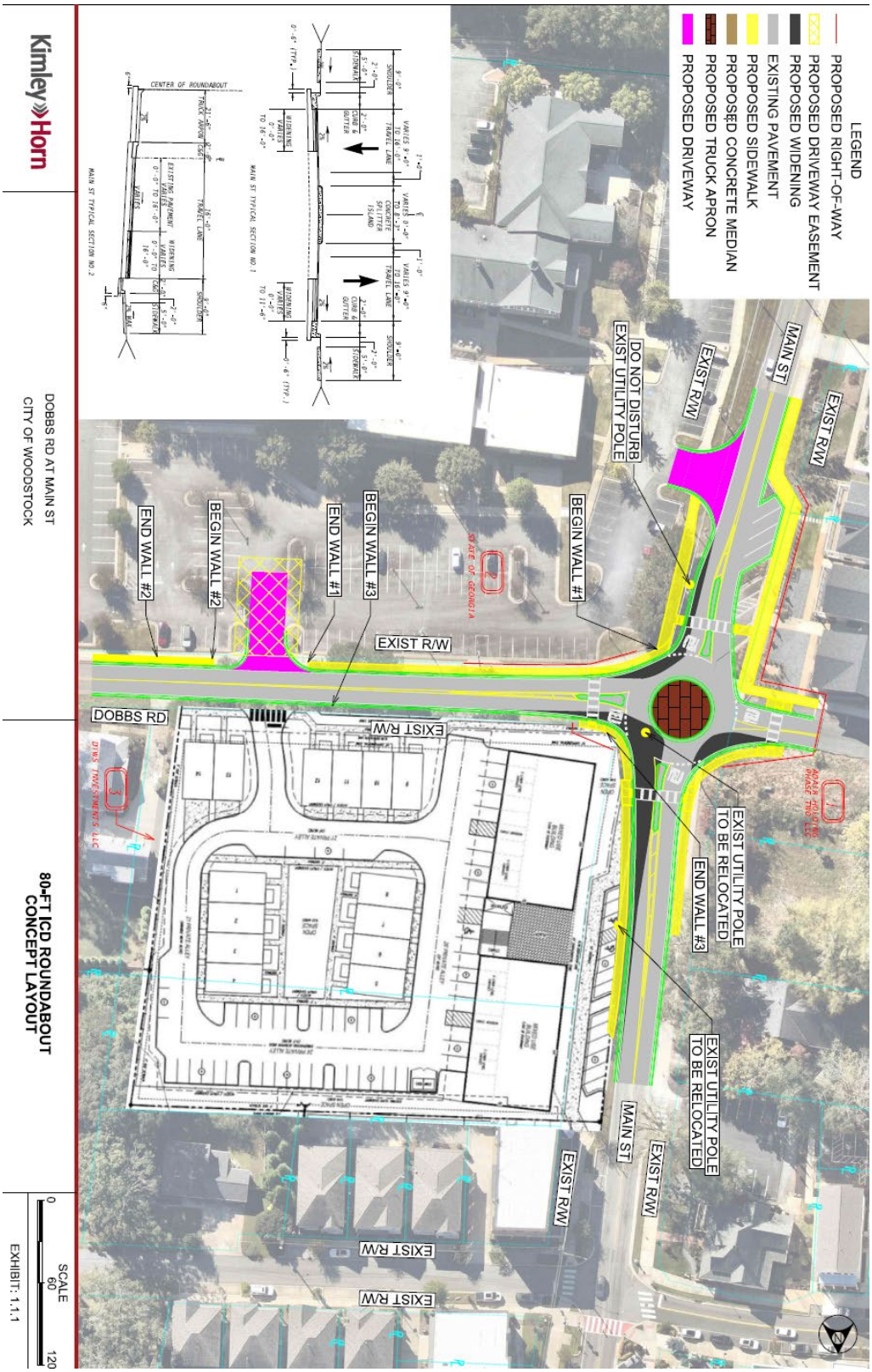

EXHIBIT E
PROPOSED RENDERINGS



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PRECEDENT



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VIEW



CITY OF WOODSTOCK, GEORGIA
RESOLUTION NO. 2026-___

GRANTING OF CONCURRENT VARIANCES AT 8261 MAIN STREET
CASE Z#169-26

WHEREAS, the City of Woodstock 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 Assembly; and

WHEREAS, the City of Woodstock has the legislative power to adopt clearly reasonable ordinances, resolution, or regulation 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 thereto; and

WHEREAS, in accordance with Section 11.216 of the Land Development Ordinance of the City of Woodstock, Georgia, the government authority of the City of Woodstock has read and evaluated the proposed concurrent Variance requests using the following criteria:

a) That the special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity; and
b) That the granting of the application is necessary or the preservation and enjoyment of a property right and not merely to serve as a convenience to the Applicant; and
c) That the condition from which relief or a variance is sought did not result from willful action by the Applicant; and
d) That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of the City.

WHEREAS, the Mayor and Council of the City of Woodstock have determined, using the criteria above, that development cannot occur in accordance with the provisions of the Land Development Ordinance; and

WHEREAS, the Mayor and Council of the City of Woodstock have heard and considered this request as part of a noticed public hearing on May 18, 2026,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Woodstock, Georgia that the property at 8261 Main Street shall be granted concurrent Variances to the following Land Development Ordinance provisions:

1. Variance is granted to LDO Section 7.726.4 to reduce the sidewalk supplemental zone requirement along Dobbs Road.
2. Variance is granted to LDO Section 7.726.6 to allow a reduction in the sidewalk width along Main Street from 10' to 8' at the northern portion of the site.
3. Variance is granted to LDO Section 7.727.2 to allow for a reduction in the minimum block size requirements.
4. Variance is granted to LDO Section 7.727.3 to allow for an entrance into the project off of Main Street.
5. Variance is granted to LDO Section 7.729.1(b) to allow for residential units to front onto Open Space.
6. Variance is granted to LDO Section 7.728.4 to allow for the main living spaces of the proposed townhomes to be located on the second floor.
7. Variance is granted to LDO Section 7.,730.2(b) to allow for a privacy fence to replace the required masonry wall when private alleys abut existing residential uses.

NOW THEREFORE, BE IT RESOLVED AND ORDAINED by 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 is hereby granted the Variances requested concurrent to the rezoning and conditional use permits granted under project Z#169-26, more particularly described in Ordinance No. 2026-__ .

Adopted this 18th day of May, 2026.

_____
Michael Caldwell, Mayor

ATTEST

_____
Robyn Adams, City Clerk

EXHIBIT A
PROPERTY DESCRIPTION

8271 DOBBS ROAD

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEGINNING IN THE 15TH DISTRICT AND 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, BEING IN THE CITY OF WOODSTOCK, GEORGIA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER OF STATE HIGHWAY NUMBER 5 (CANTON HIGHWAY) AND DOBBS ROAD, RUNNING EAST 350 FEET; THENCE NORTH 200 FEET; THENCE WEST 350 FEET TO STATE HIGHWAY NUMBER 5; THENCE ALONG SAID STATE HIGHWAY NUMBER 5 IN A SOUTHERLY DIRECTION 200 FEET TO THE POINT OF BEGINNING.

MEANING ANDINTENDING TO CONVEY THE SAME PREMISES DESCRIBED IN DEED TO W.B. ANDERSON TO KATIE H. ANDERSON, DATED JUNE 19, 1959, AND RECORDED AT DEED BOOK 51, PAGE 134, CHEROKEE COUNTY, GEORGIA RECORDS.

8261 MAIN STREET

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF WOODSTOCK IN LAND LOT 995 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, RECORDS, AND DESCRIBED AS FOLLOWS:

BEGINNING 200 FEET NORTH OF DOBBS ROAD, RUNNING THENCE NORTH 100 FEET ALONG STATE HIGHWAY NUMBER 5, THENCE EAST 350 FEET FROM HIGHWAY DITCH LINE, THEN SOUTH 100 FEET, THENCE WEST 350 FEET TO THE STARTING POINT, BEING A LOT 100 FEET BY 350 FEET.

AGENDA ITEM NO. 3.3

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	May 7, 2026
SUBMITTED BY:	Cameron Dunn, Community Development
ITEM TYPE:	Presentation and Discussion Items
AGENDA SECTION:	**PUBLIC HEARINGS**
SUBJECT:	**Consideration of Z#169-26: 8261 Main Street (Public Hearing & Vote)**
SUGGESTED ACTION:	Staff recommends approval with conditions of Zoning Condition Amendment and concurrent Variance requests to a previously approved project (Z#162-24) at 8261 Main Street to allow for a development comprised of 9,000 SF of commercial space, 34 townhomes, and 2 condominium units at the corner of Dobbs Road and Main Street.

ATTACHMENTS:

PCSR Z#169-26.pdf
Attachment A Previously Approved Ordinance.pdf
Attachment B Public Hearing Application.pdf
Attachment C Previous Conditions Document.pdf
Attachment D Previous Site Plan.pdf
Attachment E Updated Site Plan.pdf
Attachment F Trip Generation Report.pdf
Attachment G Kimley Horn Traffic Analysis.pdf
Attachment H Mini Roudabout Concept Design.pdf
Attachment I Public Input Report.pdf

DATE: May 7, 2026

TO: Woodstock Planning Commission

FROM: Cameron Dunn, MPA, Planner II

SUBJECT: 8261 Main Street
Project No. Z#169-26

RECOMMENDATION

Staff recommends approval with conditions of Zoning Condition Amendment and concurrent Variance requests to a previously approved project (Z#162-24) at 8261 Main Street to allow for a development comprised of 9,000 SF of commercial space, 34 townhomes, and 2 condominium units at the corner of Dobbs Road and Main Street.

EXECUTIVE SUMMARY

The Applicant, Dinesh Vudutha, is requesting a Zoning Condition Amendment and concurrent Variances to allow for a mixed-use development. The request would also nullify the need for some previously granted Variances. The project site is comprised of one parcel that was rezoned to DT-CBD (Downtown, Central Business District) in February 2025. The site totals 2.36 acres. Four Conditions of Approval (COAs) are requested to be removed from the project and two additional Variances are requested to support the proposed development. This would repeal and replace the previously approved Ordinance, attached as Attachment A.



BACKGROUND

Table 1 provides general information for the site.

Table 1: General Property and Surrounding Land Use Information	
Address	8261 Main Street
Council Ward	3 (Ake)
Tax ID #	92N02 009; 92N02 009 A
Site Acreage	2.36 acres
Future Development Map	Urban Village
Current Zoning	DT-CBD
Current Development	Undeveloped (Single Family Home, Demolished 2025)
Streets Information:	Main Street and Dobbs Road are owned by the City of Woodstock
Surrounding Neighborhood: North	DT-RO: Linton and Main subdivision
South	DT-CV: Chattahoochee Technical College
East	DT-VLR: Single Family Homes
West	DT-CBD (with Historic Overlay): Adair Marketplace; Single Family Homes

Additional information regarding the proposed project can be found in the public hearing application, provided as Attachment B.

Past Zoning History

The subject property underwent a Rezoning, Conditional Use Permit, and concurrent Variance case in 2024-2025 (Z#162-24). The entitlements and Conditions of Approval (COAs) that were granted by City Council in this case, are found in Attachment C, including a key on which entitlements are no longer applicable, which conditions are proposed to be amended, and which conditions may need to be amended pending planned infrastructure changes. Since the previous application has been approved, the vacant single-family home occupying the lot at 8271 Dobbs Road was demolished, and the two parcels have been combined via combination plat. No site plans have been submitted to the City for review.

PROJECT DESCRIPTION

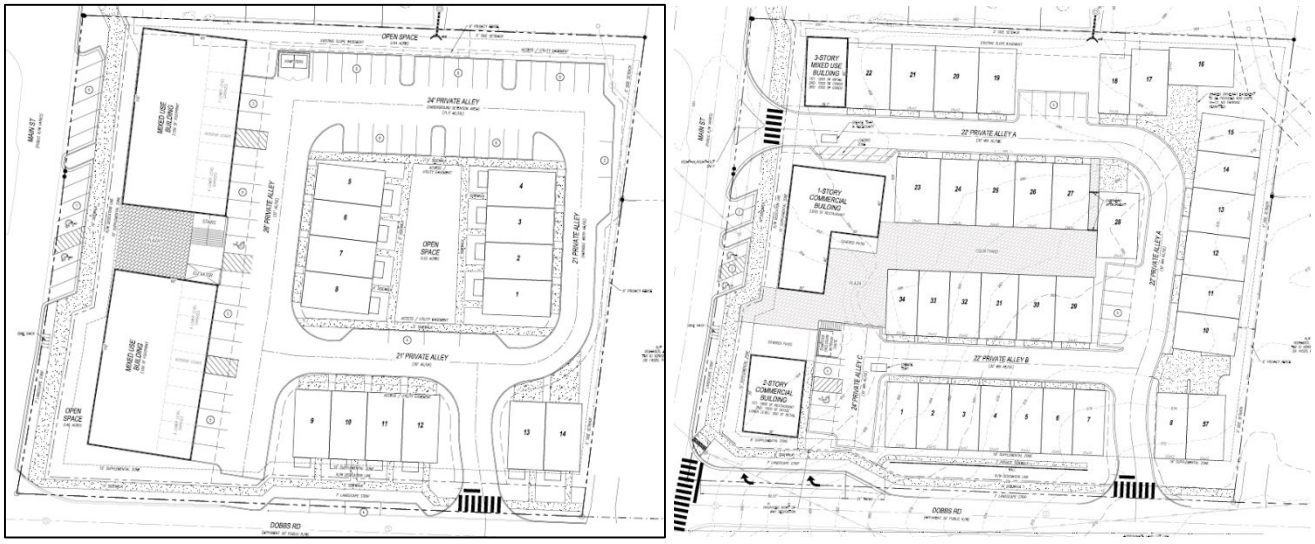
The previously approved project (Z#162-24) was a mixed-use project consisting of 14,300 SF of multi-tenant commercial space, 24 fee-simple condominium units, and 14 townhomes. The condominiums were located above the Main Street fronting commercial space (two four-story mixed-use buildings), and the townhomes were located to the rear of the property, fronting both onto Dobbs Road and the interior of the site. The sole access

point to the site was provided off of a private driveway off of Dobbs Road. The site was serviced by 118 parking spaces (a combination of off-street, on-street, tandem stall, and one- and two-car garages). This site plan is provided as Attachment D.

The updated site plan makes changes to the bulk, massing, and urban design of the project. The commercial square footage on site is reduced to 9,000 SF, the number of condominiums is reduced to two, and the number of townhomes is increased to 34. The Main Street frontage of the property is populated by three commercial buildings: a one-story building comprised of 3,600 SF of restaurant space; a two-story commercial building with spaces for restaurant, office, and retail and a three-story mixed-use building with a retail use on the bottom and two 1,000 SF condominiums on top. The orientation of the townhomes in the rear of the property has been reconfigured, placing the proposed development near the side and rear property lines fronting onto a private driveway, along with homes that front onto Dobbs Road and an interior courtyard. The road network of the interior has been changed. The proposed entrance off of Dobbs Road is located in the same place, but a second means of ingress/egress has been added off of Main Street on the northern side of the project. The site is serviced by 96 total parking spaces, with 11 on-street parking stalls, 17 surface spaces throughout the development, and 68 garage spaces for the townhomes. The updated site plan can be found as Attachment E.

	Original Approval	Proposed
Non-residential floor area	14,300 SF	9,000 SF
# of Condominiums	24	2
# of Townhomes	14	34
Total Dwelling Units	38	36
Density (du/ac)	16.1	15.25

Original Site Plan (left) versus Updated Site Plan (right)



The updated site plan decreases the total density of the project from 16.1 dwelling units per acre to 15.25du/ac. However, the level of impervious surface and lot coverage increases with the updated design, as housing density is not concentrated vertically on the Main Street frontage of the site in its current iteration.

To accommodate the updates to the proposed project, the following Condition Amendments and Variances are requested:

Condition Amendments Requested

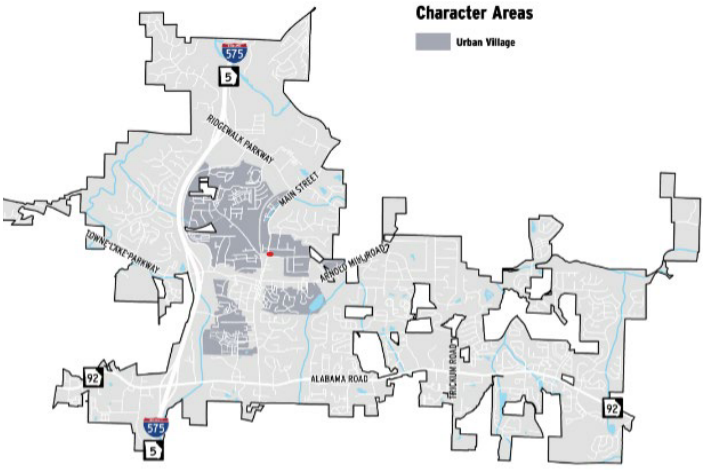
- Condition 1: The design of the project shall be substantially similar to site and architectural materials attached in Exhibits C and D (site plans and renderings) to this Ordinance. Any changes to the approved project shall be approved and reviewed for compliance by the Development Process Committee.
    - Request to be modified to reflect current site iteration by removing the corresponding Exhibits binding Applicant to previous site design
- Condition 12: The Applicant shall provide 86 parking spaces, which may be provided by any combination of covered parking, on-street parking, angled parking, or joint parking agreement. On-street spaces required to satisfy streetscape requirements along Main Street and Dobbs Road shall be provided regardless of any site reconfiguration.
    - Request to be modified to allow for additional parking spaces as indicated on updated plan set.
- Condition 17: The design professionals of record on the project shall be retained and consulted throughout the design until such time that building plans are approved by the City of Woodstock. Any changes to architect or engineer shall be approved by the Community Development Director.
    - Request to remove Condition.

Variances Requested

- Variance to LDO Section 7.727.3 to allow for access to be provided off of Main Street when access can be provided from a side street.
- Variance to LDO Section 7.726.6 to allow for the sidewalk clear zone to be reduced from 10’ to 8’ for a portion of the Main Street frontage.

ANALYSIS

Consistency with the 2023 Comprehensive Plan



The project site is located within the Urban Village Character Area. This area is meant to feature a mix of uses, including building types that accommodate local-serving retail spaces and townhome uses. Its intent is to provide spaces for business owners and residents that are accessible by either bike or foot. Similarly to the previous iteration of the design, the modern conception provides pedestrian connectivity to the existing trail system along Main Street and is adjacent to public parking lots. This reduces automobile trips and is aligned with the Development Strategies listed in the Comprehensive Plan. Additionally, the Comprehensive Plan calls for allowing the conversion of sites for more residential uses when appropriate, noting that higher-density development should be oriented towards the Urban Core. Going northbound on Main Street from the heart of Downtown, this parcel is the first parcel designated as Urban Village, meeting the intensity and use standards detailed in the Comprehensive Plan. Additionally, while the bulk and massing of the Main Street frontage has changed, the uses planned for the area are in alignment with the Comprehensive Plan, built to accommodate small-scale, street level commercial uses that incorporate residential density above.

The proposed changes to the plan are in alignment with the tenets of the 2023 Comprehensive Plan.

Consistency with the Land Development Ordinance

Condition Amendments

The Applicant has requested modifications to three Conditions of Approval that required site plan similarity to the previously approved plan, a certain number of parking spaces, and maintenance of the architect and engineer that designed the original project throughout its lifespan.

The updated design prompted substantial enough change to necessitate changing COAs on the project.

Density

The Applicant has reduced the number of residential dwellings on the lot from 38 units to 36 units, increasing the number of townhomes while decreasing the number of

condominiums. This decreases the total density of the site from 16.1 du/ac to 15.25 du/ac, both above the code-allowed maximum of 12 du/ac for a DT-CBD zoned parcel. Between the original submittal and the updated submittal, the LDO's requirements on density bonuses within the Downtown District have changed. Under the new provisions, the Applicant receives:

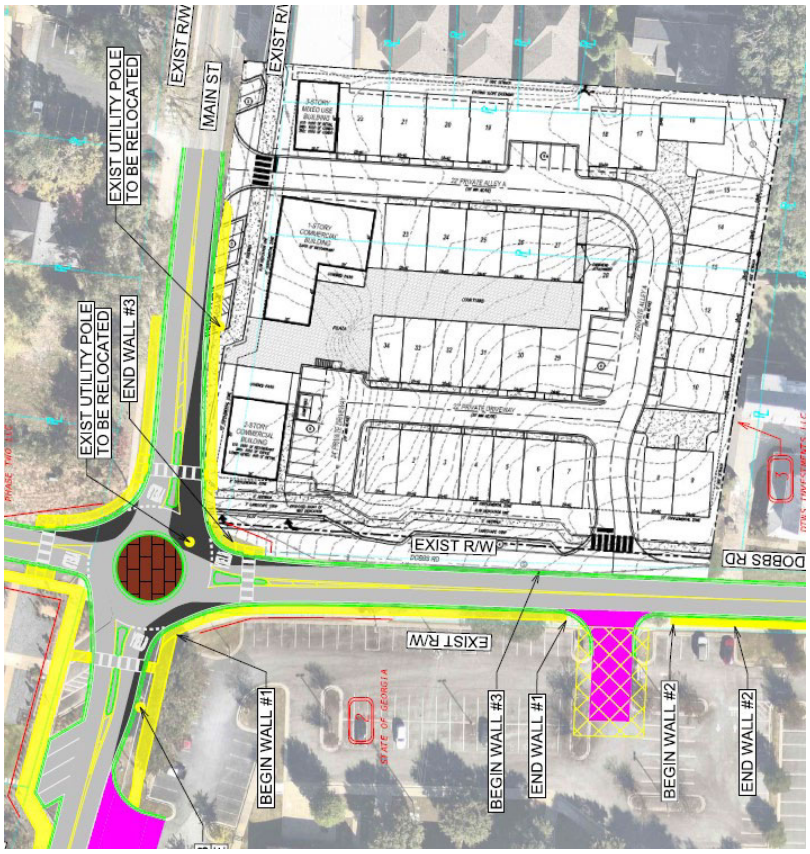
- A 2 du/ac increase for providing a vertical mixed-use structure
    - The vertical mixed-use structure is the three-story building on the northwest corner of the property
- A 0.1 du/ac increase per 1,000 SF of Open Space over the 20% minimum requirement
    - The Applicant is providing 7,274 SF above the 20% minimum requirement, granting them a 0.72 du/ac increase

This allows up to 14.72 du/ac by right (34 units). As a result, the applicant will need to either remove two units from the current design or achieve additional density bonus. Despite the decrease in density, lot coverage has increased in the updated version of the development. In previous iterations, there were planned greenspace areas between townhomes and a relatively large setback from the roadways or property lines for the proposed housing product. This was achievable because much of the site's density was concentrated in the front of the development as a part of the four-story mixed-use buildings. In the updated version, the residential density moves to the rear of the site, extending close to property lines where drive aisles were previously located. The underlying zoning of the project (DT-CBD) allows for this change, as the side and rear setbacks are zero feet. The updated COAs on the project attempt to mitigate this in order to meet Fire Department access requirements for the proposed townhomes.

In addition, the previous iteration featured a paved plaza between the mixed-use buildings and a shared green space between the townhomes. In the updated site design, the paved plaza extends from the Main Street frontage between the townhomes to a shared courtyard, as shown below. Both of these design iterations are acceptable uses of Open Space as defined by the Downtown District Standards.



Traffic Improvements



A large consideration of the previous zoning approval of the project was the way that traffic circulated at the Main Street and Dobbs Road intersection. During both the public input processes and the public hearings for the case, residents expressed concerns about the traffic the proposed development would cause, citing queue times at peak hours at the Dobbs Road interchange. As such, based on the trip generation memorandum provided by the Applicant (Attachment F) and public input, staff recommended and Council approved COAs on the original project that required that the Applicant dedicate right-of-way for a dedicated right-hand turn lane off of Dobbs Road onto Main Street, and gave the City the ability to enter into a Developer's Agreement in order to achieve this infrastructure improvement.

Since the original approval, City staff have contracted Kimley-Horn to perform traffic analysis on the intersection to determine insufficiencies that exist and recommend improvements. Their memorandum is provided as Attachment G. The report confirmed that signalization of the intersection is not warranted, even with the anticipated trip generation from the proposed development. Secondarily, while they recommended a designated right-hand turn lane, they also noted that its inclusion could cause safety concerns due to the existing grade of the roadway and limited sight distances. As a result of this analysis, the City is exploring the feasibility of providing a miniature roundabout at the intersection to improve queue times and reduce the noted safety risks from its current condition. A part of this project would include altering the grade of Dobbs Road to be safer and more manageable. A concept plan for the traffic circle is imbedded in the report and also provided as Attachment H.

Conditions of approval on the project have been altered to reflect this change should the City opt to pursue this transportation improvement instead of the designated right-hand turn lane. The Applicant has received road profile details and preliminary design documents to determine if changes to the Dobbs Road street frontage and site grading

would be required as a result of the proposed roadway improvement. The proposed changes require the developer to alter the streetscape frontage on Dobbs Road slightly, removing the parallel parking in anticipation of the infrastructure improvement and adding a private sidewalk within the supplemental zone to provide access to units 1-7. This design change is code compliant and anticipates the changing grade of the roadway that would be undertaken by the roundabout installation.

Access

Much concern was raised at the original public hearings regarding the amount of traffic that would be placed onto Dobbs Road as a result of the single mean of ingress/egress. One of the Variance requests stems from the Applicant proposing access to the site off of Main Street despite access being provided off of the secondary street, Dobbs Road. Concerns were raised amongst staff regarding how this change could cause harmful traffic impacts if traffic were to turn southbound (left) onto Main Street out of the private alley. Ultimately, it was decided that the proposed change should be recommended for approval based on two notions: fire access and staff conditions to mitigate the proposal.

In residential developments with over thirty units, City code requires that either the units be sprinklered or a second means of ingress/egress be provided. In this case, the townhome units would be required to be sprinkled because of their shared walls, but it is also recommended by the Fire Department that both means be achieved, specifically on sites with mixed-use development and commercial access. Secondarily, the Applicant has proposed the access point off of Main Street more than the GDOT-required 150' from another roadway, and they have already received permission under the previous Ordinance to alter the block size standards given the lot width and depth. Staff-proposed conditions of approval seek to mitigate any traffic issues that could be created by the proposed entrance by requiring that it be right-in, right-out and improved with a raised concrete median ("porkchop") to preclude left turn conditions out of the site onto Main Street. Additionally, this traffic recommendation was confirmed by Kimley-Horn as something that would further accommodate the roundabout, should it come into fruition.

Parking

While this project was undergoing its first public hearing process, changes to the Land Development Ordinance were being considered by Council that affect parking ratios within the DT-CBD and DT-RO zoning districts. These changes nullify nonresidential parking minimums in these zones, instead only requiring residential parking. The original site proposed 118 spaces, and the updated plan indicates 96 spaces. Staff originally conditioned the site to have 86 parking spaces based on the adjacent areas where public parking is provided for nonresidential uses and to limit surface parking. Much of the surface parking within the development has been removed given the updated residential layout.

PUBLIC INPUT

Public input for the public hearing has been provided in accordance with State and local law. On or around February 18, 2026, public notices were mailed to property owners within 800' of the project site. The notice informed them of the public input meeting, Planning Commission public hearing, and the City Council public hearing. Additionally, a public notice was published in the Cherokee Tribune on March 12 and 29, 2026.

On March 4, 2026, the Applicant hosted a public input meeting at the Chambers at City Center, located at 8534 Main Street, beginning at 7:00PM. This meeting is intended to give the Applicant an opportunity to explain the proposal and answer any questions the public might have about the project or public hearing process. There were around ten persons in attendance. Their comments focused on the change in bulk and massing along the Main Street frontage, the increase in intensity of development along the rear portion of the site, and traffic circulation in and around the Dobbs Road/ Main Street intersection, including the drive aisle into the proposed project off of Main Street. The public input report, along with emails received by City staff regarding the project, is provided as Attachment I.

DEVELOPMENT PROCESS COMMITTEE RECOMMENDATION

The Development Process Committee met on March 18, 2026, to consider and vote on the proposed project. At this meeting, the DPC discussed the proposed traffic improvements slated to be performed around the site, access within the townhome portion of the development, and fire department access requirements. Ultimately, the DPC voted to recommend approval of the Condition Amendment and Variance requests, subject to the staff-altered conditions of approval on the project. The proposed recommendation is as follows:

1) Change of conditions of approval as shown below.
2) No changes to the existing entitlement approvals as indicated in Project Z#162-24
3) Granting of Variance to LDO Section 7.726.6 to allow a reduction in the sidewalk width along Main Street from 10' to 8' at the northern portion of the site.
4) Granting of Variance to LDO Section 7.727.3 to allow for an entrance into the project off of Main Street.

The conditions of approval are listed below. Changes have been memorialized in *italics.*

Conditions of Approval

1) The design of the project shall be substantially similar to site materials *on plan Z100, dated April 23, 2026,* and attached to this Ordinance as Exhibit C. Any changes to the approved project shall be approved and reviewed by the Development Process Committee.
2) A maximum of 38 for sale dwelling units are permitted. Townhomes shall be fee simple. Condominiums shall be for sale. All units shall be equipped with separate

utility connection and a condominium map shall be recorded. *If it is proven at site plan review that the density bonuses sought do not accommodate the 38 maximum units, then a reduction shall occur to the appropriate unit count.*

3) No more than 10 percent of the residential units within the development may be rented by their owner. This restriction shall be memorialized in the covenants for the property, provided to every home buyer, and shall be enforced by the POA.
4) At site plan review, the Applicant shall provide CAD files to confirm the open space provided relative to the density bonus received. If the open space is less than required by the LDO, the Applicant shall be required to decrease their unit count accordingly.
5) The drive aisle into the site shall be oriented directly across from the existing Chattahoochee Technical College entrance on Dobbs Road.
6) *At the determination of the Capital Improvement Plan Administrator, the Applicant shall dedicate needed right-of-way for planned infrastructure improvements including but not limited to a right-hand turn land from Dobbs Road onto Main Street or a proposed roundabout as shown in Exhibit D. The right-of-way shall be dedicated at final plat.*
7) *At the City's discretion, the Applicant shall enter into a Developer's Agreement with the City for the development of planned infrastructure improvements for the roadway. If unneeded, this Condition of Approval may be nullified by a vote of the Development Process Committee.*
8) *The Sidewalk Supplemental Zone along Dobbs Road and Main Street shall be reduced commensurate with the right-of-way dedication for planned infrastructure improvements. The sidewalk clear zone may abut directly to the parallel parking spaces located along Dobbs Road. Open space calculations may be measured and calculated prior to any dedication of property by the Applicant.*
9) *The sidewalk along Main Street shall only reduce to eight-feet (8') in width in the area indicated on the site plan attached as Exhibit C to this Ordinance.*
10) The mixed-use buildings shall not exceed sixty-four feet (64') in height, as measured from the grade of Main Street. All rooftop utilities must be screened to the satisfaction of the Community Development Director
11) *All first floor spaces within commercial buildings shall be designed and constructed in anticipation of restaurant uses, including dedicated and reserved grease trap location with underground conduit installed and vent chases to the roof.*
12) The Applicant shall *provide up to 96 parking spaces*, which may be provided by any combination *of garage parking, on-street parking, surface parking, or joint parking agreement.* On-street spaces required to satisfy streetscape requirements along Main Street and Dobbs Road shall be provided regardless of any site reconfiguration.
13) Tandem parking spaces are prohibited. This will be confirmed during site plan

review.

14) Architectural elevations for the townhomes shall be provided to the City and approved by the Development Process Committee, with all the following features:
    a. Front facades shall have a majority brick and stone frontages, with a variety of finishes and types.
    b. There shall be at least 2 different townhome façade designs, with a variety of colors and accents
15) Residential balconies for the mixed-use buildings shall not project beyond the building façade.
16) Any public spaces, including the plaza along Main Street, shall be maintained by the Property Owner's Association, which shall, along with the POA for the townhomes, be a part of a Master Association for the overall development.
~~*17) The design professionals of record on the project shall be retained and consulted throughout the design until such time that building plans are approved by the City of Woodstock. Any changes to architect or engineer shall be approved by the Community Development Director.*~~
18) The proposed project shall comply with reversion standards as described in LDO Section 11.303.
~~*19) Demolition of the existing home at 8271 Dobbs Road shall occur by September 1, 2025. Prior to demolition, the structure shall be secured to the satisfaction of the Building official.*~~ *(Removed because it has already occurred)*
~~*20) Parcels 92N09 009 and 92N09 009A shall be combined via combination plat, submitted to the City no later than April 11, 2025.*~~ *(Removed because it has already occurred)*
21) Applicant shall demonstrate a plan for garbage pickup for the site at site plan review for both commercial and residential trash pickup to ensure truck fit and circulation. Dumpsters shall be provided in such a way to allow for ground level access from each of the commercial buildings or access from above via a trash chute. A dumpster shall be provided behind the northernmost mixed-use building as shown on the site plan attached as Exhibit C. The dumpster as shown on the preliminary site plan (Exhibit C) shall remain in its existing location on future site planning applications. Trash pickup times shall not occur between the hours of 10:00 PM and 6:00 AM.
22) The Applicant shall program the Open Space through potted planters, trees in tree grates, green architecture, or other means to be confirmed at site plan review.
23) At least ten feet (10') of clear space between the rear of units 9-15 and the eastern property line shall be maintained by the POA to allow fire access. The property line may be improved with a privacy fence (maximum 6'), but not in such a way that impedes Fire Department access or hose pull distances.

24) *On lots 9-15, no rear porches, rear balconies, or rooftop amenity areas shall be permitted.*
25) *The public walkway between units 27 and 28 shall meet minimum Fire Department access requirements. The property line for unit 28 shall extend all the way to the eastern wall of unit 27, and a public access easement shall be recorded for the area at time of final plat. The walkway shall not be gated. This shall be ensured by the POA. Unit 28 shall be constructed at the same time as units 23-27.*
26) *No driveway parking shall be allowed throughout the development. This shall be enforced by the POA.*
27) *The parking area between units 14-17 shall use any of the following means to achieve better circulation:*
    a. *Sawcut portions or provide driveway borders to allow for clear delineation of travel lanes for each of the units that share the driveway.*
    b. *Separate the driveways for lots 14-15 and lots 16-17.*
    c. *Submit a parking plan that indicates area for shared access easement and demonstrate how the easement shall be facilitated.*
28) *The private alley access off of Main Street shall be improved with a raised concrete island that is mountable, otherwise known as a porkchop, to allow for right-in, right-out traffic movements only.*
29) *Before final plat, the Applicant shall negotiate changing the boundaries of the slope easement on the northern side of the property. If the boundaries do not change, then the Applicant shall remove units 18-22 from the slope easement. No rear porches or balconies on these lots shall be allowed to encroach into the slope easement.*
30) *ADA parking shall be provided in proposed parking areas adjacent to the entrances of all retail suites.*
31) *For all flat roofed units, HVAC units shall be located on the roof and hidden behind a parapet. For gabled roof units, the HVAC may be located within common POA property. This encroachment into common area property shall be voted on by the Development Process Committee. This shall be reflected in the CC&Rs for the POA. If HVAC is located in front of residential units, it shall be sufficiently screened by landscaping.*
32) *Architecture for the commercial buildings fronting Main Street shall be substantially similar to the renderings provided and attached as Exhibit E.*

CRITERIA FOR CONSIDERATION OF A REZONING REQUEST

Condition Amendments are considered legislative actions that change the relevant zoning ordinance to a previously approved site. Therefore, pursuant to LDO Section 11.215.2

(Zoning Standards), no rezoning request shall be authorized (or recommended for authorization) unless City Council evaluates the following criteria:

a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

All uses that are proposed in the changed design are allowed uses under the DT-CBD zoning district. Residential uses are proposed for those areas adjacent to existing residences. While the site decreases in density from its previous iteration, the lot coverage of the 2.36-acre site increases pushing the proposed development closer to the property lines with existing adjacent development off of Dobbs Road and Linton Street. The underlying zoning for this parcel allows a zero-lot line setback, but staff conditions on the project have attempted to increase this setback to increase fire safety and access. Additional conditions limit balconies immediately adjacent to the existing residences to the east, mitigating privacy or noise concerns for the existing residences. The uses and intensity, while differing from properties off Dobbs or Linton, are commensurate and expected for a Main Street fronting project at a prominent intersection.

b) Whether the zoning proposal will adversely impact the existing use or usability of the adjacent or nearby property;

There is little indication that the zoning proposal as amended would adversely impact the use or usability of nearby property. The site is increasing its intensity from its previous use (single family residence), but it being developed in such a manner that attempts to mitigate traffic impact, prepares for future infrastructure improvements, and provides adequate parking for programmed residential uses. Additionally, the project's access points do not extend north or east to adjacent parcels in such a way that would affect usability of the property.

c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

Both the updated and previous iteration of the project design have valid economic uses under the DT-CBD zoning district. This district is intended to accommodate the most intense uses in the City, both residential or nonresidential. The Condition Amendment request is necessary to support the project as updated based on changes to the bulk, massing, and inventory of housing typology present on the site.

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

It is expected that the current iteration of the project design would have less traffic impacts on the existing transportation network than the previously approved version. There is a slight decrease in residential density, a decrease in commercial square footage, and a secondary mean of ingress/egress that would relieve trip generations onto Dobbs Road. Planned City infrastructure improvements, either through the development of a right-hand turn lane or roundabout at the Dobbs/Main intersection indicate that impacts provided by the project would be mitigated. While there will be an increase in daily trips from the currently vacant property to the proposed development, it is anticipated that it would not be burdensome. Potential waste collection concerns are addressed in conditions of approval on the proposed project. It is not expected to cause burden on schools in the area.

e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan;

The slate of uses proposed and their orientation as updated are in line with the underlying Character Area described in the Comprehensive Plan. The plan provides connections for pedestrian connectivity both to the Downtown Core and commercial spaces further north on Main Street while placing increased capital on activated, intentional Open Spaces and less land area dedicated to surface parking. It is staff's opinion that are an improvement from the previous design. The uses proposed and their articulation meets the Urban Village through their descriptor (commercial serving and supporting adjacent residential) and intensity (intense residential areas closer to the Urban Core).

f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The changing conditions on the project are much different from the original design in bulk, massing, and housing typology. Despite this difference, there are not supporting grounds to disapprove the project based on these updates. Staff concerns regarding the project have either been addressed by the Applicant or are accounted for in conditions of approval recommended for the project.

CRITERIA FOR CONSIDERATION OF A VARIANCE REQUEST

Pursuant to LDO Section 11.216.2 (Variances), no Variance shall be authorized (or recommended for authorization) unless the City Council finds that all of the following conditions exist:

a) That special circumstances or conditions applying to the building or the land or the building and land in questions are peculiar to such a premises and do not apply generally to other lands or buildings in the vicinity;

Due to the size of the parcel assemblage gathered in the project site for this case, there are special circumstances that would warrant granting of a Variance in this case. The site has no ability to provide access either to the north or the west of the property, and in order for circulation to meet minimum standards for fire access within a mixed-use development of this orientation, consideration of the request to vary from Downtown District Standards is warranted. For projects assembled on larger land areas, a request like the ones proposed may not be warranted, but in this case, the size of the parcel is a special circumstance.

b) That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the Applicant;

Granting of the Variance is not necessary for the preservation of a property right, but it is also not solely serving as a convenience for the Applicant. The updated roadway design is based not only on the updated orientation of the site, but also predicated on the fact that previous design iterations would have created an outsized amount of trip generation on the D-type Dobbs Road rather than the more arterial A-type Main Street. The relief sought is consistent with the development portfolio pursued and allows for not just enjoyment of the subject property, but enhancement of the surrounding area.

c) That the conditions from which relief or variance is sought did not result from willful action by the Applicant;

The condition from which relief is sought resulted from a changed Applicant design, but was based on an inability to procure the means to develop the originally proposed plan for the site. The relief sought is more driven from the size and location of the project site along a prominent intersection rather than the design changes driven by the Applicant.

d) That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger or fire, imperil the public safety, unreasonably diminish or impair establish property values within the surrounding area, or in any other respect impair the health, safety, comfort, morals, or general welfare of any inhabitants of the City.

The project as proposed had the ability to extend development all the way to the property lines under the zoning district it was granted in case Z#162-24. The recommended staff conditions force development on the eastern portion of the site to be, at minimum, ten feet from the property line to limit the effects of development on adjacent properties. While the development is expected to increase vehicular trips in the area, both existing infrastructure (nearby public parking lots) and planned infrastructure (intersection improvements) limit the negative impact on streets. It is not expected that the development would negatively impact property values nor impair the general welfare of the surrounding community. The site is currently vacant, and the Applicant wishes to develop it consistent with the intensity of a Main Street fronting property. It is different, but not in such a way that impairs the general welfare of the community.

ATTACHMENTS

Attachment A: Previous Approved Ordinance Z#162-24
Attachment B: Public Hearing Application
Attachment C: Previous Conditions Document
Attachment D: Previous Site Plan, Case Z#162-24
Attachment E: Updated Site Plan, Case Z#169-26
Attachment F: Trip Generation Report
Attachment G: Kimley Horn Traffic Analysis
Attachment H: Mini-Roundabout Concept Design
Attachment I: Public Input Report

CITY OF WOODSTOCK, GEORGIA
ORDINANCE NO. 2025-004

REZONING property consisting of parcels located in Land Lots 995 and 1022, in the 15th District, 2nd Section, Cherokee County, Georgia, tax map and parcel numbers 92N02 009 and 92N02 009A, consisting of ± 2.36 acres, as more particularly described in Exhibit "A" attached hereto and incorporated herein, located generally bounded by Main Street to the west and Dobbs Road to the south, from DT-RO (Downtown, Residential/Office) to DT-CBD (Downtown, Central Business District) and to allow Conditional Use Permits for Residential Single-Family Attached and to allow a residential development on less than five (5) acres, with conditions of zoning.

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 Assembly[1]; and

WHEREAS, the City of Woodstock, Georgia, 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 law, and which are not inconsistent with the Constitution or any charter provision applicable thereto[2]; 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, said rezoning request application is and has been accessible to members of the public who are, or may be, affected by it, 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

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[1] Ga. Const., 1983, Article IX, Section 11, 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 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 or 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 appeal, modify or supersede any action taken by a municipal authority under this Code section, except as authorized under Code Section 36-36-6".

circulation within the territorial boundaries of the municipality of the City of Woodstock, for a period of at least (15) days prior to but not more than forty-five (45) days prior to the public hearing date; and

WHEREAS, in accordance with Section 11.215 of the Land Development Ordinance of the City of Woodstock, Georgia, the government authority of the City of Woodstock has read and evaluated the proposed rezoning request using the following criteria:

a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; and
b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; and
c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; and
d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; and
e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and
f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

WHEREAS, in accordance with Section 7.503 of the Land Development Ordinance of the City of Woodstock, Georgia, the government authority of the City of Woodstock has read and evaluated the proposed Conditional Use Permit requests using the following criteria:

a) Whether or not there will be a significant adverse effect on the surrounding area in which the proposed use will be located.
b) Whether or not the use is otherwise compatible 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 property values of surrounding property will be adversely affected.
f) Whether or not adequate provisions are made for parking and traffic considerations.
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 provisions 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 transition 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 this chapter 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, in accordance with Section 11.216 of the Land Development Ordinance of the City of Woodstock, Georgia, the government authority of the City of Woodstock has read and evaluated the proposed Variance requests using the following criteria:

a) That the special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity; and
b) That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant; and
c) That the condition from which relief or a variance is sought did not result from willful action by the applicant; and
d) That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

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

WHEREAS, The Mayor and Council of the City of Woodstock have heard and considered this request as a part of a noticed public hearing on December 16, 2024 and was tabled to allow the Applicant to respond to Council inquiries, and was removed from the table on February 10, 2025,

NOW THEREFORE, BE IT RESOLVED AND ORDAINED by the Mayor and Council of the City of Woodstock, Georgia that the aforesaid rezoning request 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 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 is hereby designated as zoning designation DT-CBD (Downtown, Central Business District) to allow

for the construction of a mixed-use development comprised of approximately 14,300 SF of commercial space and 38 residential units comprised of fee-simple condominiums and townhomes. Said rezoning is defined and regulated by the City of Woodstock Land Development Ordinance. The property more particularly described on Exhibit "A" is subject to the conditions of zoning set forth of Exhibit "B" attached hereto and made a part hereof by reference.

Date of Public Hearing: December 16, 2024

Advertisement: Cherokee Tribune, November 7, 2024

APPROVED, ADOPTED, AND ENACTED this 10th day of February 2025.

Michael Caldwell, Mayor
City of Woodstock, Georgia

Robyn Adams, City Clerk
City of Woodstock, Georgia

REVIEWED FOR LEGAL CONTENT
Russell A. Britt, City Attorney

EXHIBIT "A"
PROPERTY DESCRIPTION

8271 DOBBS ROAD

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEGINNING IN THE 15TH DISTRICT AND 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, BEING IN THE CITY OF WOODSTOCK, GEORGIA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER OF STATE HIGHWAY NUMBER 5 (CANTON HIGHWAY) AND DOBBS ROAD, RUNNING EAST 350 FEET; THENCE NORTH 200 FEET; THENCE WEST 350 FEET TO STATE HIGHWAY NUMBER 5; THENCE ALONG SAID STATE HIGHWAY NUMBER 5 IN A SOUTHERLY DIRECTION 200 FEET TO THE POINT OF BEGINNING.

MEANING ANDINTENDING TO CONVEY THE SAME PREMISES DESCRIBED IN DEED TO W.B. ANDERSON TO KATIE H. ANDERSON, DATED JUNE 19, 1959, AND RECORDED AT DEED BOOK 51, PAGE 134, CHEROKEE COUNTY, GEORGIA RECORDS.

8261 MAIN STREET

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF WOODSTOCK IN LAND LOT 995 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, RECORDS, AND DESCRIBED AS FOLLOWS:

BEGINNING 200 FEET NORTH OF DOBBS ROAD, RUNNING THENCE NORTH 100 FEET ALONG STATE HIGHWAY NUMBER 5, THENCE EAST 350 FEET FROM HIGHWAY DITCH LINE, THEN SOUTH 100 FEET, THENCE WEST 350 FEET TO THE STARTING POINT, BEING A LOT 100 FEET BY 350 FEET.

EXHIBIT "B"
CONDITIONS OF ZONING

The following entitlements are approved subject to the following conditions of approval.

1. Rezoning of parcels 92N09 009 and 92N09 009A from DT-RO to DT-CBD.
2. A Conditional Use Permit is granted to allow attached single-family housing product.
3. A Conditional Use Permit is granted to allow for a new residential development on a parcel assemblage less than 5 acres in size.
4. Variance is granted to LDO Section 7.726.4 to reduce the sidewalk supplemental zone requirement along Dobbs Road.
5. Variance is granted to LDO Section 7.727.2 to allow for a reduction in the minimum block size requirements.
6. Variance is granted to LDO Section 7.729.1(b) to allow for residential units to front onto Open Space.
7. Variance is granted to LDO Section 7.728.4 to allow for the main living spaces of the proposed townhomes to be located on the second floor.
8. Variance is granted to LDO Section 7.,730.2(b) to allow for a privacy fence to replace the required masonry wall when private alleys abut existing residential uses.

Subject to the following conditions of approval:

1) The design of the project shall be substantially similar to site and architectural materials attached in Exhibits C and D to this Ordinance. Any changes to the approved project shall be approved and reviewed for compliance by the Development Process Committee.
2) A maximum of 38 for sale dwelling units are permitted. Townhomes shall be fee simple. Condominiums shall be for sale. All units shall be equipped with separate utility connection and a condominium map shall be recorded.
3) No more than 10 percent of the residential units within the development may be rented by their owner. This restriction shall be memorialized in the covenants for the property, provided to every home buyer, and shall be enforced by the POA.
4) At site plan review, the Applicant shall provide CAD files to confirm the open space provided relative to the density bonus received. If the open space is less than required by the LDO, the Applicant shall be required to decrease their unit count accordingly.
5) The drive aisle into the site shall be oriented directly across from the existing Chattahoochee Technical College entrance on Dobbs Road.
6) Right-of-way shall be dedicated by the Applicant to the City for the construction of a dedicated right-hand turn lane from Dobbs Road onto Main Street as generally shown on the site plan attached as Exhibit C to this Ordinance. The right-of-way

dedication and dedicated turn lane design shall be subject to the approval of the City Engineer and/or the Public Works Department. Should land disturbance require the location of the existing utility pole to be changed, the Applicant shall bear full financial responsibility for its relocation.

7) At the City's discretion, the Applicant shall enter into a Developer's Agreement with the City for the development of the dedicated right-hand turn lane from Dobbs Road onto Main Street.
8) The Sidewalk Supplemental Zone along Dobbs Road shall be reduced commensurate with the right-of-way dedication for the right-hand turn lane onto Main Street. This reduction shall be subject to the approval of City Engineer and/or the Public Works Department.
9) Sidewalk provided along Main Street shall be ten feet (10') in width. Sidewalk along Dobbs Road shall be five feet (5') in width.
10) The mixed-use buildings shall not exceed sixty-four feet (64') in height, as measured from the grade of Main Street. All rooftop utilities must be screened to the satisfaction of the Community Development Director.
11) Commercial buildings shall be designed in anticipation of restaurant uses, including dedicated and reserved grease trap location(s) with underground conduit installed and vent chases to the roof.
12) The Applicant shall provide 86 parking spaces, which may be provided by any combination of covered parking, on-street parking, angled parking, or joint parking agreement. On-street spaces required to satisfy streetscape requirements along Main Street and Dobbs Road shall be provided regardless of any site reconfiguration.
13) Tandem parking spaces are prohibited. This will be confirmed during site plan review.
14) Architectural elevations for the townhomes shall be provided to the City and approved by the Development Process Committee, with all the following features:
    a. Front facades shall have a majority brick and stone frontages, with a variety of finishes and types.
    b. There shall be at least 2 different townhome façade designs, with a variety of colors and accents.
15) Residential balconies for the mixed-use buildings shall not project beyond the building façade.
16) Any public spaces, including the plaza along Main Street, shall be maintained by the Property Owner's Association, which shall, along with the POA for the townhomes, be a part of a Master Association for the overall development.
17) The design professionals of record on the project shall be retained and consulted throughout the design until such time that building plans are approved by the City

of Woodstock. Any changes to architect or engineer shall be approved by the Community Development Director.

18) The proposed project shall comply with reversion standards as described in LDO Section 11.303.
19) Demolition of the existing home at 8271 Dobbs Road shall occur by September 1, 2025. Prior to demolition, the structure shall be secured to the satisfaction of the Building Official.
20) Parcels 92N09 009 and 92N09 009A shall be combined via combination plat, submitted to the City no later than April 11, 2025.

These conditions of zoning are consented to and approved by the Applicant:
DINESH VUDUTHA

By: 

Print Name: Dinesh Vudutha OBO DTWS Investments LLC

Title: Managing Partner

DATE: 02/13/2024

EXHIBIT "C"
SITE PLAN

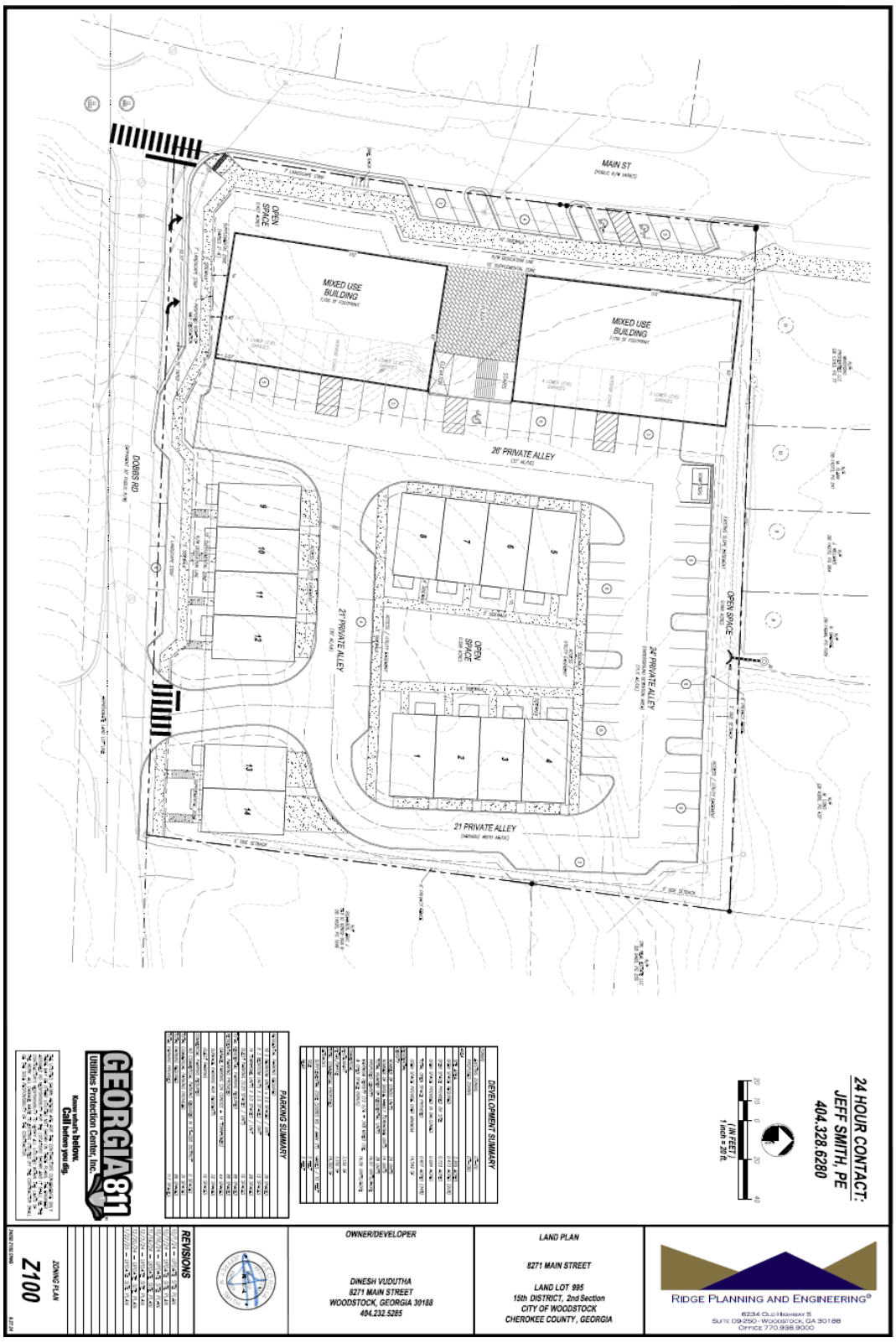


EXHIBIT "D"
ARCHITECTURAL ELEVATIONS





EXHIBIT "D"
ARCHITECTURAL ELEVATIONS



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.**
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: Dinesh Vudutha Phone: [redacted]

Email: [redacted]

Applicant's Information:

Name: Dinesh Vudutha

Address: 5015 Lake Forrest Dr Phone: [redacted]

City, State, Zip: Atlanta, GA, 30342 Email: [redacted]

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

Name: See the attached 'Exhibit A - Property & Owner Information'

Address: _____ Phone: _____

City, State, Zip: _____ Email: _____

Requested Public Hearing (check all that apply):

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

STAFF USE ONLY:

Case: Z # 169-26

Received by: _____

Date Received: _____

Fee Paid: $ _____

Date Accepted: February 16, 2026

PUBLIC HEARING SCHEDULE:

Pre-Application Meeting: _____

Public Input Meeting: _____ @ 11 am

DPC Meeting: March 11, 2026 ~~9 10 a.m~~

Planning Commission: April 2, 2026

City Council: April 27, 2026

CD1

received 2-6-26 12:55pm

Exhibit A – Property & Owner Information

Owner Information:

Name: DTWS Investments LLC

Address: 5015 Lake Forrest Dr, Atlanta, GA 30342

Phone: [redacted]

Email: [redacted]

Property Information:

Location: 8261 Main St, Woodstock, GA 30188

Current Zoning: DT-CBD

Tax Map #: 92 N 02

Parcel #: 009 & 009A

Future Development Map Designation: Urban Village

Adjacent Zonings - North: DT-RO South: DT-CV East: DT-VLR West: DT-CBD

(Note: Parcel 009 & 009A were combined and GIS is yet to record it)

ATTACHMENT B3

Property Information:

Location: See the attached 'Exhibit A - Property & Owner Information'

Parcel Identification Number(s) (PIN): _____ Total Acreage: _____

Property Information:

Location: _____

Current Zoning: _____ Total Acreage: _____

Tax Map #: ____N____ Parcel #: _____ Future Development Map Designation: _____

Adjacent Zonings: North _____ South _____ East _____ West _____

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

See the attached 'Exhibit B - Entitlements Needed'

Proposed Use(s) of Property:

Mixed use development of 9000SF retail & restaurants, 2 multi family fee simple units, 34 single family attached units

Infrastructure Information: *If connecting to new/existing Water/Sewer is required, please fill out and submit the attached Water/Sewer Availability Inquiry.*

Is water available to this site? ☑ Yes ☐ No Jurisdiction: Cherokee

How is sewage from this site to be managed?

Connect to the existing sewer line

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	36	0.287	10.33

Exhibit B – Entitlements Needed

Applicant's Request (Itemize the proposal, including code sections for Variance Requests:

Remove entitlements from ordinance 2025-004

#4 : Variance to reduce the sidewalk supplemental zone along Dobbs Road

Change conditions from ordinance 2025-004

1: This condition would need to be removed or modified for current plan.

#12: Modify condition to allow for additional parking spaces

#17: This condition would need to be removed or modified to allow a new architect to work on the project

New Variances requested

1. Variance to allow for improvement of an existing driveway on Main Street when access can be provided from side street (7.727.3)
2. Variance to allow sidewalk along Main Street to be as narrow as 8' at the NW portion of the property. (This variance is required to fit the sidewalk between the existing power pole and property line to the north)

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? 345 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	36	9.57	344.52
220	Apartment		6.63	

- 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, Dinesh Vudutha, 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 5th day of Feburary, 20 26.

Print Name Dinesh Vudutha.

Applicant 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 5th day of Feburary, 20 26.

Copyright Owner Print Name Dinesh Vudutha

Copyright Owner Signature _____

Sworn to and Subscribed before me this: ____day of _____, 20_____.

Notary Signature: _____

(Notary Seal)

CD1

City of Woodstock
Attn: Utility Billing
12453 HWY 92
Woodstock, GA 30188

770-592-6006

h2o@woodstockga.gov
Mon-Fri 8AM-5PM

Water and/or Sewer Availability by Site Inquiry

Service Type of Interest (Water,Sewer,Both): Both

Service Location (Address,Parcel #s): 8261

Type/Size/Configuration of Development Contemplated: Mixed use development of 9000SF

Entity or Firm Name & Address: DTWS Investments LLC, 5015 Lake Forrest Dr, Atlanta, GA 30342

Contact Name Email & Cell #: dtwsinvestments@gmail.com & 404-232-5285

Inquiring party understands that information received in this process is based upon "best available information at this time" and is subject to change. Inquiring party agrees to communicate only with the designated Single Point-of-Contact or with personnel designated by that Single Point-of-Contact.

Date: 02/05/2026 Signature:

Official Contact Information

Your official single point-of-contact for this inquiry is:

Jeremy Parker – Public Works Director
jparker@woodstockga.gov
770-592-6000 X1710

Application Package Checklist

You must include this checklist with your application package. All items must be submitted and checked off this list or your application will not be accepted.

Forms

- [x] Application for Public Hearing Summary (Pg. 1,2, &3)
- [ ] Applicant Response Statement (Pg. 5, 6, &7) **(Submit one response page for EACH request)**
- [x] Conflict of Interest Certification (Pg. 8)
- [ ] Disclosure Statement (Pg. 9)
- [x] Authorization of Property Owner (Pg. 10) **(One form for EACH property owner)**
- [ ] Property Tax Verification (Pg. 11)
- [ ] Corporate Authorization Form (Pg. 12) **(if you are an attorney or representative signing on behalf of applicant)**
- [x] Fee Calculator (Pg. 13) **(Payment is due at the time of application acceptance)**

Documents to be attached

- [x] Vesting Deed(s) **(For EACH property. Can be obtained from the Cherokee Co. Deeds & Records Office)**
- [ ] Legal Description(s) **(For EACH property, often found on the vesting deed)**
- [x] Boundary Survey
- [ ] Site Plan **(One 24x36 and one 11x17 copy)**
- [x] Location Map **(Shows surrounding lot pattern and street network with subject property identified)**
- [ ] Annexation area map **(For annexation applications only, with pertinent distances identified)**
- [ ] Property Owner's Tax Receipt **(Can be obtained from the Cherokee Co. Tax Commissioner)**
- [x] Existing Site Resources Map **(See application instructions for more info)**
- [x] Future Development Map and Zoning Map with location identified **(Can be found on the GIS mapping portal page at woodstockga.gov)**
- [x] Traffic Study **(required for residential development exceeding 200 dwelling units and non-residential developments exceeding 25,000 square feet only)**
- [x] Public Input Plan **(use the template in the public input policy packet)**
- [x] Public Input meeting notice letter **(use the template in the public input policy packet) (Letter will be approved upon application acceptance)**

If any item listed on this checklist does not apply to you, provide explanation below:

All attachments with finalized versions will be submitted prior to DPC meeting.

APPLICANT RESPONSE STATEMENT ANNEXATIONS AND REZONINGS

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 an annexation and/or rezoning, please respond to the following standards in the form of a written narrative:

1. Explain the intent of the requested zoning.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

3. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.

5. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

6. Whether the proposed zoning is in conformity with the policy and interest of the land use plan.

7. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approved or disapproval of the proposed zoning.

APPLICANT RESPONSE STATEMENT VARIANCES

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 variance, please respond to the following standards in the form of a written narrative. In the case of concurrent variances, a response to the standards below should be provided for each variance requested.

1. Explain requested variance. See the attached 'Exhibit C - Applicant Response Statement'

2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.

3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

4. Such conditions are peculiar to the particular piece of property involved.

5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.

6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.

7. Special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.

8. Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.

9. The condition from which relief or a variance is sought did not result from willful action by the applicant

10. Authorizing the variance will not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

Applicant Response Statement – Variance 1

1. Variance to allow for improvement of an existing driveway on Main Street when access can be provided from side street.
2. There is an existing driveway on Main Street. By using it to connect with the Dobbs Rd entrance it will give a seamless access to the whole development.
3. Utilizing the existing driveway to connect to the Dobbs Rd entrance will not create a practical difficulty or unnecessary hardship. It will make the access seamless to the development.
4. Having multiple entrances to this size of a Mixed use development is not peculiar and specific to this property.
5. There are other developments in the area which have multiple entrances so it will not deprive from other applicants.
6. Granting this variance will not create a substantial detriment to the public good, as the improved existing driveway on Main Street will be designed to meet safety and operational standards.
7. The improvement supports orderly access, enhances site functionality, and remains consistent with the intent of the ordinance while accommodating the project's mixed-use nature.
8. The improvement supports safe circulation and active street frontage and is not merely a matter of convenience to the applicant.
9. The condition requiring relief is not the result of any willful action by the applicant. It is an existing site condition related to the property and current access configuration.
10. Granting this variance will not impair the health, safety, comfort, morals or general welfare.

Applicant Response Statement – Variance 2

1. Variance to allow sidewalk along Main Street to be as narrow as 8' at the NW portion of the property.
2. This variance is required to fit the sidewalk between the existing power pole and property line to the north.
3. This variance will only be required for few feet of the sidewalk and would not create any hardship and blend nicely with the neighboring sidewalk.
4. This is variance request is not peculiar to this property; similar condition might be existing in other locations where power pole is along the street sidewalks.
5. This variance is for a few feet of narrow sidewalk which might be needed in other location as well where power pole is along the street sidewalks so it will not deprive from other applicants.
6. Most of the sidewalk in this development would be the standard 10' then it will transition to 8' for few feet which continues to neighbor sidewalk. This will not be to be the detriment of public good.
7. This variance requirement is not pellicular to this development, this could be to other streets where there is existing utility pole.
8. This variance is required so existing pole need not be relocated for just few feet of smaller sidewalk. It is not for convenience of the applicant.
9. This variance required based on existing conditions and not due to willing action of the applicant.
10. Granting this variance will not impair the health, safety, comfort, morals or general welfare

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.
2. Whether or not there will be significant adverse effect on the surrounding area in which the proposed use will be located.
3. Whether or not the use is otherwise compatible with the surrounding area.
4. Whether or not the use proposed will result in a nuisance as defined under state law.
5. Whether or not quiet enjoyment of surrounding property will be adversely effected.
6. Whether or not property values of surrounding property will be adversely effected.
7. Whether or not adequate provisions are made for parking and traffic considerations.
8. Whether or not the site or intensity of the use 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.
10. Whether or not adequate provisions are made regarding hours of operation.
11. Whether or not adequate controls and limits are placed on commercial and business deliveries.
12. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.
13. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will 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.
15. Whether the applicant has provided sufficient information to allow full consideration of all relevant factors.
16. 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.

17.

CONFLICT OF INTEREST CERTIFICATION

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

Signature of Applicant: _____ Date: 02/05/2026

Print Name: Dinesh Vudutha

Signature of Applicant's Attorney: _____ Date: _____

Print Name: _____ Title: _____

Sworn to and Subscribed before me this: 5th day of February, 2026.

Notary Signature: Tomica Williams

(Notary Seal) Tomica Williams
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 10/16/2026

DISCLOSURE STATEMENT

Nothing in Chapter 36 of OCGA shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

☑ No, I have not made any campaign contribution to City Officials voting on this application exceeding $250 in the past two years.

☐ Yes, I have made campaign contributions to City Officials voting on this application exceeding $250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

Signature of Applicant: _____ Date: 02/05/2026

Print Name: Dinesh Vudutha

Sworn to and Subscribed before me this: 5th day of February, 2026.

Notary Signature: Tomica Williams

(Notary Seal) Tomica Williams
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 10/16/2026

AUTHORIZATON OF PROPERTY OWNER

I, Dinesh Vudutha, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Cherokee County/City of Woodstock, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a request for:

- ☐ Annexation
- ☐ Rezoning
- ☑ Variance
- ☐ Conditional Use Permit
- ☐ Comprehensive Plan Amendment
- ☐ Other: _____

I hereby authorize the City of Woodstock staff, Mayor & City Council, and Planning Commission to inspect the premises which are subject of the application.

Applicant's Information:

Name: Dinesh Vudutha OBO DTWS Investments LLC

Address: [redacted] Phone: _____

City, State, Zip: Atlanta, GA 30342 Fax: _____

Signature of Owner: _____ Date: 02/05/2026

Print Name: DINESH VUDUTHA

Sworn to and Subscribed before me this: 5th day of February, 2026

Notary Signature: Tomica Williams

(Notary Seal) Tomica Williams
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 10/16/2026

PROPERTY TAX VERIFICATION

The undersigned below is authorized to make this application. The undersigned certifies that all City Taxes/ Cherokee County property taxes, billed to date for the parcel listed below have been paid in full the Tax Official of the City of Woodstock, Georgia. In no case shall an application or reapplication for rezoning be processed without such property verification.

*Note: A separate verification form must be completed for each tax parcel included in rezoning request.

Tax Map #: 92 N 02 Parcel #: 009 & 009A

Signature of Applicant: _____ Date: 02/05/2026

Print Name: Dinesh Vudutha

TAX OFFICIAL USE ONLY:

Payment of all property taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below.

Signature of Tax Official: _____ Date: _____

Title: _____

CORPORATE AUTHORIZATION FORM

My name is _____ (hereinafter "Representative"). I am the Representative for _____ (the "Applicant Company") retained to handle the Public Hearing Application for the City of Woodstock for the property located _____. I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant Company's Application to request variances pertaining to certain real property located in the City of Woodstock, Georgia.

In accordance with the requirements for completing a City of Woodstock Application for Public Hearing, I hereby attest that I have reviewed the Public Hearing application and related documents which are being filed simultaneously therewith on behalf of the Applicant Company (collectively, the "Public Hearing Application") to which this Certificate is attached and hereby certify:

(a) That the signature affixed to the Public Hearing Application is in fact the seal of the Representative or a true facsimile thereof; and

(b) That the Representative who executed the Public Hearing Application does in fact occupy the role indicated, that the role that the signer occupies has the authority to execute the Public Hearing Application on behalf of the Applicant Company, and that the signature of said Representative is genuine; and

(c) That the execution of the Public Hearing Application and the filing of the Public Hearing Application by the Representative is with the express permission of the Applicant Company.

Signature of Applicant: _____

Notary Signature: _____

Sworn and subscribed before me this _____ day of _____, _____.

(Notary Seal)

ATTACHMENT B18

Public Hearing Application Fee Calculator

Project Address: 8261 Main St

City: Woodstock State: Georgia Zip: 30188

Total Acreage: 2.365 Parcel ID Number: 92 N 02 009 & 92 N 02 009A

ANNEXATION APPLICATION

No Fee

REZONING APPLICATION

__ 0-19 acres	$750.00	$_____
__ 20-99 acres	$850.00	$_____
__ 100 acres or greater	$1000.00 + $10.00/acre over 99 acres	$_____
__ Conditional Use Permit	$300.00	$_____
__ Condition Amendment	$300.00	$400
__ with Concurrent Variances	$100.00/variance	
	# of Variances ____ * $100.00 =	$_____

VARIANCE/ZONE TEXT AMENDMENT APPLICATIONS

__ Variances	$300.00 for first Variance + $100.00/additional variance	
	$300.00 + $100.00 per additional request (1) =	$400
__ Zone Text Amendment	$750.00	$_____

Total Fees Due: $800

Payment is due at the time of Application acceptance. The City of Woodstock accepts cash, checks made out to the City of Woodstock, or credit cards using our Credit Card Authorization form.

Applicant: Dinesh Vudutha

Applicant Email: [redacted] Phone: [redacted]

Applicant Signature: _____

STAFF USE ONLY:

Case: ____ # _____ Amount Confirmed by: _____ Date Paid: _____

Date Received: _____ Payment Received by: _____ Receipt Number: _____

ENTITLEMENT DOCUMENT FOR Z#162-24.

The following entitlements were granted by City Council, along with the following COAs. The entitlements that are nullified by the proposed development are *italicized.* The conditions that must be amended in order to develop the site as proposed are **bolded.** Additional conditions that must be amended to accommodate future City infrastructure projects are underlined. Staff commentary on the proposed changes are found in red as subsections under the affected entitlements or conditions.

Entitlements:

1) Rezoning of parcels 92N09 009 and 92N09 009A from DT-RO to DT-CBD.
2) A Conditional Use Permit is granted to allow attached single-family housing product.
3) A Conditional Use Permit is granted to allow for a new residential development on less than 5 acres in size.
4) *Variance is granted to LDO Section 7.726.4 to reduce the sidewalk supplemental zone along Dobbs Road.*
    a. Updated site design indicates that a minimum 8' sidewalk supplemental zone, as required off of D-type streets by the Land Development Ordinance, is shown along the entirety of the Dobbs Road frontage. Therefore, the above entitlement is no longer needed.
5) Variance is granted to LDO Section 7.727.2 to allow for a reduction in the minimum block size standards.
6) Variance is granted to LDO Section 7.729.1(b) to allow residential units to front onto open Space.
7) Variance is granted to LDO Section 7.728.4 to allow for the main living spaces of the proposed townhomes to be located on the second floor.
8) Variance is granted to LDO Section 7.730.2(b) to allow for a privacy fence to replace the required masonry wall when private alleys abut existing residential uses.

Conditions:

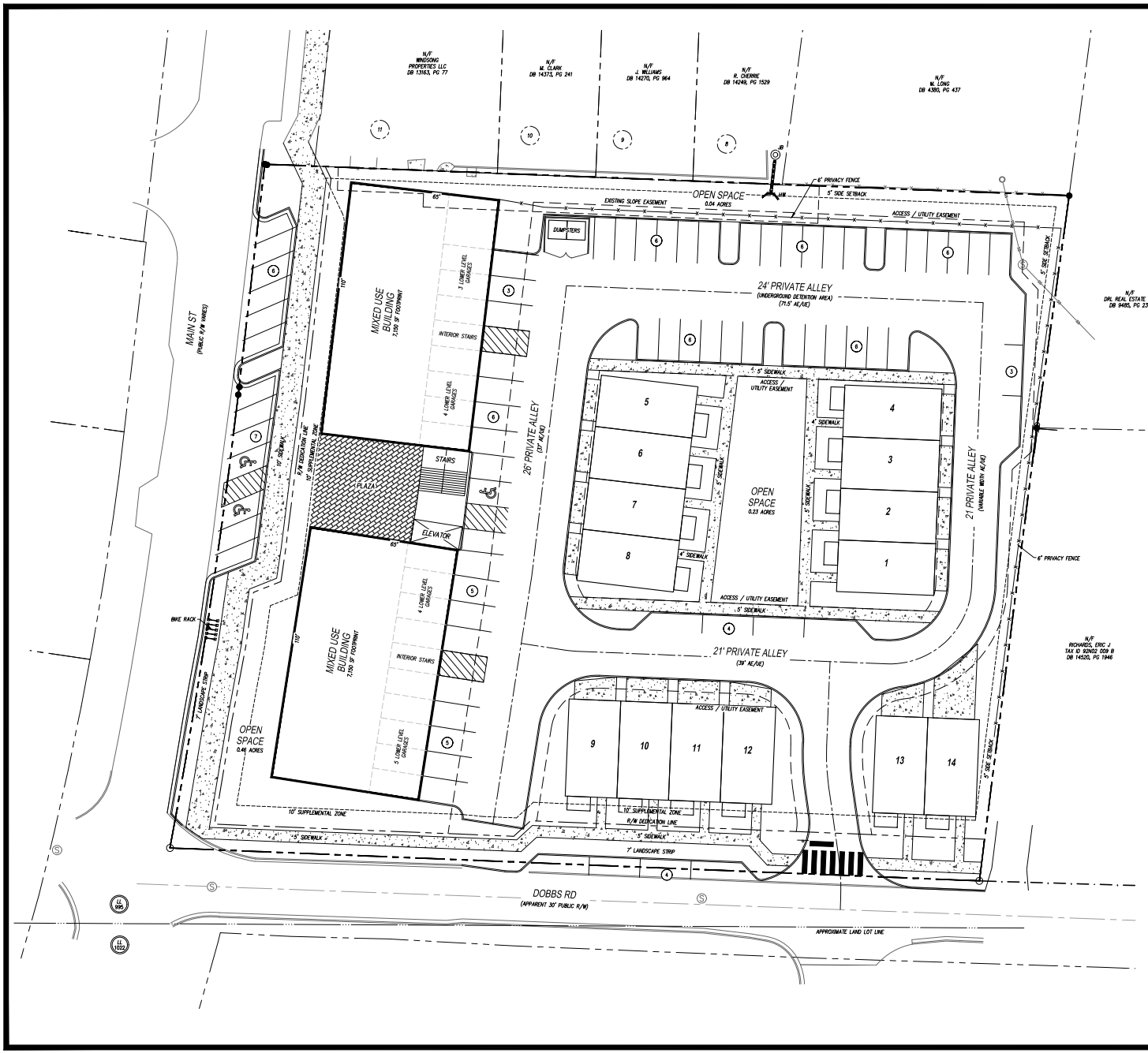
1) **The design of the project shall be substantially similar to site and architectural materials attached in Exhibits C and D to this Ordinance. Any changes to the approved project shall be approved and reviewed for compliance by the Development Process Committee.**
    a. The original site design are architectural materials have changed greatly from this project compared to its original conception. The original conception featured two, four-story mixed-use buildings along the Main Street frontage, with townhomes located behind. The updated design presents two commercial buildings (one- and two-stories) and one mixed-

use building (three-story) along the Main Street frontage and townhomes located behind. The townhomes are increased in number and are allocated along a differing street network than what was originally proposed.

2) A maximum of 38 for sale dwelling units are permitted. Tonwhomes shall be fee simple. Condominiums shall be for sale All units shall be equipped with separate utility connection and a condominium map shall be recorded.
3) No more than 10 percent of the residential units within the development may be rented by their owner. This restriction shall be memorialized in the covenants for the property, provided to every home buyer, and shall be enforced by the POA.
4) At site plan review, the Applicant shall provide CAD files to confirm the Open Space provide relative to the density bonus received. If the Open Space is less than required by the LDO, the Applicant shall be required to decrease their unit count accordingly.
5) The drive aisle into the site shall be oriented directly across from the existing Chattahoochee Technical College entrance on Dobbs Road.
6) Right-of-way shall be dedicated by the Applicant to the City for the construction of a dedicated right-hand turn land from Dobbs Road onto Main Street as generally shown on the site plan attached as Exhibit C to this Ordinance. This right of way dedication and dedicated turn lane design shall be subject to the approval of the City Engineer and/or the Public Works Department. Should land disturbance require the location of the existing utility pole to be changed, the Applicant shall bear full financial responsibility for its relocation.
    a. Future infrastructure plans for the Dobbs and Main intersection have pointed away from the addition of a right-hand turn lane, instead opting for a miniature roundabout that may need to change the verbiage located within this COA.
7) At the City's discretion, the Applicant shall enter into a Developer's Agreement with the City for the development of the dedicated right-hand turn lane from Dobbs Road onto Main Street.
    a. Similar to above, updated plans may change the verbiage of this COA.
8) The Sidewalk Supplemental zone along Dobbs Road shall be reduced commensurate with the right-of-way dedication for the right-hand turn lane onto Main Street. This reduction shall be subject to the approval of City Engineer and/or the Public Works Department.
    a. Similar to above, updated plans may change the verbiage of this COA.
9) **Sidewalk provided along Main Street shall be ten feet (10') in width. Sidewalk along Dobbs Road shall be five feet (5') in width.**
    a. Applicant is requesting a Variance to decrease the sidewalk width on the northwest corner of the site from 10' down to 8'. The condition would need to be changed should the Council approve the Variance.

10) The mixed-use buildings shall not exceed sixty-four feet (64') in height, as measured from the grade on Main Street. All rooftop utilities must be screened to the satisfaction of the Community Development Director.
11) Commercial buildings shall be designed in anticipation of restaurant uses, including dedicated and reserved great trap locations with underground conduit installed and vent chases to the roof.
12) **The Applicant shall provide 86 parking spaces, which may be provided by any combination of covered parking, on-street parking, angled parking, or joint parking agreement. On-street spaces required to satisfy streetscape requirements along Main Street and Dobbs Road shall be provided regardless of any site configuration.**
    a. The Applicant has changed the number of parking spaces to 96 spaces on the proposed plan. Eleven are on-street parking, seventeen are surface parking within the development, and sixty-eight are proposed as garage spaces within the townhomes. Only 81 parking spaces are required by code.
13) Tandem parking spaces are prohibited. This will be confirmed during site plan review.
14) Architectural elevations for the townhomes shall be provided to the City ad approved by the Development Process Committee, with all the following features:
    a. Front facades shall have a majority brick and stone frontages, with a variety of finishes and types.
    b. There shall be at least 2 different townhome façade designs, with a variety of colors and accents.
15) Residential balconies on the mixed-use buildings shall not project beyond the building façade.
16) Any public spaces, including the plaza along Main Street, shall be maintained by the Property Owner's Association, which shall, along with the POA for the townhomes, be a part of a Master Association for the overall development.
17) **The design professionals of record on the project shall be retained and consulted throughout the design until such time that building plans are approved by the City of Woodstock. Any changes to architect or engineer shall be approved by the Community Development Director.**
    a. The architect who developed the elevations for the previous iteration of the project is not attached to the project any longer.
18) The proposed project shall comply with reversion standards as described in LDO Section 11.303.
19) Demolition of the existing home at 8271 Dobbs Road shall occue by September 1, 2025. Prior to demolition, the structure shall be secured to the satisfaction of the Building official.

20) Parcels 92N09 009 and 92N09 009A shall be combined via combination plat, submitted to the City no later than April 11, 2025.



24 HOUR CONTACT:
JEFF SMITH, PE
404.328.6280

20 10 0 20 40
(IN FEET)
1 inch = 20 ft.

DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	DT-RG
PROPOSED ZONING	DT-CBD
AREA	
SITE AREA	2.365 ACRES
OPEN SPACE REQUIRED	0.473 ACRES (20%)
OPEN SPACE PROVIDED ON SITE	0.729 ACRES
OPEN SPACE PROVIDED IN BALCONIES	0.065 ACRES
TOTAL OPEN SPACE PROVIDED	0.794 ACRES (33%)
OPEN SPACE PROVIDE OVER MINIMUM	14,000 SF
RESIDENTIAL	
DENSITY	
NUMBER OF CONDO UNITS	24 UNITS
NUMBER OF SINGLE FAMILY TOWNHOME UNITS	14 UNITS
TOTAL NUMBER OF RESIDENTIAL UNITS	38 UNITS
PROPOSED DENSITY	16.07 UNITS/ACRE
MAXIMUM DENSITY (12 U/A + 34% MIXED USE & OPEN SPACE BONUS)	16.08 UNITS/ACRE
COMMERCIAL	
RESTAURANT	7,150 SF
RETAIL/OFFICE	7,150 SF
TOTAL COMMERCIAL PROPOSED	14,300 SF
SETBACKS	
SUPPLEMENTAL ZONE (DOBBS RD / MAIN ST)	10 FEET / 10 FEET
SIDE	5 FEET
REAR	5 FEET

PARKING SUMMARY	
RESIDENTIAL PARKING REQUIRED	
18 2 BEDROOM UNITS x 2.0 SPACES / UNIT	36 SPACES
6 3 BEDROOM UNITS X 2.0 SPACES / UNIT	12 SPACES
14 TOWNHOME UNITS X 2.0 SPACES / UNIT	28 SPACES
GUEST PARKING (0.25 SPACES / UNIT)	10 SPACES
TOTAL RESIDENTIAL PARKING REQUIRED	86 SPACES
RESIDENTIAL PARKING PROVIDED	86 SPACES
GARAGE PARKING (24 CONDOS + 14 TOWNHOMES)	44 SPACES
SURFACE PARKING FOR RESIDENTS	32 SPACES
GUEST PARKING	10 SPACES
COMMERCIAL PARKING REQUIRED	
7,150 SF RESTAURANT (7 SPACES / 1,000 SF)	50.1 SPACES
7,150 SF RETAIL (3.33 SPACES / 1,000 SF)	23.8 SPACES
COMMERCIAL PARKING REQUIRED	74 SPACES
TOTAL COMMERCIAL PARKING PROVIDED	31 SPACES
TOTAL PARKING REQUIRED	160 SPACES
TOTAL PARKING PROVIDED	117 SPACES

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THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RIDGE PLANNING AND ENGINEERING
6234 OLD HIGHWAY 5
SUITE D9-250 · WOODSTOCK, GA 30188
OFFICE 770.383.8000

LAND PLAN
8271 MAIN STREET
LAND LOT 995
15th DISTRICT, 2nd Section
CITY OF WOODSTOCK
CHEROKEE COUNTY, GEORGIA

OWNER/DEVELOPER
DINESH VUDUTHA
8271 MAIN STREET
WOODSTOCK, GEORGIA 30188
404.232.5285

GEORGIA REGISTERED No. 33121 PROFESSIONAL ENGINEER JEFFREY M. SMITH

REVISIONS
10/1/24 – UPDATE SITE PLAN
10/7/24 – UPDATE SITE PLAN
10/16/24 – UPDATE SITE PLAN
11/19/24 – UPDATE SITE PLAN
12/3/24 – UPDATE SITE PLAN

ZONING PLAN
Z100

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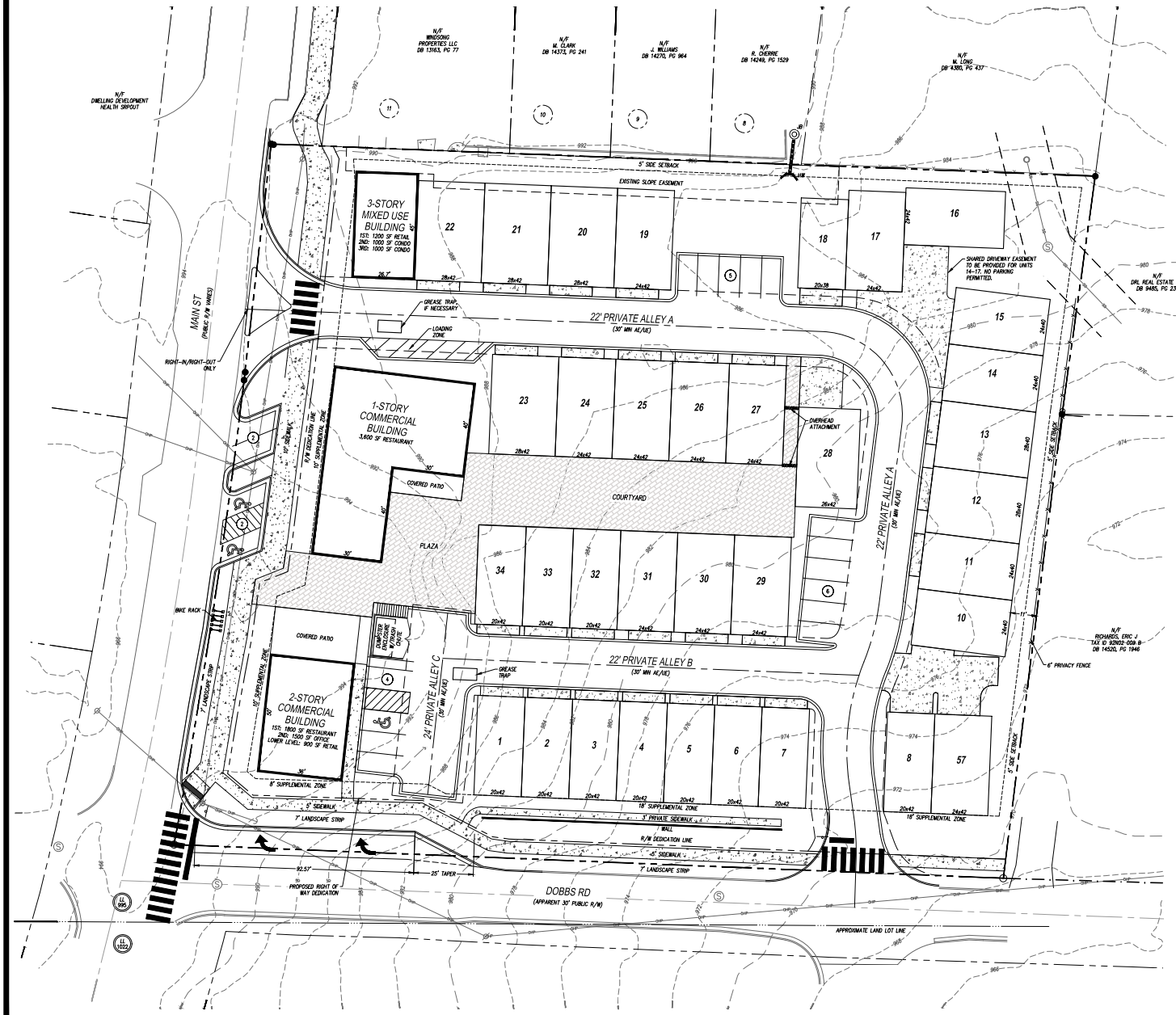

24 HOUR CONTACT:
JEFF SMITH, PE
404.328.6280

20 10 0 20 40
(IN FEET)
1 inch = 20 ft.

*STORMWATER MANAGEMENT TO BE PROVIDE UNDER ALLEYS

DEVELOPMENT SUMMARY		
ZONING		
	EXISTING ZONING	DT-CBD
AREA		
	SITE AREA	2.365 ACRES
	OPEN SPACE REQUIRED	0.473 ACRES (20%)
	OPEN SPACE PROVIDED ON SITE	0.640 ACRES
	OPEN SPACE PROVIDED IN BALCONIES	0.000 ACRES
	TOTAL OPEN SPACE PROVIDED	0.640 ACRES (27%)
	OPEN SPACE PROVIDE OVER MINIMUM	7,274 SF
RESIDENTIAL DENSITY		
	NUMBER OF SINGLE FAMILY TOWNHOME UNITS	34 UNITS
	NUMBER OF CONDO UNITS	2 UNITS
	PROPOSED DENSITY	15.22 UNITS/ACRE
	MAXIMUM DENSITY (12 U/A + 27% MIXED USE & OPEN SPACE BONUS)	15.24 UNITS/ACRE
COMMERCIAL		
	RESTAURANT	5,400 SF
	RETAIL/OFFICE	3,600 SF
	TOTAL COMMERCIAL PROPOSED	9,000 SF
SETBACKS		
	SUPPLEMENTAL ZONE (DOBBS RD. / MAIN ST)	8 FEET / 10 FEET
	SIDE	5 FEET
	REAR	5 FEET

PARKING SUMMARY		
RESIDENTIAL PARKING REQUIRED		
	2 2 BEDROOM CONDO UNITS X 2.0 SPACES / UNIT	4 SPACES
	34 TOWNHOME UNITS X 2.0 SPACES / UNIT	68 SPACES
	GUEST PARKING (0.25 SPACES / UNIT)	9 SPACES
TOTAL RESIDENTIAL PARKING REQUIRED		81 SPACES
RESIDENTIAL PARKING PROVIDED		81 SPACES
	GARAGE PARKING (34 TOWNHOMES)	68 SPACES
	SURFACE PARKING FOR RESIDENTS	4 SPACES
	GUEST PARKING	9 SPACES
COMMERCIAL PARKING REQUIRED		
	NO COMMERCIAL PARKING REQUIRED IN DT-CBD DISTRICT	0 SPACES
TOTAL COMMERCIAL PARKING PROVIDED		6 SPACES
TOTAL PARKING REQUIRED		81 SPACES
TOTAL PARKING PROVIDED		87 SPACES

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RIDGE PLANNING AND ENGINEERING
6234 OLD HIGHWAY 5
SUITE D9-250 • WOODSTOCK, GA 30188
OFFICE 770.383.9000

LAND PLAN
8271 MAIN STREET
LAND LOT 995
15th DISTRICT, 2nd Section
CITY OF WOODSTOCK
CHEROKEE COUNTY, GEORGIA

OWNER/DEVELOPER
DINESH VUDUTHA
8271 MAIN STREET
WOODSTOCK, GEORGIA 30188
404.232.5285

REVISIONS

10/1/24 – UPDATE SITE PLAN
10/7/24 – UPDATE SITE PLAN
10/16/24 – UPDATE SITE PLAN
11/19/24 – UPDATE SITE PLAN
12/3/24 – UPDATE SITE PLAN
12/20/24 – UPDATE SITE PLAN
2/24/26 – UPDATE SITE PLAN
3/11/26 – UPDATE SITE PLAN
4/23/26 – UPDATE SITE PLAN

ZONING PLAN
Z100

24050 Z100.DWG 9.27.24

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ATTACHMENT F1

A&R Engineering, Inc.

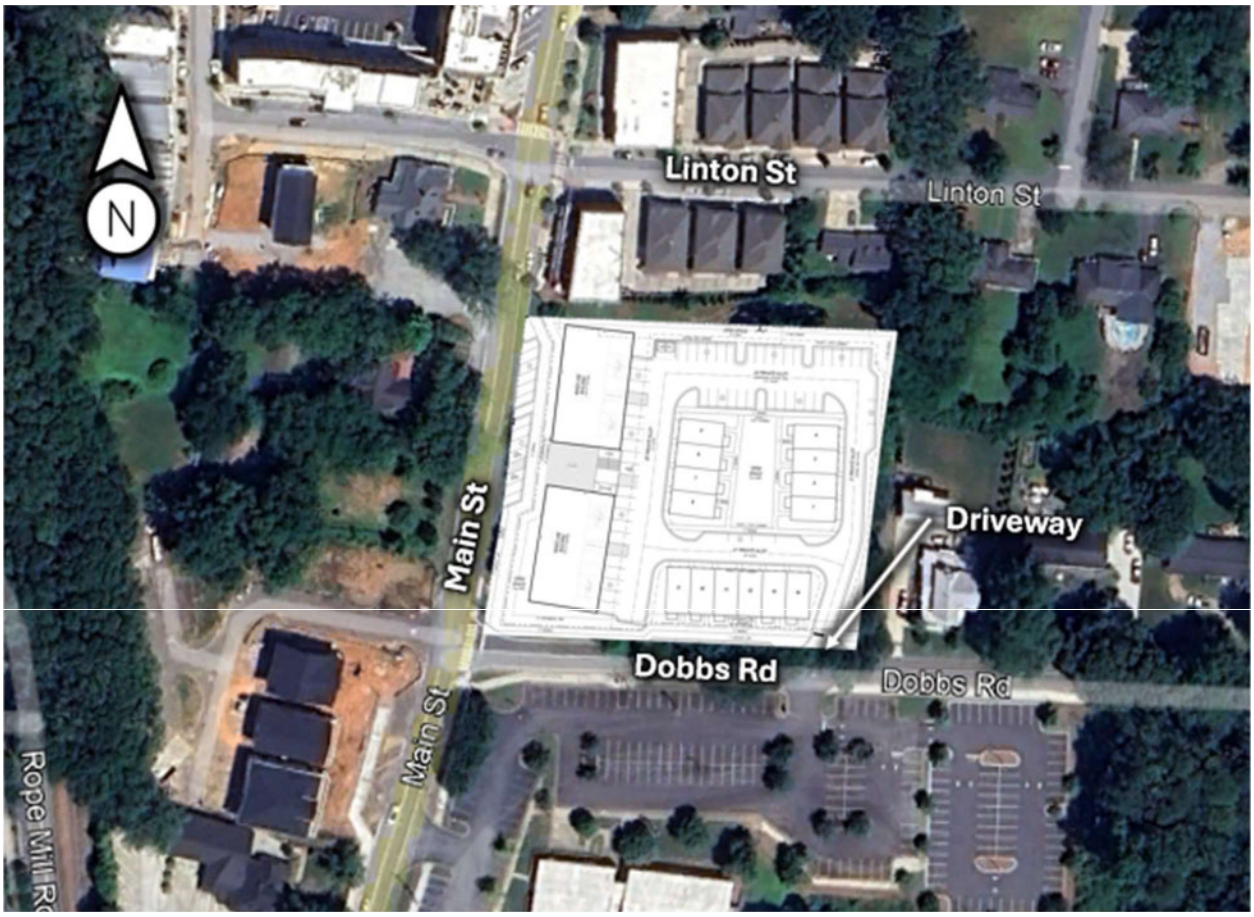


Memorandum

To: DTWS Investments
From: Abdul Amer, PE
Date: October 28, 2024
Subject: Trip Generation Memorandum for a proposed Mixed-Use Development At 8271 Main Street Woodstock, Georgia | A&R 24-207

The purpose of this memorandum is to estimate the trip generation that will result from the proposed mixed-use development at 8271 Main Street Woodstock, Georgia. The location of the development is shown below. The proposed development will consist of:

- 14 units of Single-Family Attached Housing
- 24 units of Multifamily Housing (Low-Rise)
- 7,150 SF of Strip Retail Plaza (<40k)
- 7,150 SF of High-Turnover (Sit-Down) Restaurant



The proposed development will have one full access driveway on Dobbs Road.

A&R Engineering, Inc.

METHODOLOGY

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 Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the following ITE Land Uses: *215 – Single-Family Attached Housing, 220 – Multifamily Housing (Low-Rise)-Not Close to Rail Transit,822 – Strip Retail Plaza (<40k) and 932 – High-Turnover (Sit-Down) Restaurant.*

Land Use: 215 – Single-Family Attached Housing: This land use includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space. The ITE database for this land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

Land Use: 220 – Multifamily Housing (Low-Rise)-Not Close to Rail Transit: This land use includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels).

Land Use: 822 – Strip Retail Plaza (<40k): A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA).

Land Use: 932 – High-Turnover (Sit-Down) Restaurant: This land use includes any fast-food restaurant that provides drive-through service only. The restaurant is typically housed in a very small building. It may provide a limited amount of outside seating at which there usually is no table service.

TRIP GENERATION

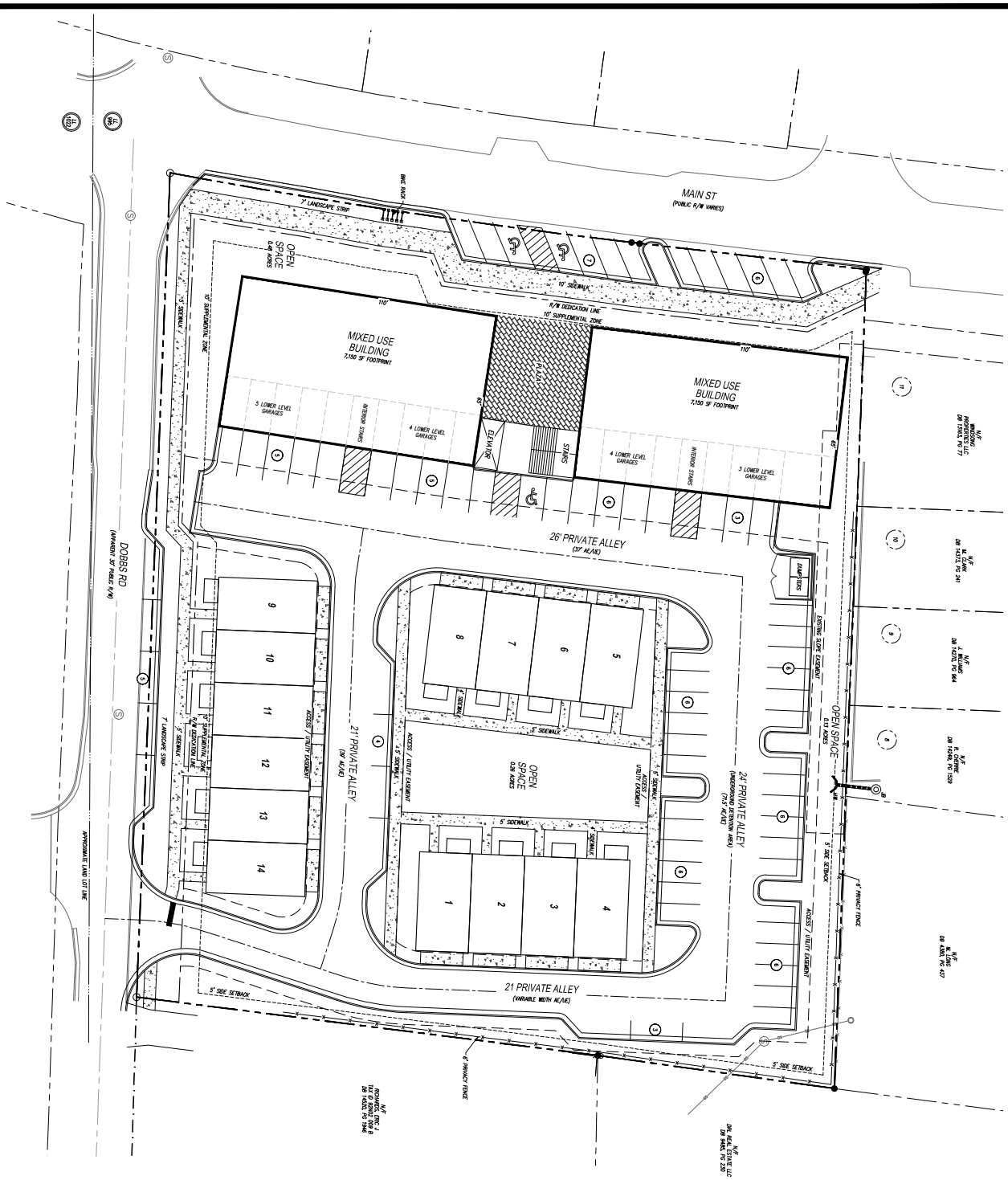
The results of the analysis for the proposed development are shown in Table 1, below.

TABLE 1 – TRIP GENERATION FOR PROPOSED DEVELOPMENT

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
ITE 215 - Single-Family Attached Housing *	14 units	2	5	7	5	3	8	56
mixed-use reduction		-1	-1	-2	-1	-1	-3	-20
ITE 220 - Multifamily Housing (Low-Rise)-Not Close to Rail Transit	24 units	7	23	30	19	12	31	229
mixed-use reduction		-2	-4	-6	-6	-5	-10	-81
ITE 822 - Strip Retail Plaza (<40k)	7,150 sf	14	9	23	31	30	61	531
mixed-use reduction		-2	-1	-3	-2	-3	-5	-41
ITE 932 - High-Turnover (Sit-Down) Restaurant	7,150 sf	38	30	68	39	26	65	766
mixed-use reduction		-3	-2	-5	-4	-4	-8	-60
Passby Trips (0%) 43%		0	0	0	-15	-9	-24	-240
Total without Reductions		**61**	**67**	**128**	**94**	**71**	**165**	**1,582**
Total with Reductions		**53**	**59**	**112**	**66**	**49**	**115**	**1,140**

*Average rate used for AM and PM peak hour and fitted curve was used for 24-hour two way for Land Use 215

Based on trip generation rates published in the Institute of Transportation Engineer's Trip Generation Manual, 11th edition, the proposed mixed-use development will generate 112 new external two-way trips in the AM peak hour, 115 new external two-way trips in the PM peak hour, and 1,140 new external two-way trips in a 24-hour duration.



DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	I1
PROPOSED ZONING (WITH VARIANCE)	I1-MD
AREA	
SITE AREA	2.961 ACRES
OPEN SPACE REQUIRED	0.473 ACRES (16%)
OPEN SPACE PROVIDED	0.989 ACRES (34%)
OPEN SPACE OVER REQUIRED AREA	11,250 SF
RESIDENTIAL	
DENSITY	
MAXIMUM DENSITY	
(10 U/A + 30K MXD USE BONUS = 12.25K)	14.47 UNITS/ACRE
NUMBER OF SINGLE FAMILY TOWNHOME UNITS	34 UNITS
TOTAL NUMBER OF RESIDENTIAL UNITS	38 UNITS
	16.07 UNITS/ACRE
COMMERCIAL	
RESTAURANT	7,150 SF
RETAIL/OFFICE	7,150 SF
TOTAL COMMERCIAL PROPOSED	14,300 SF
SETBACKS	
SUPPLEMENTAL ZONE (50986 / I80 / MAIN ST)	10 FEET / 10 FEET
SIDE	5 FEET
REAR	5 FEET

PARKING SUMMARY

RESIDENTIAL PARKING REQUIRED	38 SPACES
28 2 BEDROOM UNITS X 2.25 SPACES / UNIT	63 SPACES
6 3 BEDROOM UNITS X 2.5 SPACES / UNIT	15 SPACES
14 TOWNHOME UNITS X 2.0 SPACES / UNIT	28 SPACES
GUEST PARKING (0.25 SPACES / UNIT)	10 SPACES
TOTAL RESIDENTIAL PARKING REQUIRED	86 SPACES
RESIDENTIAL PARKING PROVIDED	44 SPACES
GARAGE PARKING (24 CONDOS + 14 TOWNHOMES)	10 SPACES
SURFACE PARKING FOR RESIDENTS	54 SPACES
GUEST PARKING	98 SPACES
COMMERCIAL PARKING REQUIRED	74 SPACES
7,150 SF RETAIL/OFFICE (1 SPACES / 1,000 SF)	24 SPACES
7,150 SF RETAIL (3.33 SPACES / 1,000 SF)	74 SPACES
COMMERCIAL PARKING REQUIRED	32 SPACES
TOTAL COMMERCIAL PARKING PROVIDED	106 SPACES
TOTAL PARKING PROVIDED	

24 HOUR CONTACT:

JEFF SMITH, PE
404.328.6280

20 10 0 20 40
(IN FEET)
1 inch = 20 ft.
NORTH

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN. THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

OWNER/DEVELOPER

DINESH VUDUTHA
8271 MAIN STREET
WOODSTOCK, GEORGIA 30188
404.232.5285

LAND PLAN

8271 MAIN STREET

LAND LOT 995
15th DISTRICT, 2nd Section
CITY OF WOODSTOCK
CHEROKEE COUNTY, GEORGIA

RIDGE PLANNING AND ENGINEERING
6234 OLD HIGHWAY 5
SUITE D9-250 - WOODSTOCK, GA 30188
OFFICE 770.938.9000

REVISIONS

10/7/24 – UPDATE SITE PLAN
10/7/24 – UPDATE SITE PLAN
10/16/24 – UPDATE SITE PLAN

ZONING PLAN

Z100

24080 Z100.DWG

6.27.24

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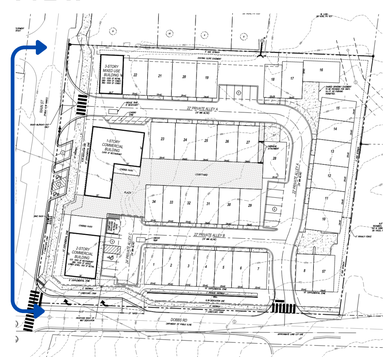
AI GENERATED IMAGERY

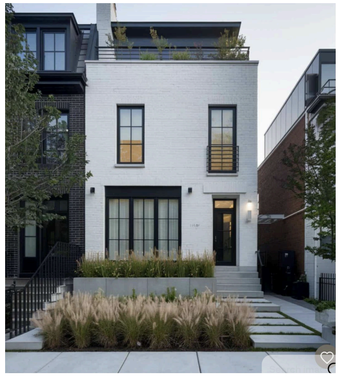


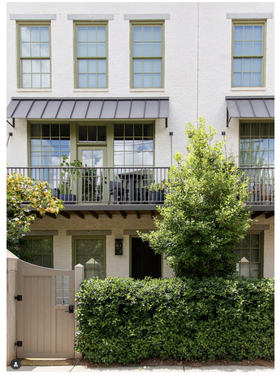
VIEW





PRECEDENT



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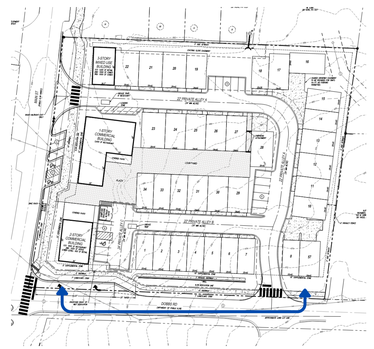

CENTRAL PLAZA & COURTYARD VIEWS











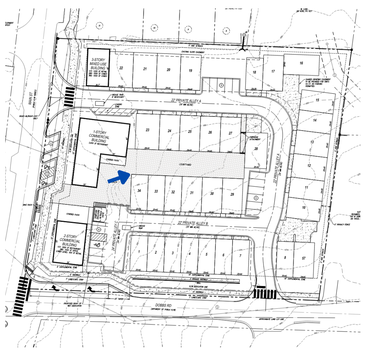

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PLAZA PRECEDENT







GARDEN CONCEPT PLAN FOR CENTRAL COURTYARD



RESIDENTIAL COURTYARD PRECEDENT









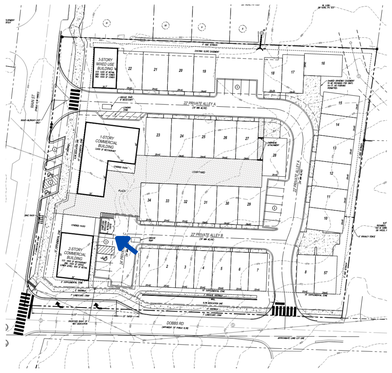
COMMERCIAL TRASH ENCLOSURE



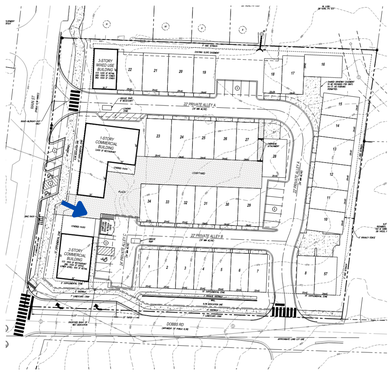




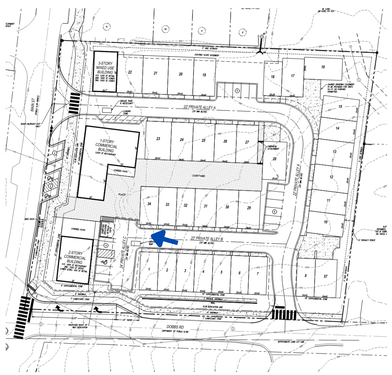
VIEW FROM LOWER PARKING LOT



VIEW FROM PLAZA



VIEW FROM LOWER DRIVE AISLE





Example: Chute fed trash compactor

AGENDA ITEM NO. 7.5

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	May 18, 2026
SUBMITTED BY:	Natalie Faustine, Community Development
ITEM TYPE:	Presentation and Discussion Items
AGENDA SECTION:	PUBLIC HEARING
SUBJECT:	**Consideration of CUP#095-26: 9845 Main St (Public Hearing & Vote)**
SUGGESTED ACTION:	Request for consideration of CUP#095-26. Staff recommends denial a Conditional Use Permit for a "Gas/Fuel Station" use and concurrent Variances at 9845 Main Street.

ATTACHMENTS:

CUP#095-26 CC Memo.pdf
FINAL PC SR CUP#095-26 - 9845 Main St Gas Station.pdf
ATTACHMENT A - Site Plan.pdf
ATTACHMENT B - CUP095-26 Responses to Criteria Questions.pdf
ATTACHMENT C - Environmental Report.pdf
ATTACHMENT D - 5MileRadius_GasStations_20260416.pdf
ATTACHMENT E - Public Input Report_Redacted.pdf

DATE: May 18, 2026

TO: Woodstock City Council

FROM: Natalie Faustine, MPA
Planner I

SUBJECT: Project CUP#095-26

EXECUTIVE SUMMARY

The Applicant, Tejas Patel, has requested a Conditional Use Permit (CUP) to operate a "Gas/Fuel Station" at 9845 Main Street. The project site is located just south of the intersection of Highway 92 and Main Street. The proposed use would require redevelopment of the site, including a new ±4,000 SF retail building and the installation of fuel tanks, pumps, and a canopy.

PLANNING COMMISSION RECOMMENDATION

On May 7, 2026, the Planning Commission considered the project. The link to the Planning Commission agenda and video can be found online at:
https://www.woodstockga.gov/your_government/meetings_agendas_and_minutes.php

Planning staff provided an overview of the applicant's requests and the Development Process Committee recommendation. The applicant team provided a brief presentation to the Commission regarding the proposed development.

Following discussion, the Planning Commission voted to recommend City Council denial of the CUP and Variances.

DATE: May 7, 2026

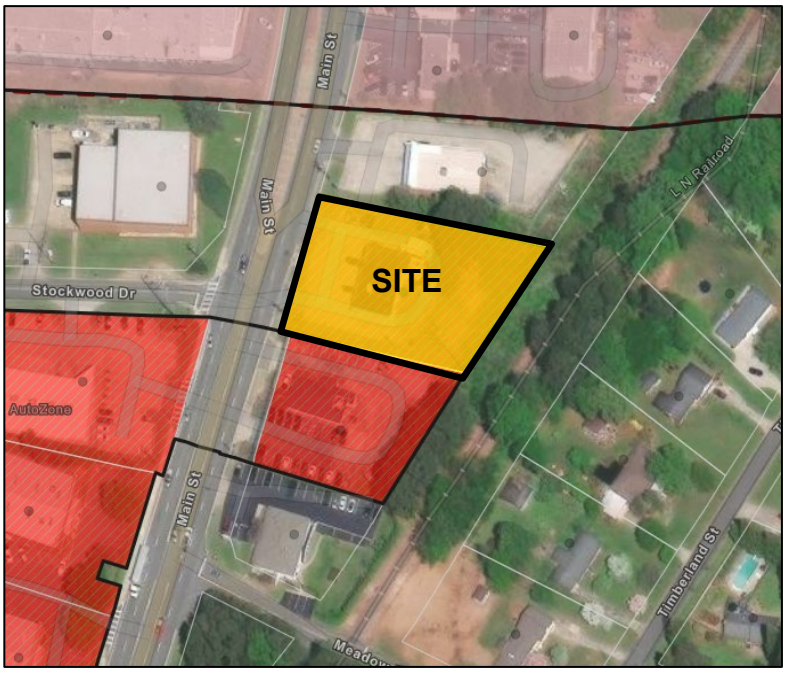
TO: Woodstock Planning Commission

FROM: Natalie Faustine, MPA. Planner I

SUBJECT: Project No. CUP#095-26
9845 Main St Gas Station Development

RECOMMENDATION:

Staff recommends denial of a Conditional Use Permit (CUP) for a "Gas/Fuel Station" at 9845 Main Street and concurrent variances.



Vicinity Map

EXECUTIVE SUMMARY

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More details about the project are included below. Attachment A contains the proposed site plan, and Attachment B shows the applicant's responses to the criteria questions.

BACKGROUND

Table 1 provides general property information for the Project site and surrounding land use.

Table 1: General Property and Surrounding Land Use Information	
Address	9845 Main Street
Council Ward	2 – Potts
Tax ID # (TIN)	15N18A087
Parcel ID #	15-1238-0003
Site Acreage	± 0.84
Proposed Use	Gas/Fuel Station with ±4,000 SF convenience store
Future Development Map	Workplace Center
Current Zoning	GC (General Commercial) with Gateway Overlay
Current Development	Retail
Streets Information	Main Street is a City-owned street.
Surrounding Neighborhood: North	GC
South	County R-20
East	County GC
West	GC

Zoning History

The City annexed this parcel in 2016 to correct a possible mapping error. For at least 15 years, the property owner, the County, and the City all believed it was already within the city limits.

Business History

According to the applicant-provided environmental reports, provided as Attachment C, a Shell gas station operated on this site from 1977 to 1998. Three underground fuel tanks were installed in March of 1977. The tanks held only gasoline, and no diesel. The fuel tanks were last used in December of 1998, with the tanks being removed from the site shortly after. After the underground fuel tanks were removed, it seems the site was monitored for a few years as the paperwork went through to ensure the site was not contaminated. The case appears to have been officially closed in 2002. The site then became a multi-tenant commercial building with Carol's Cleaner and FoodMart as tenants. Carol's Cleaner closed in 2021, and a tire shop opened in its place.

PROJECT DESCRIPTION

The Applicant, Tejas Patel, has requested a CUP to operate a "Gas/Fuel Station" business at 9845 Main Street. The ± 0.84-acre subject property is currently improved with an existing ± 3,321 SF multi-tenant business space with two retail suites. A tire shop, Ortiz Tires LLC, and a convenience store, FoodMart, are currently operating out of the units. According to

the applicant-provided environmental report, the site was previously a gas station, but has not operated as one for over 20 years.

The applicant proposes installing underground fuel tanks for four new fuel pumps, along with a canopy to cover them, as is typical for gas stations. Additionally, the applicant proposes demolishing the existing building to construct a new, larger retail suite. The new building would be 4,000 SF, approximately 680 SF larger than the existing one, and set farther back on the site to accommodate the gas pumps, the drive aisles, and parking. Two variances are requested: one to reduce the front setback from 40 feet to 20 feet, and another to allow 12 parking spaces instead of the required 16.

Access to the site is provided by an existing driveway that the applicant is proposing as a one-way entrance from Main Street, with a separate existing driveway proposed for exiting the site. Vehicles traveling north on Main Street can enter the site directly by turning right, while southbound drivers must cross two northbound lanes to access the entrance. No turn lane exists here, and no new turn lane is proposed for this project.

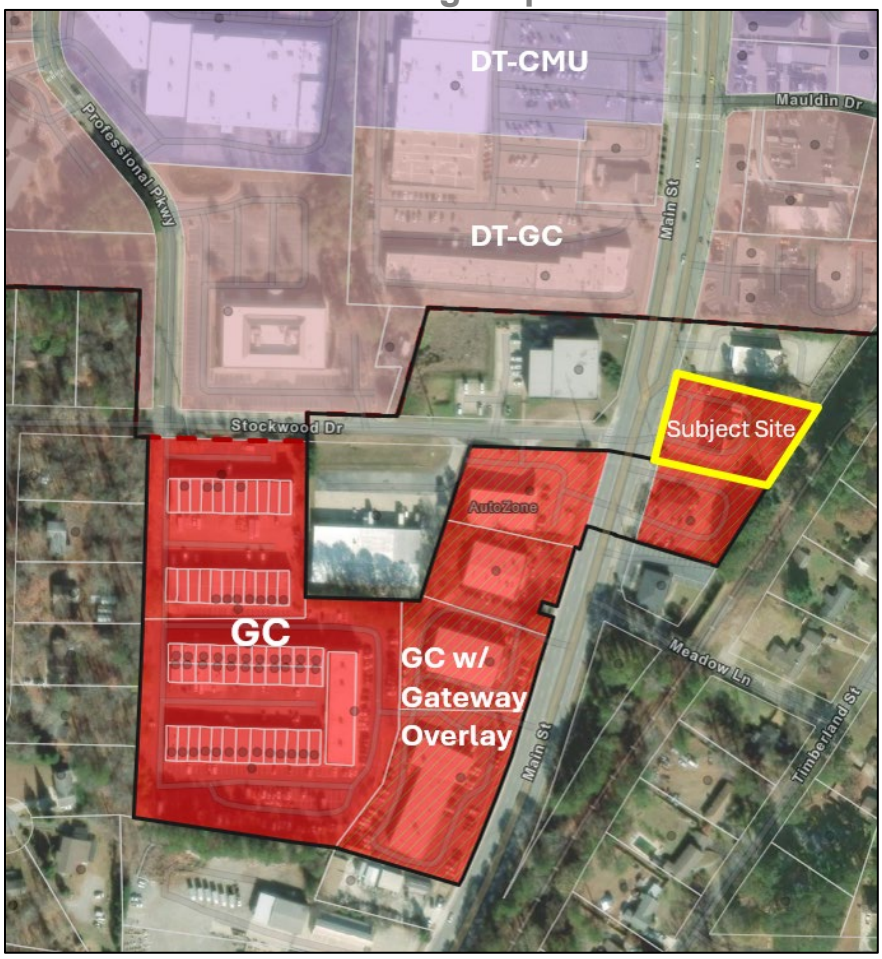
Due to the limited size of the site, most internal circulation is limited to one-way drive aisles. The only two-way drive aisle is located between the proposed gas pumps and adjacent parking spaces. The site does not include a designated loading area, which is a site development requirement, so merchandise deliveries would need to occur within this two-way drive aisle.

ANALYSIS

Consistency with the Land Development Ordinance (LDO)

The GC (General Commercial) zoning district is intended for a mix of uses compatible with regional-serving and highway-oriented developments. The Gateway Overlay is intended to guide the style and quality of development along major throughfares. In addition to the requested variances, the site plan does not demonstrate that the project meets the Gateway Overlay's basic landscaping and screening requirements. Required streetscape plantings, a consistent landscaped buffer along the frontage, and screening of parking and service areas are not provided. Because the site is already very constrained, it is unclear whether these elements could be added without further relief from the code. Auto-centric uses, such as gas stations, require a CUP, allowing staff, the Planning Commission, and the City Council to review these proposed uses to ensure they are consistent with the zoning and appropriate for the area.

Zoning Map



Conditional Use Permit

The site presents significant size constraints that limit its ability to accommodate the proposed use and configuration, including gas pump islands/canopy, convenience store, parking, loading, and vehicular circulation. While the site may have been appropriate as a gas station over 20 years ago, the proposed development is not consistent with current development requirements or with the Comprehensive Plan Land Use Designation.

The addition of gas pumps at this location, particularly given the site's limited access and lack of a dedicated turn lane, could create challenges for safe access. Although the ingress and egress points would remain the same, trip-generation rates published in the ITE Trip Generation Manual indicate that a larger convenience mart with fuel pumps is expected to generate substantially more vehicle trips per square foot than the existing tire store and convenience mart. This could lead to additional traffic impacts. Furthermore, limited onsite circulation and the lack of a designated loading zone could further impede traffic flow within the property and at its access points, especially during peak business hours.

Variances

The Applicant is requesting two variances from the LDO to accommodate the site design. The first request is to reduce the front setback from 40 feet to 20 feet. Without this variance, the Applicant claims they would not be able to fit the gas pumps, canopy, and necessary drive aisles due to the site size and existing power easement. Staff requested documentation verifying the infeasibility of the design without the variance, given the site constraints, but did not receive sufficient evidence.

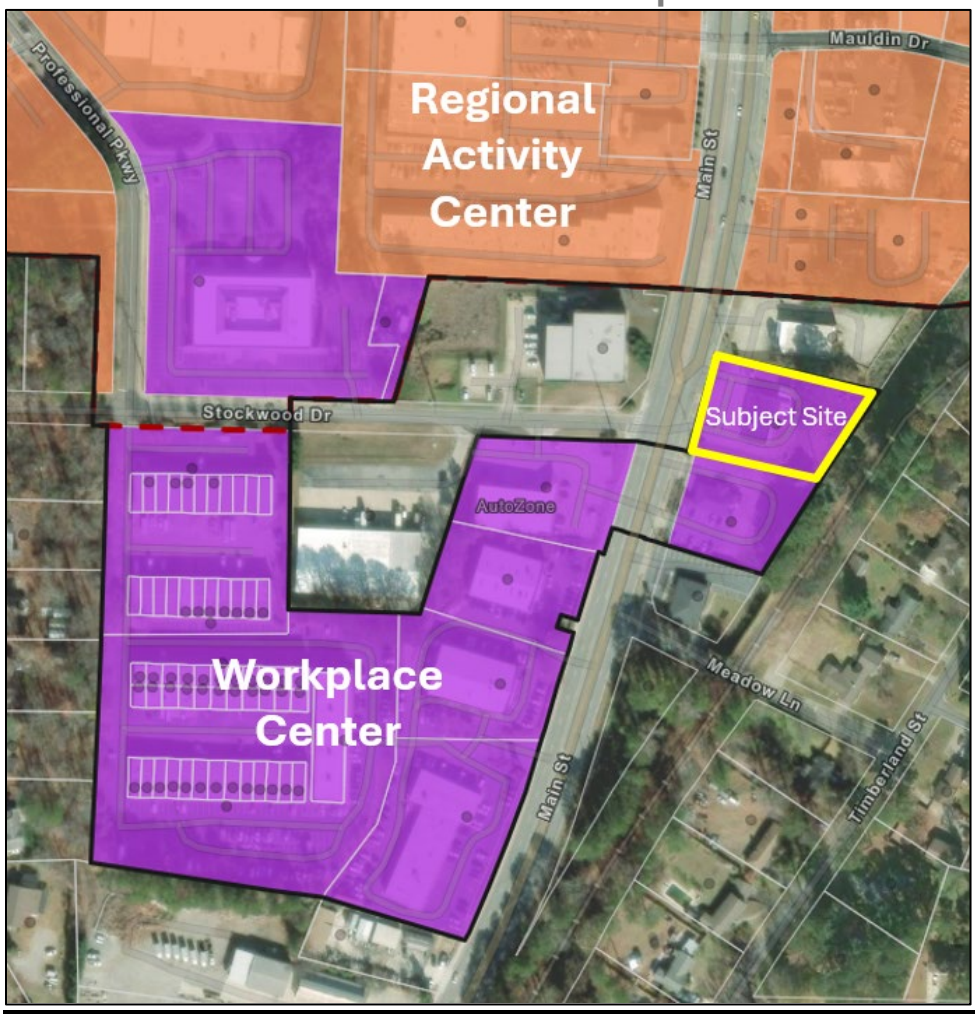
The second variance requested is from the parking requirements. The minimum parking requirements for gas stations with convenience stores are 4 parking spaces per 1,000 SF of gross floor area. The convenience store that is proposed for this project is 4,000 SF, so the minimum required number of parking spaces is 16. However, they are requesting approval for a minimum of 12 parking spaces due to site constraints.

Consistency with the 2023 Comprehensive Plan

The 2023 Comprehensive Plan identifies this site as being within the “Workplace Center.” The Workplace Center character area calls for a variety of employment opportunities and services that add diversity to the City’s tax base. These areas should be tucked away from view along major throughfares, or landscaped and screened to limit their visual impact on the surrounding area. The Workplace Center’s primary land use is proposed to be industrial, including uses such as warehousing and wholesale, manufacturing, research facilities, and professional and corporate offices.

The proposed project does not align with the Comprehensive Plan’s vision for this character area in a few ways. A gas station use in this location is not aligned with the primary land use envisioned for this character area, as described above, A gas station use would not add diversity to the City’s tax base, as there are 18 within City limits and 37 outside City limits within a 5-mile radius. In total, there are 55 gas stations within a 5-mile radius of this site. A map identifying all gas stations within a 5-mile radius is included in Attachment D.. Additionally, given the parcel’s size and site constraints, there is no practical way to screen the development from view to limit its visual impact.

Future Land Use Map



PUBLIC INPUT

Public notice for the public hearing has been provided in accordance with State and local law. On or around April 1, 2026, public notices were mailed to property owners within 800' 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 a minimum of 15 days but not more than 45 days prior to the public hearing.

On April 7, 2026, the Applicant hosted a public input meeting at the Chambers at City Center 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. The meeting had three attendees from the residential neighborhood on the other side of the railroad, who expressed concerns about whether there would be proper fencing and screening behind the building. The public input report is included in Attachment E.

DEVELOPMENT PROCESS COMMITTEE RECOMMENDATION

On April 8, 2026, the Development Process Committee (DPC) met to consider the proposed request. The DPC discussed the parcel's history, as well as the proposed changes to the site. Given the significant challenges related to site constraints, traffic safety, lack of consistency with the Comprehensive Plan, and the required variances, staff does not support the approval of the requested Conditional Use Permit and related variances. These issues collectively indicate that the proposed gas station is not suitable for this location and do not meet the City's current needs or development goals.

The DPC voted (6-0) to recommend denial of the Conditional Use Permit for a gas/fuel station at 9845 Main St and subsequent requested variances.

ATTACHMENTS

Attachment A - Site Plan
Attachment B - Responses to Criteria Questions
Attachment C - Environmental Report
Attachment D - Map of Surrounding Gas Stations
Attachment E - Public Input Report

ATTACHMENT A

EMAIL FROM:
February 26, 2026

MELISSA SIGMUND
CITY OF WOODSTOCK
DIRECTOR OF COMMUNITY DEVELOPMENT

ALL BUILDINGS, INCLUDING GAS CANOPIES MUST MEET SETBACK REQUIREMENTS FOR THE GC ZONING DISTRICT:

FRONT: 40

SIDE: 15

REAR: 30

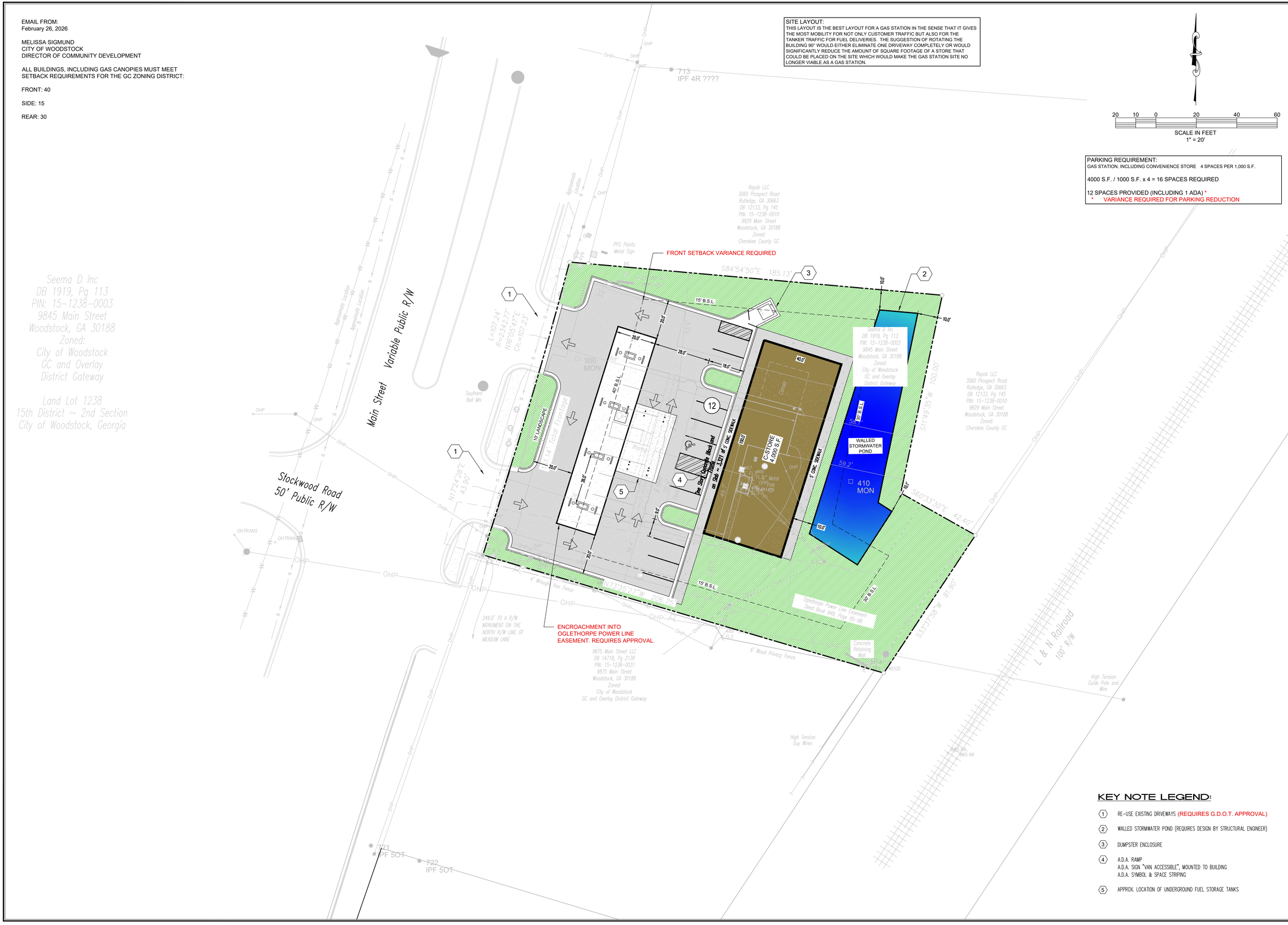
SITE LAYOUT:
THIS LAYOUT IS THE BEST LAYOUT FOR A GAS STATION IN THE SENSE THAT IT GIVES THE MOST MOBILITY FOR NOT ONLY CUSTOMER TRAFFIC BUT ALSO FOR THE TANKER TRAFFIC FOR FUEL DELIVERIES. THE SUGGESTION OF ROTATING THE BUILDING 90° WOULD EITHER ELIMINATE ONE DRIVEWAY COMPLETELY OR WOULD SIGNIFICANTLY REDUCE THE AMOUNT OF SQUARE FOOTAGE OF A STORE THAT COULD BE PLACED ON THE SITE WHICH WOULD MAKE THE GAS STATION SITE NO LONGER VIABLE AS A GAS STATION.

20 10 0 20 40 60
SCALE IN FEET
1" = 20'

PARKING REQUIREMENT:
GAS STATION, INCLUDING CONVENIENCE STORE 4 SPACES PER 1,000 S.F.

4000 S.F. / 1000 S.F. x 4 = 16 SPACES REQUIRED

12 SPACES PROVIDED (INCLUDING 1 ADA) *
* VARIANCE REQUIRED FOR PARKING REDUCTION



KEY NOTE LEGEND:

1. RE-USE EXISTING DRIVEWAYS (REQUIRES G.D.O.T. APPROVAL)
2. WALLED STORMWATER POND (REQUIRES DESIGN BY STRUCTURAL ENGINEER)
3. DUMPSTER ENCLOSURE
4. A.D.A. RAMP
   A.D.A. SIGN "VAN ACCESSIBLE", MOUNTED TO BUILDING
   A.D.A. SYMBOL & SPACE STRIPING
5. APPROX. LOCATION OF UNDERGROUND FUEL STORAGE TANKS

HARRIS GRAY, LLC
ENGINEERS • SURVEYORS • PLANNERS
CERTIFICATE OF AUTHORIZATION NO. PEF006540
824 THIRD AVENUE • WEST POINT, GEORGIA 31833
PHONE: (706) 645 - 5885

CONVENIENCE STORE
9845 MAIN STREET

CONCEPT PLAN

DATE	04-01-26
DRAWN BY	JAM
CHKD BY	JSH
FILE NAME	CONCEPT V3.DWG
JOB NO.	GA260025

GEORGIA REGISTERED PROFESSIONAL ENGINEER JOHN SCOTT HARRIS
3/1/26
PRELIMINARY
GSWCC LEVEL II # 4456
EXP. 03-27-2027

SHT. 01 OF 01

ATTACHMENT B

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.

To return to the original use of the site as a convenience store with fuel.

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

NO adverse effect is anticipated.

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

The use of the Property is compatible with the commercial nature of the businesses in the area.

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 the surrounding Property will not be adversely effected.

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

The surrounding Property values will not be adversely effected.

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

we will have ample Parking. final use is for right in / right out

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

This is a return to the original use.

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 use is consistent and will not impact the Comprehensive Town Plan.

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

Hours of operations will be consistent with the similar businesses in the area.

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

Majority of the deliveries are expected during traditional business hours.

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

Landscaping will be enhanced to beautify the Property and the surrounding area(s).

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

The health, safety, welfare or moral concerns of the neighborhood behind the property will not be adversely effected.

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

Required Conditions will be met.

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

Sufficient information has been Provided with the application.

16. 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.

The use will follow all state guidelines

ATTACHMENT B

APPLICANT RESPONSE STATEMENT VARIANCES

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 variance, please respond to the following standards in the form of a written narrative. In the case of concurrent variances, a response to the standards below should be provided for each variance requested.

1. Explain requested variance. We are requesting a variance for the front Set Back from 40ft to 20ft and a variance for parking reduction of two spots.
2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography. Yes so by reducing the front Set Back, it will help the cars maneuver around the property easily
3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship. It would not create particular difficulty or unnecessary hardship
4. Such conditions are peculiar to the particular piece of property involved. Such conditions are not peculiar to the particular piece of property
5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed. A literal interpretation of this ordinance would not Deprive applicant of any rights that others in the same district.
6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance. CORRECT
7. Special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity. CORRECT
8. Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant. Granting of the Variances would be a huge Convenience to the Customers by helping them move around property with ease.
9. The condition from which relief or a variance is sought did not result from willful action by the applicant CORRECT
10. Authorizing the variance will not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

Authorizing the variance will not impair adequate Supply of light and air to adjacent properties nor will it increase congestion or increase the danger of fire or imperil public safety or impair surrounding propeity values.

ATTACHMENT C

Facility ID: 0-280009 CLOSURE REPORT FORM (GUST-9)

Complete this form and provide documentation to substantiate information as outlined in the Underground Storage Tank (UST) Closure Guidance Document (GUST-9). Use a separate form for each tank excavation.

1. GENERAL - A. UST OWNER: SEEMA, Inc.

Address: 9845 South Main Street Woodstock Georgia 30188

Name: Dave Mukesh **Phone:** 770 / 516-4440

I hereby certify that the information in this Closure Report and all the attachments is true, accurate and complete, and the Closure Report satisfies all criteria and requirements of Rule 391-3-15-.09 of the Georgia Rules for Underground Storage Tank Management.

Signature (of owner listed under "name" above): [signature] **Date:** 12/11/02

B. REMOVAL CONTRACTOR: Technical Services Company

Address: P O Box 671106 Marietta, GA 30066

Name: Richard Andersen **Phone:** 770 / 591-2009

I hereby certify that I have performed or supervised the work detailed in this report, and have examined and am familiar with the information submitted in this and all attached documents. The submitted information is, to the best of my knowledge, true, accurate, complete, and in accordance with the Georgia Rules for Underground Storage Tank Management, revised November, 2001.

Signature (of same contractor listed under "name"): [signature] **Date:** 12/10/02

C. UST Site Facility Name: Former Shell Food Mart **Facility I.D.#** 0-280009

Address: 9845 South Main Street Woodstock Georgia Cherokee County

2. TANKS AND PIPING CLOSURE DATA

A. LIST USTs THAT HAVE BEEN CLOSED (Use the same tank ID# as on the 7530-1)

TANK ID#	1	2	3		
Product	gasoline	gasoline	gasoline		
Size (gals)	10,000	10,000	10,000		
How Closed	X Removed ___ In Place	X Removed ___ In Place	X Removed ___ In Place	___ Removed ___ In Place	___ Removed ___ In Place
Date Last Used	Dec-98	Dec-98	Dec-98		
Date Closed	Nov 8, 02	Nov 8, 02	Nov 8,02		

LIST ANY USTS STILL IN USE AT THE FACILITY (Use same tank ID numbers as on 7530):

TANK ID#					
Product					
Size (gals)					

B. PIPING: How was Piping closed? X Removed* ___ Emptied, capped, left in place

___ Emptied, filled with inert material

*** Piping was closed in 1999 when dispenser island was removed by others.**

ATTACHMENT C

3. SAMPLING AND ANALYTICAL

A. Soil/Groundwater Sampling:
requirements and all samples must be collected in accordance with current EPA-approved sampling procedures.
Attach description of soil sampling procedures used.

4. TANK EXCAVATION SAMPLES

If the size (capacity in gallons) of the tank is:	Less than 1,050	1,050-12,500	More than 12,501
Then the quantity of samples required per tank is:	1	2	2 per tank plus one sample per additional 10,000 gals

A. Based on the total number of USTs closed as reported on this form, the total number of tank excavation samples taken for this site was:	**6**
B. Over-excavation must be performed up to six feet below and to the sides of the UST in some situations (see guidance document). Take one sample every 30 linnear feet along the base of the side walls (within 1 foot of the bottom of the excavation) and one sample per 200 square feet along the bottome of the excavated area. Enter the total number of over-excavation samples for this site here:	**NA**
C. Site-specific Hydrogeology: 1) Was groundwater encountered? ____ yes _X_ no 2) If encountered, at what depth:	**NA**
D. If Table B Threshold Levels are being used, how far is the nearest drinking water well or point of withdrawal for drinking water?	**> 3-miles**
E. Groundwater conditions: If greater than one foot of groundwater covers more than 50% of the base of the excavation, a groundwater sample may be taken in lieu of soil samples from the base of the excavation. Soil samples must still be taken every 30 linear feet along the side walls at the soil-water interface. Enter total number of soil-water interface samples for this site here:	**NA**

5. SITE MAP: (Attach to report): The map must be to scale OR, as a minimum, distances to/between the tank pit area, piping trenches, dispenser islands, sewer/water/other utility lines (or other preferential pathways), roads and main building/store must be accurately indicated. It must also include a north (N) directional arrow. Tank Ids must correspond to EPA Form 7530-1 and sample locations with sample numbers and depths must also be shown. Sample numbers must correspond to attached laboratory analytical data. Although not mandatory, photos may be attached to help clarify the UST system.

ATTACHMENT C

6. PIPING EXCAVATION SAMPLES			
a. PIPING TRENCH		**b. DISPENSER ISLAND**	
If the distance from the tank excavation to the dispenser island is:	Then the number of samples for the piping excavation should be	If the length of the dispenser island is:	Then the number of samples for the dispenser sialnds should be:
less than 25 ft	0*	25 ft or less	1 per dispenser island
25 ft or more	25% of all fittings and one sample per 25 feet**	More than 25 feet	1 per 25 ft of each continuous dispenser island.

* Although no piping samples would be required, dispenser island samples would be required. Exception: If the dispneser/dispenser island is directly above the tank excavation, no piping samples and no dispenser island samples would be required.

** This includes all fittings (couplings, ells, flex hoses, etc.) between the tank and the dispenser island. Do not count fittings at the tank excavation and the islands. For straight piping runs, estimate 20 feet between couplings.

Note: Over-excavation of the piping trench is also permitted in some circumstances up to four feet below and to the sides of the pipe; however, total number of samples is still based on the above.

c. Based on the above, the total quantity of samples for the piping excavation, including piping trenches and dispenser islands for the site was:	**NA**
7. EXCAVATED SOIL a. Sampling: Based on one sample per 200 cubic yards of excavated soil, the total number of excavated soil samples:	**1**
b. Disposition of Contaminated Soil: ___ Not applicable ___ Disposed at EPD approved Facility - manifests attached _X_ Less than threshold levels - returned to excavation pit ___ To be treated on-site (CAP-A will be submitted)	**Volume of Soil Excavated*: 25-tons**

* Less than 6 feet from USTs and 4 feet from piping/dispenser islands.

ATTACHMENT C

8. CLOSURE SUMMARY **NOTE:** A CAP-A was prepared in 1999, NFAR received 9/20/01.

A. Conclusions

____ **Clean Closure, No Further Action Required because analytical results indicate one of the conditions marked below:**

____ BTEX, PAHs and TPH are below detection limits (BDL) in the soil.

____ BTEX and PAHs are BDL in the soil and TPH and BTEX are vertically delineated to BDL above the groundwater table.

____ BTEX and PAHs are above detection limits in soil but below Table A Threshold levels and TPH and BTEX in soil is vertically delineated to BDL above the groundwater table.

____ BTEX and PAHs are above detection limits but below Table B Threshold levels, a water supply survey indicates there are no potential receptors within the applicable radii, and BTEX and TPH in soil is vertically delineated to BDL above the groundwater table.

____ BTEX and PAHs are less than Table A Threshold Levels and BTEX or TPH is not vertically delineated to BDL above the groundwater table because groundwater is encountered in the boring or the excavation, and the water sample does not contain BTEX or PAHs above Federal or State Maximum Contaminant Levels (MCLs).

____ BTEX and PAHs are less than Table B Threshold Levels and BTEX or TPH is not vertically delineated to BDL above the groundwater table because groundwater is encountered in the boring or excavation, and the water sample does not contain BTEX or PAHs above In Stream Water Quality Standards, and the water supply survey indicates that there are no water supplies within the applicable radii.

____ **Soil or groundwater contamination exists in excess of the levels specified in the above situations and this closure report is being submitted within a certified CAP-Part A.**

B. Regulated Substance Released: Whenever free product is encountered and/or analytical results indicate that BTEX, PAH, or TPH contamination is present in the soil and/or groundwater and the conditions for "clean closure" have not been met, a release must be reported to EPD via telephone or fax by the next business day explaining what has been found and what steps were taken to eliminate any hazardous conditions and prevent the spread of contamination. If contamination was present, but the conditions for "clean closure" were met, please report the release by submittal of this closure report. If conditions for "clean closure" were not met, please indicate here what substance was released:

____ Gasoline ____ Diesel ____ Kerosene

____ Used Oil ____ Other (Name): _____

Date reported to EPD: **NOTE:** A CAP-A was prepared in 1999, NFAR received 9/20/01.

ATTACHMENT C

Technical Services Company

Former Shell Food Mart
9845 Main Street
Woodstock, Cherokee County, Georgia
Facility ID: 0-280009

TABLE 5A: UST SYSTEM CLOSURE - SOIL ANALYTICAL RESULTS
(Volatile Organic Compounds)

Sample Number	Depth (ft)	Date Sampled	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl - benzene (mg/kg)	Xylenes (mg/kg)	Total BTEX (mg/kg)	TPH-GRO (mg/kg)	TPH-DRO (mg/kg)
S-1	18-ft	11-6-02	ND	0.065	0.023	0.184	0.272	ND	
S-2	18-ft	11-6-02	ND	ND	ND	ND	ND	ND	
S-3	18-ft	11-7-02	1.04	56.5	57.9	487	602.44	2750	
S-4	18-ft	11-7-02	ND	ND	ND	0.01	0.01	ND	
S-5	18-ft	11-7-02	0.824	58.9	53.8	607	720.524	4564	
S-6	18-ft	11-7-02	ND	ND	ND	ND	ND	ND	
SP-1	----	11-7-02	ND	ND	ND	ND	ND	ND	
							0		
							0		
							0		
							0		
Applicable Standard			11.3	500	140	700			

ATTACHMENT C

Georgia Department of Natural Resources
Environmental Protection Division
Underground Storage Tank Management Program
4244 International Parkway, Suite 104, Atlanta, Georgia 30354
Lonice Barrett, Commissioner
Harold F. Reheis, Director
(404) 362-2687

September 20, 2001

Mr. Lee Starnes
Golden Gallon, LLC
P.O. Box 181600
Chattanooga, Tennessee 37416

SUBJECT: **Corrective Action Plan (CAP)-Part A**
No Further Action Required:
Golden Gallon #79
619 South Main Street
Woodstock, Cherokee County, GA
Facility ID: 0280009 *1

Dear Mr. Starnes:

The Georgia Underground Storage Tank Management Program (USTMP) has received your consultant's letter, dated October 14, 1999, that forwarded a properly certified CAP-Part A. S&ME prepared the latest monitoring report.

Based on current requirements of the Georgia Underground Storage Tank Act, the Georgia Rules for Underground Storage Tank Management (GUST Rules) and the data submitted, the USTMP has determined that **no further action is required for the referenced release.**

However, further corrective action may be required if mandated through more stringent State or Federal statutory or regulatory changes. Additional measures may also be required if existing or future drinking water systems or surface water bodies within two miles of the site are impacted by any dissolved contamination resulting from this release, or if previously unidentified soil contamination, dissolved contamination or free product are identified as originating from this site.

Please submit a Completion Report and Certification, documenting that the associated monitoring wells have been properly abandoned, by **October 29, 2001**. No later than thirty (30) days after submission of the Completion Report, please submit your final claim for reimbursement from the GUST Trust Fund. If you have any questions, please contact me at (404) 362-4522.

Sincerely,

D. Humphris

David Humphris
Geologist
Corrective Action Unit I

DDH:0280009nfar

cc: Robert York, S&ME, Kennesaw
Richard W. Swanson, GA EPD

File (CA): Cherokee, 0280009

ATTACHMENT C

APPENDIX

Site Location Maps

Site Drawing

Owner / Operator Affidavit

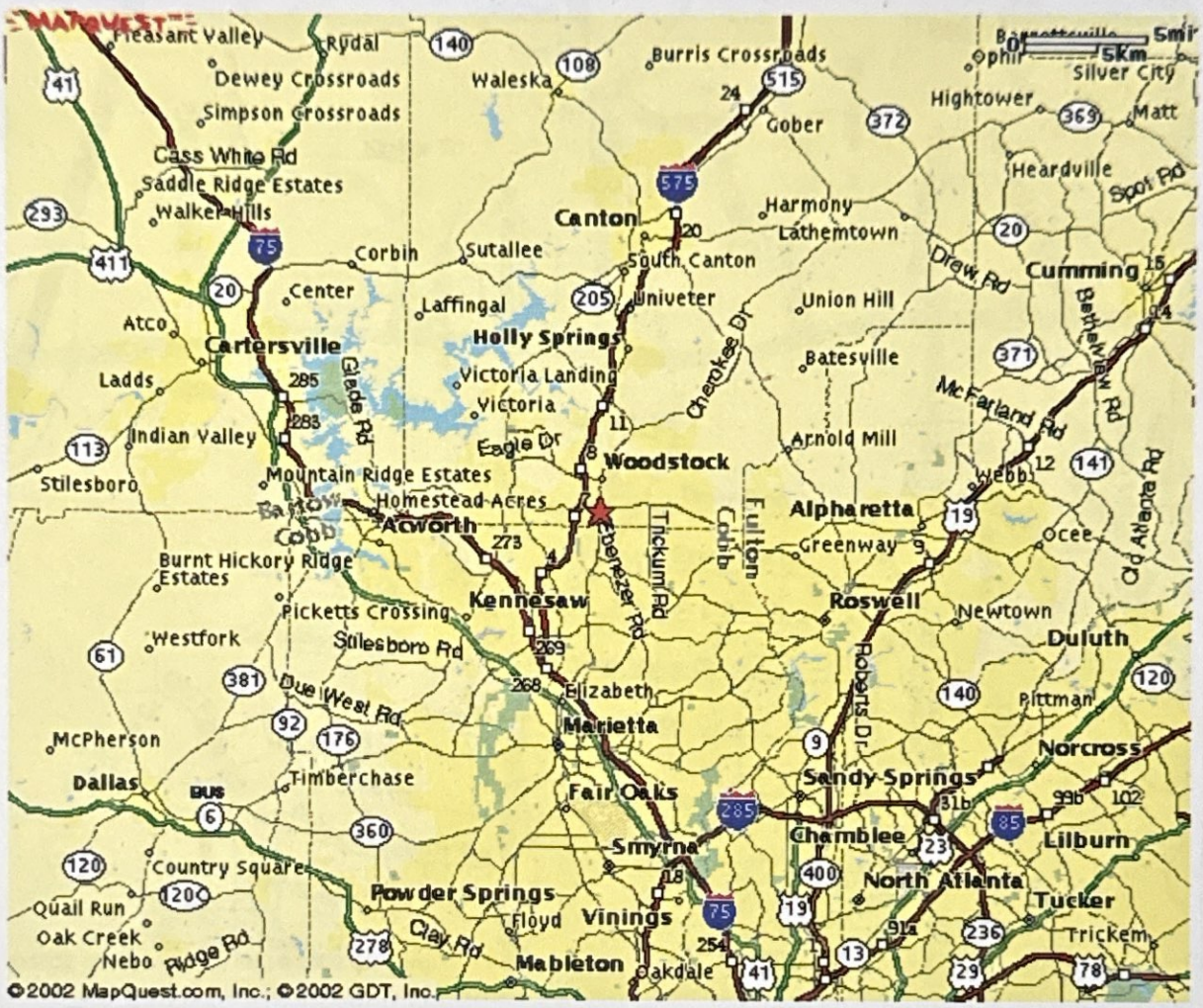
Water Well Survey

Laboratory Reports

Chain of Custody Documents

Underground Storage Tank Notification Form
(EPA Form 7530.1; GUST 42)

ATTACHMENT C

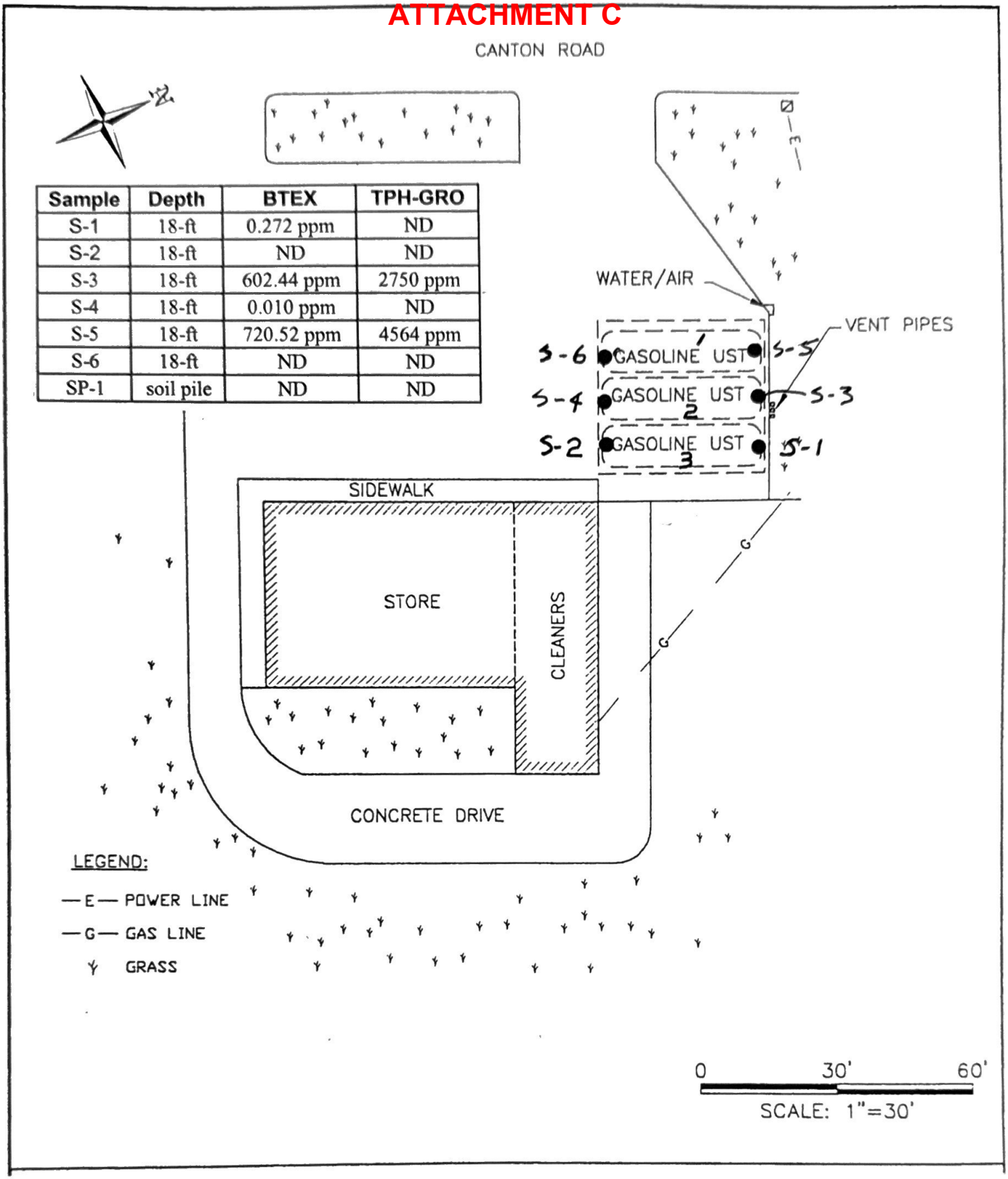


Source: Mapquest Maps

Scale: As Noted

Technical Services Company Post Office Box 671106 Marietta, Georgia 30066 770 / 591-2009	**Figure 1: Site Location Map** Former Shell Food Mart 9845 Main Street Woodstock, Cherokee County, Georgia	

ATTACHMENT C



Sample	Depth	BTEX	TPH-GRO
S-1	18-ft	0.272 ppm	ND
S-2	18-ft	ND	ND
S-3	18-ft	602.44 ppm	2750 ppm
S-4	18-ft	0.010 ppm	ND
S-5	18-ft	720.52 ppm	4564 ppm
S-6	18-ft	ND	ND
SP-1	soil pile	ND	ND

Source: Field Notes, 1999 CAP-Part A

Scale: 1" = 30'

Technical Services Company Post Office Box 671106 Marietta, Georgia 30066 770 / 591-2009	**Figure 2: Site Drawing with Sample Locations** Former Shell Food Mart 9845 Main Street Woodstock, Cherokee County, Georgia	

ATTACHMENT C

Owner / Operator Affidavit

State of Georgia

Cherokee County

Personally appeared before me, the undersigned attesting Authority in and for said State and County, the following deponent, who being first duly sworn, on oath deposes and says as follows:

1. That I am the owner / operator, or authorized agent thereof, of the following facility:

Facility Name:	Former Shell Food Mart
Address:	9845 South Main Street
	Woodstock, Georgia; Cherokee County
Facility ID:	0-280009

2. That as owner / operator, or authorized agent thereof, of the facility from _____ until the present time, I have knowledge that *only gasoline* has been stored in and sold from the current or prior Underground Storage Tanks (USTs) on site. I also have knowledge that diesel fuel, fuel oil, used oil, or other petroleum hydrocarbons other than gasoline, have never been stored in and sold from the current or prior Underground Storage Tanks (USTs) on site.

Signature: _____
Dave Mukesh

Title: President

Company: SEEMA, Inc.

Sworn to and subscribed before me this

13 day of December, 19 2002

Linda W Allison
Notary Public

Notary Public, Cobb County, Georgia
My Commission Expires July 19, 2003

SECTION 2.0
LOCAL WATER RESOURCES

2.1 Drinking Water Systems

A water supply systems survey was performed by *Associated* in June 1994. The purpose of the survey was to identify private water supply wells located within a 1/2-mile radius from the site and public water supply withdrawal points located within a 3-mile radius from the site. The following sections summarize the results of the survey.

2.1.1 Private Water Supply Wells

A visual inspection of the 1/2-mile radius from the site did not reveal the presence of private wells.

2.1.2 Public Water Supply Withdrawal Points

The main water supplier for the 3-mile area around the site is the Ball Ground Filter Plant. The Ball Ground Filter Plant draws its water supply from Lake Allatoona and the Etowah River. The withdrawal point is located approximately 8 to 9 miles northwest of the site. Public withdrawal points were not found within the 3-mile radius from the site.

2.2 Surface Waters

The nearest surface body of water is an unnamed Rubes Creek tributary, located approximately 400 ft east-northeast and downgradient of the site. Rubes Creek is located approximately 2,000 ft east of the site. These and other surface bodies of water near the site are shown on Figure A94279-1.

ATTACHMENT C

ESN SOUTHEAST | ENVIRONMENTAL SERVICES NETWORK

Case Narrative

Client Information:

Client: **Technical Services Co.**
PO Box 671106
Marietta, GA 30066
Project Mgr: R. Andersen

Client Project Information:

Project: Carol's Cleaners
Project No.: 22816-1
Collected by: R. Andersen

Laboratory Project Information:

Lab Number: 021082-1
Date Collected: 11/6-7/02
Date Received: 11/8/02

Case Summary:

1) Samples were received in good condition and between 0 and 4°C.
2) Samples were analyzed following current EPA Methodologies and the standards of NELAP.
3) No QA/QC problems were encountered during the analysis of the samples.

Data Approved by: _____ Date: 12/9/02
Phillip Hathcock
Laboratory Manager

ESN Southeast is certified/approved to conduct environmental analytical testing in the following states:
California #2121, Florida #990184, Tennessee, Alabama, Georgia.
ESN Southeast adheres to the standards set forth by the National Environmental Laboratory Accreditation Program (NELAP).

3600-C Kennesaw N. Ind. Pkwy. ■ Kennesaw, GA 30144 ■ 770-919-0805 ■ Fax 770-919-0806

ESN SOUTHEAST | ENVIRONMENTAL SERVICES NETWORK

CERTIFICATE OF ANALYSIS

Volatile Organic Compounds by GC/MS
EPA Method 8260B

Client Information:

Client:	**Technical Services Co.**
	PO Box 671106
	Marietta, GA 30066
Project Mgr:	R. Anderson

Laboratory Information:

Lab Number:	021082-1
Date Collected:	11/6-7/02
Date Received:	11/8/02
Date Analyzed:	11/17/02

Project Information:

Project:	Carol's Cleaners
Project No.:	22816-1
Collected by:	R. Andersen

Sample Information:

Sample Matrix:	Soil

SAMPLE ID	Benzene mg/Kg	Toluene mg/Kg	Ethylbenzene mg/Kg	Xylenes (Total) mg/Kg	Surr. Rec (%)	Data Qual.
Method Blank	ND	ND	ND	ND	124	
S-1	ND	0.065	0.023	0.184	123	
S-2*	ND	ND	ND	ND	126	
S-3	1.04	56.5	57.9	487	103	
S-4	ND	ND	ND	0.010	134	
S-5	0.824	58.9	53.8	607	110	
S-6	ND	ND	ND	ND	130	
SP-1	ND	ND	ND	ND	129	
PQL	0.005	0.005	0.005	0.010		

DATA QUALIFIERS:

***PQL** - Practical Quantitation Limit
****Results** listed as **'ND'** were NOT DETECTED at or above the listed PQL.

3600-C Kennesaw N. Ind. Pkwy. ■ Kennesaw, GA 30144 ■ 770-919-0805 ■ Fax 770-919-0806

ATTACHMENT C

ESN SOUTHEAST | ENVIRONMENTAL SERVICES NETWORK

CERTIFICATE OF ANALYSIS

Gasoline Range Organics by GC/FID
EPA Method 8015B

Client Information:

Client:	**Technical Services Co.**
	PO Box 671106
	Marietta, GA 30066
Project Mgr:	R. Andersen

Laboratory Information:

Lab Number:	021082-1
Date Collected:	11/6-7/02
Date Received:	11/8/02
Date Analyzed:	11/15/02

Project Information:

Project:	Carol's Cleaners
Project No.:	22816-1
Collected by:	R. Andersen

Sample Information:

Sample Matrix:	Soil

SAMPLE ID	PQL* mg/kg	RESULTS mg/kg	SURROGATE RECOVERY (%)	DATA QUAL
Method Blank	5.0	ND	120	
S-1	5.0	ND	73	
S-2	5.0	ND	71	
S-3	5.0	2750	94	
S-4	5.0	ND	129	
S-5	5.0	4565	184	
S-6	5.0	ND	69	
SP-1	5.0	ND	72	

DATA QUALIFIERS:

***PQL** - Practical Quantitation Limit
****Results** listed as **'ND'** were NOT DETECTED at or above the listed PQL.

3600-C Kennesaw N. Ind. Pkwy. ■ Kennesaw, GA 30144 ■ 770-919-0805 ■ Fax 770-919-0806

ATTACHMENT C

SOUTHEAST ENVIRONMENTAL SERVICES NETWORK

3600-C Kennesaw N. Ind. Pkwy. ■ Kennesaw, GA 30144 ■ 770-919-0805 ■ Fax 770-919-0806

CHAIN-OF-CUSTODY RECORD

CLIENT: Tech Svc Co.
ADDRESS: PO Box 671106
CITY: Marietta STATE: GA ZIP: 30066
PHONE: 770/591-7009 FAX: 770/592-0674
CLIENT PROJECT #: 22816-1 PROJECT MANAGER: TM Anderson

DATE: 11-8-02 PAGE 1 OF 1
ESN PROJECT #: 021082-1
LOCATION: Carol's Cleaners
COLLECTOR: TM Anderson DATE OF COLLECTION: 11-6-02 11-7-02

Sample Number	Depth	Time	Date	Sample Type	Container	ANALYSES: BTEX 8021B	VOA 8021B	VOA 624/8260B	Semi Vol 625/8270C	TPH 8015B (gasoline)	TPH 8015B (diesel)	TPH 8015B (g & d)	PAH 610/8100	PEST/PCBs8081	FIELD NOTES	Total Number Of Containers	Laboratory Note Number
S-1	18'	PM	11-6-02	So:1	Method	X			X						10845	3	
S-2	18'	"	"		5035	X			X						46		
S-3	18'	PM	11-7-02			X			X						47		
S-4	18'					X			X						48		
S-5	18'					X			X						49		
S-6	18'					X			X						50		
SP-1	—					X			X						51		

RELINQUISHED BY: (Signature)	DATE/TIME	RECEIVED BY: (Signature)	DATE/TIME
TM Anderson	11/8/02 1:25	David Haskell	11/8/02 1:25
RELINQUISHED BY: (Signature)	DATE/TIME	RECEIVED BY: (Signature)	DATE/TIME

SAMPLE DISPOSAL INSTRUCTIONS

❑ ESN DISPOSAL @ $2.00 each ❑ Return ❑ Pickup

SAMPLE RECEIPT	
TOTAL NUMBER OF CONTAINERS	
CHAIN OF CUSTODY SEALS Y/N/NA	
SEALS INTACT? Y/N/NA	
RECEIVED GOOD CON./COLD	
NOTES:	

LABORATORY NOTES:

ATTACHMENT C

ESN SOUTHEAST
ENVIRONMENTAL SERVICES NETWORK

ESN SOUTHEAST
3600-C Kennesaw N. Ind. Pkwy. • Kennesaw, GA 30144
Tel: 770-919-0805 • Fax: 770-919-0806
Mobile & Fixed Base Laboratory(s) - Direct Push Services

SAMPLE RECEIPT / CHECK-IN RECORD

Date/Time Received: 11/8/02 1:25 Shipped Via: _____ Airbill #: _____

Client: Tech Srvc Co Client Project: Carol's Cleaners

ESN Project Number: 021082-1 ESN Cooler(s): (Y) N Mixed

ESN Control Number: _____ Matrix: (Soil) Water VaporTec SoilGas

Cooler #	1				
Temp (°C)	4°C				

(Note with "N.P." if temperature blank is Not Present . . . note temperature on Narrative Report)

	Yes	No	N/A
1. Custody seal(s) on shipping container . . .			
Present?	_____	_____ [1]	X
Intact?	_____	_____ [3]	X
2. Custody seal(s) on bottles . . .			
Present?	_____	_____ [1]	X
Intact?	_____	_____ [3]	_____
3. Chain of Custody Form . . .			
Present?	X	_____ [2]	_____
Agrees with bottle types and number received?	X	_____ [2]	_____
Agrees with labels on bottles?	X	_____ [2]	_____
Agrees with Bid/Contract . . .			
Number of samples?	X	_____	_____
Phase of samples?	X	_____	_____
Analysis requested?	X	_____	_____
Signed with date and time?	X	_____	_____
4. Trip Blank Present?	_____	X [1]	_____
5. Containers broken or leaking?	X [3]	_____	_____
6. Headspace in Containers (waters only)?	_____ [1]	X	_____
7. Samples preserved?	X	_____ [3]	_____
(with: Ice Acid $Na_2S_2O_3$ Other: Metl, H2O)			
8. Short holding times?	_____	X	_____
please define specific parameters below in comments section			
9. Sampled four or more days prior to receipt?	_____ [3]	X	_____
10. Sample volume appears sufficient?	X	_____ [2]	_____

11. Comments: S-6 Water vial broken.

Custodian Signature/Date/Time: [signature] 11/8/02 16:45

[1] Note on Narrative [2] Notify Client PM [3] Notify Client PM and Note on Narrative

Original: ESN Files *Copy: Return with Final Report*

ATTACHMENT C

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

Part I: Facility Data

state use only

CILITY ID NUMBER: 0-280009

IAL DATE RECEIVED: 03-24-1986

TE AMENDED LAST: 06-14-2001

IFICATION TYPE: [ ] New [X] Amended [ ] Closure

HIP OF TANK(S):

OWNER'S ID: 8768 Number of Active Tanks: 3

Company Name: SEEMA, Inc.
Contact Person's Name: DAVE MUKESH
Mailing Address: 9845 MAIN STREET
City: WOODSTOCK State: GA Zip Code: 30188
Phone: (~~404~~) 770 516-4440 County: CHEROKEE

WNER TYPE: [ ] Federal [ ] State [ ] Local [X] Commercial [ ] Private

PERATOR OF TANK(S):

Company Name: former owner 5
Contact Person's Name:
Street Address:
City: State: Zip Code:
Phone: County:

CATION OF TANK(S):

Company Name: FORMER SHELL FOOD MART
Contact Person's Name:
Street Address: 9845 MAIN STREET
City: WOODSTOCK State: GA Zip Code: 30188
County: CHEROKEE Latitude: : : Longitude: : :
Phone: (404) 516-4440

ACILITY TYPE(S):

[X] Gas Station	[ ] Local Government	[ ] Contractor
[ ] Petroleum Dist	[ ] State Government	[ ] Truck/Transport
[ ] Air Taxi (Airport)	[ ] Fed Non-Military	[ ] Utilities
[ ] Aircraft Owner	[ ] Fed Military	[ ] Farm
[ ] Auto Dealership	[ ] Commercial	[ ] Residential
[ ] Railroad	[ ] Industrial	[ ] Other
[ ] Hospital	[ ] Educational	

ATTACHMENT C

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

Part I: Facility Data

NCIAL RESPONSIBILITY: FACILITY ID NUMBER: 0-280009

[X] I meet the financial responsibility requirements of §12-13-9 Official Code of Georgia Annotated by providing or participating in one of the following financial assurance mechanisms.

rimary Financial Responsibility Mechanism: (check one):

[X] GUST Trust Fund	[ ] Insurance
[ ] Surety Bond	[ ] Guarantee
[ ] Letter of Credit	[ ] Trust Fund (other than GUST)
[ ] Risk Retention Group	[ ] Other Method
[ ] Self-Insured	[ ] None

If a primary coverage mechanism other than GUST Trust Fund is checked, provide the following information pursuant to GUST Rule 391-15-.12 (1):

Financial Responsibility Provider (Primary):

Name:
Address:

Mechanism Id Number:

Mechanism Anniversary Date:

eductible Financial Responsibility, if any: (check one)

NOTE: If your primary Financial Responsibility Mechanism is provided through participation in GUST Trust Fund by payment of Environmental Assurance Fees, as required under GUST Rule 391-3-15-.13, you must also check one of the following boxes indicating how coverage for the GUST Trust Fund $10,000 deductible is being provided.

If your primary Financial Responsibility Mechanism is other than GUST Trust Fund and it has deductible, you must also check one of the following boxes indicating how coverage for the deductible is being provided.

[ ] Surety Bond	[ ] Insurance
[ ] Letter of Credit	[ ] Guarantee
[ ] Risk Retention Group	[ ] Trust Fund (other than GUST)
[X] Self-Insured	[ ] Other Method

Provide the name and address of Financial Responsibility Provider for deductible pursuant to GUST Rule 391-15-.12 (1):

inancial Responsibility Provider (Deductible):

Name:
Address:

Mechanism Id Number:

Mechanism Anniversary Date:

ATTACHMENT C

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

Part II: Tank Data

FACILITY ID	0-280009	0-280009	0-280009		
TANK ID	1	2	3		
Status of Tank					
Currently In Use					
Temp. Out of Use					
Perm. Out of Use	X	X	X		
Date of Installation	03-26-1977	03-26-1977	03-26-1977		
Age	24	24	24		
Est. Total Capacity	10,000	10,000	10,000		
Material of Construction					
Asphalt or Bare Steel					
Cath. Protected Steel	X	X	X		
Date Impress Current					
Date Galvanic System					
Epoxy Coated Steel	X	X	X		
Composite					
Fiberglass Reinf. Plas.					
Date Lined Interior					
Double Walled					
Poly. Tank Jacket					
Concrete					
Excavation Liner					
Unknown					
Other, explanation					
Piping Material					
Bare Steel					
Galvanized Steel	X	X	X		
Fiberglass					
Copper					
Cathodically Protected	X	X	X		
Double Walled					
Secondary Containment					
Unknown					
Other, explanation					
Date Piping Installed					
Piping Type					
Suction: No Valve					
Suction: Valve					
Pressure	X	X	X		
Gravity Fed					
Date Piping Repaired					
Substance Stored in Tank					
Gasoline	X	X	X		
Diesel					
Gasohol					
Kerosene					
Heating Oil					
Used Oil					
Propane					
Empty					
Other, explanation					

ATTACHMENT C

STATE OF GEORGIA
NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

Part II: Tank Data

FACILITY ID	0-280009		0-280009		0-280009		
TANK ID	1		2		3		
Substance Stored in Tank							
Hazardous Substance							
CERCLA Name							
CAS Number							
Mixture							
Mixture, Specification							
Tanks Out of Use/Chg. Ser.	Tank	Piping	Tank	Piping	Tank	Piping	
Est. Date Last Used	1998		1998		1998		Note: Piping Removed 1999 by others.
Est. Date Closed	11-8-02		11-8-02		11-8-02		
Removed from Ground	X	X	X	X	X	X	
Closed in Ground							
Filled with Inert Mat.							
Change in Service							
Site Assessment Compl.	✓		✓		✓		
Leak Detected	NO		NO		NO		
Installation							
Certified by Mfg							
Certified by Imple Agn.							
Inspected by Engineer							
Checklists Completed							
Another Allowed Method							
Method Description							
Release Detection	Tank	Piping	Tank	Piping	Tank	Piping	
Tank Tightness Testing							
Inventory Controls							
SIR							
Automatic Tank Gauging	X	X	X	X	X	X	
Inter. Mon./Double Wall							
Groundwater Monitoring							
Manual Tank Gauging							
Vapor Monitoring							
Inter. Mon./Sec. Cont.							
Auto. Line Leak Detect.							
Line Tightness Testing							
Other Method							
Other Description							
Spill and Overfill							
Date Overfill Device	12-23-1998		12-23-1998		12-23-1998		
Date Spill Device	08-02-1994		08-02-1994		08-02-1994		
Installer Certification							
Name							
Position							
Company							
Date							

STATE OF GEORGIA

NOTIFICATION DATA FOR UNDERGROUND STORAGE TANK

ATTACHMENT C

Part III: Certifications

OATH OF INSTALLATION:

I certify the information concerning installation of the UST system, release detection, and spill/overflow protection specified in Part II-Tank Data is true to the best of my belief and knowledge.

Installer: _____ Company

_____ Company Address

_____ Authorized Representative

_____ Signature _____ Date

_____ Title

_____ Telephone Number (include Area Code)

CERTIFICATION: I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate, and complete.

Owner: DAVE MUKESH _____ President; SEEMA, INC

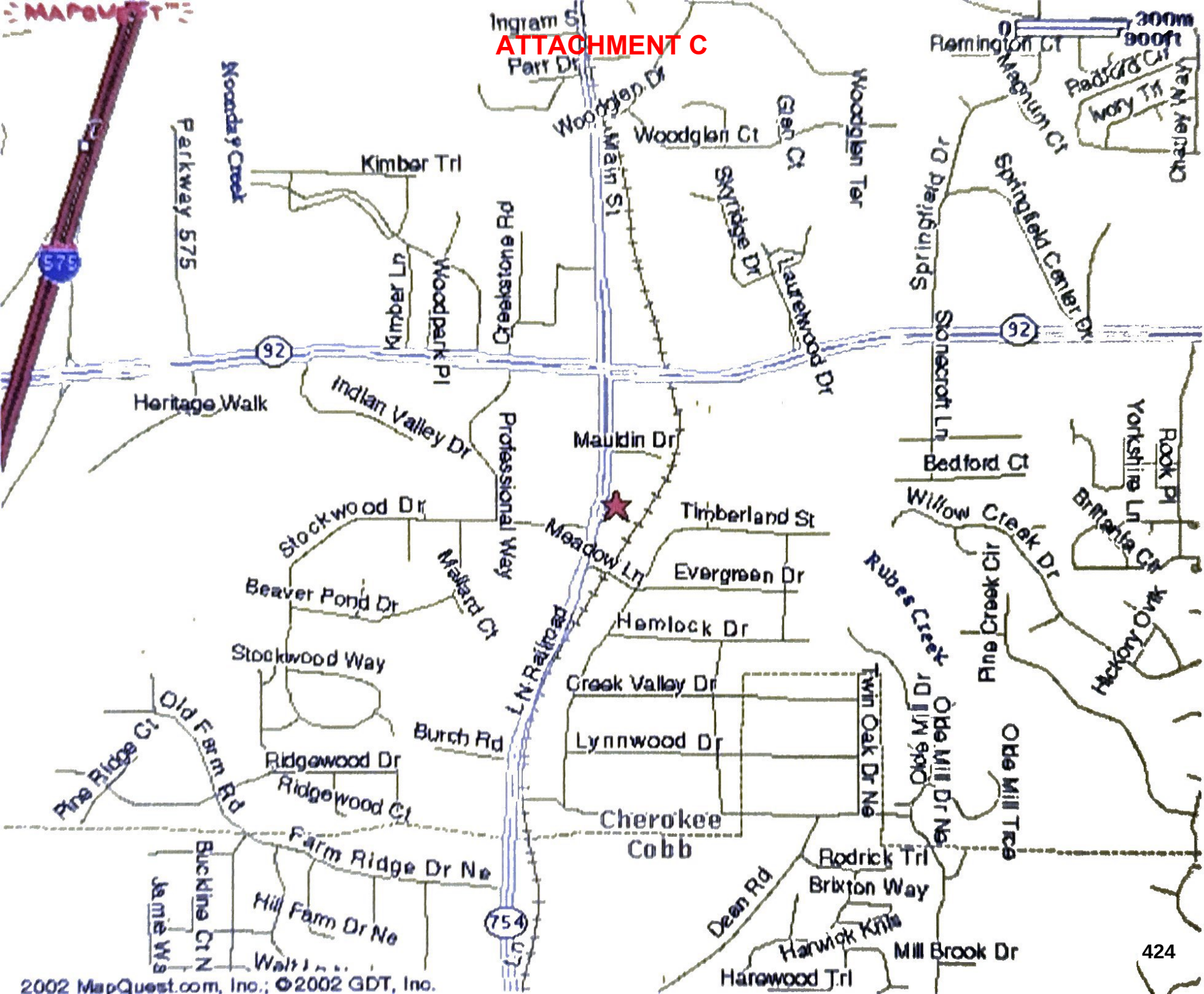
Owner Name _____ Title

X _____ X 12/10/02

Owner's Signature _____ Date

ATTACHMENT C

END OF REPORT


ATTACHMENT C
Ingram St
Parr Dr
Woodglen Dr
Woodglen Ct
Glen Ct
Woodglen Ter
Main St
Remington Ct
Magnum Ct
Redford Ct
Ivory Trl
Kimber Trl
Parkway 575
Woodpark Pl
Kimber Ln
Creekstone Ct
Skyridge Dr
Laurelwood Dr
Springfield Dr
Springfield Center Dr
92
Heritage Walk
Indian Valley Dr
Professional Way
Mauldin Dr
Stonecroft Ln
Bedford Ct
Yorkshire Ln
Rook Pl
Brittania Ct
Willow Creek Dr
Timberland St
Meadow Ln
Evergreen Dr
Stockwood Dr
Mallard Ct
Beaver Pond Dr
Hemlock Dr
Stockwood Way
Rubes Creek
Pine Creek Cir
Hickory Oak
Creek Valley Dr
Twin Oak Dr Ne
Old Farm Rd
Pine Ridge Ct
Burch Rd
L N Railroad
Lynnwood Dr
Ridgewood Dr
Ridgewood Ct
Cherokee
Cobb
Olde Mill Dr Ne
Olde Mill Trce
Farm Ridge Dr Ne
Buckline Ct N
Jamie Wy
Hill Farm Dr Ne
754
Dean Rd
Rodrick Trl
Brixton Way
Harwick Knls
Mill Brook Dr
Harewood Trl
300m
900ft
2002 MapQuest.com, Inc.; ©2002 GDT, Inc.

CITY OF
WOODSTOCK
GEORGIA

Gas Stations (5 Mile Radius around 9845 Main St)

Within City Limits: 18 + Outside City Limits: 37

TOTAL: 55

Data Source Credited to Google Maps. Exported 4/8/2026

This map was compiled from various sources. The City of Woodstock assumes no responsibility to errors or omissions contained within this map. No warranties or representations are expressed or implied in fact or in law. Produced by the City of Woodstock GIS Department 4/16/2026

9845 Main St

N W E S

0 0.5 1 2 Miles

PUBLIC INPUT REPORT: Case # CUP#095-26

Applicant Name: TEJAS PATEL

Phone #: [redacted] **Email:** [redacted]

Subject Property Address/Parcel #: 9845 main street, woodstock GA

Public Input Meeting date, time, location: City chambers 8534 main st woodstock GA 30188

I. Summary of concerns: Three people attended the meeting their primary concern was fence behind the Subject property & if there could be any bright light facing their houses in the Back

II. How the applicant addressed concerns: Their concerns were addressed with the applicant agreeing to have fence and make sure do bright light facing their properties

III. Concerns the applicant was unable or unwilling to address and why: —

IV. Concerns or topics of discussion unrelated to the proposal: —

V. Agreements made by the applicant to property owners at the meeting: —

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!

ATTACHMENT E

CASE # CUP# 095-26 9845 Meeting Date 04/07/26 Meeting Location 8534 Main St Woodstock 30188 GA

PUBLIC INPUT MEETING SIGN-IN SHEET

Name	Address	Email or Phone
LAWRENCE WHITE	137 TIMBERLAND STREET	[redacted]
Eugenia A. Smith	139 Timberland St. Woodstock, GA 30188	[redacted]
Carolyn Mitchell	14 Timberland St. Woodstock, GA 30188	[redacted]

ATTACHMENT E

COMMENT CARD
Public Input Meeting

Date: 4/7/2026 Case #: _____

Name: LAWRENCE WHITE

Address: 87 TIMBERLAND ST.

Phone: WOODSTOCK, GA. 30188

Email: [redacted]

Do you support the project?

☒ For ☐ Against ☐ With Conditions ☐ Undecided

Comments: MOST CONCERNED FOR FENCING SEPERATING FROM RAILROAD

Use back of this form for additional comments, if necessary

How did you hear about this meeting?

☐ Social Media ☐ Newspaper ☐ Signs ☐ Word of Mouth ☒ Direct Mail

Were your questions answered by the applicant? ☒ Yes ☐ No

Do you understand the proposal after attending this meeting? ☒ Yes ☐ No

Please share your suggestions on improving the way these meetings are conducted:

LIKED THE INFORMALITY

Thank you for attending and providing your input!
Leave your completed comment card with the applicant or email it to planning@woodstockga.gov

ATTACHMENT E

COMMENT CARD
Public Input Meeting

Date: 4/2/26 Case #:

Name: Carolyn Mitchell

Address: 14 Timberland St. Woodstock,

Phone: [redacted]

Email: [redacted]

Do you support the project?
☐ For ☐ Against ☑ With Conditions ☐ Undecided

Comments: Fence Lighting

Use back of this form for additional comments, if necessary.

How did you hear about this meeting?
☐ Social Media ☐ Newspaper ☐ Signs ☐ Word of Mouth ☑ Direct Mail

Were your questions answered by the applicant? ☑ Yes ☐ No

Do you understand the proposal after attending this meeting? ☑ Yes ☐ No

Please share your suggestions on improving the way these meetings are conducted:

Thank you for attending and providing your input!
Leave your completed comment card with the applicant or email it to planning@woodstockga.gov

ATTACHMENT E

COMMENT CARD
Public Input Meeting

Date: 4/7/2024 Case #: _____

Name: Virginia A. Smith

Address: 139 Timberland St. Woodstock, GA 30188

Phone: [redacted]

Email: [redacted]

Do you support the project?
☐ For ☐ Against ☑ With Conditions ☐ Undecided

Comments:

Fence & lighting concerns only

Use back of this form for additional comments, if necessary

How did you hear about this meeting?
☐ Social Media ☐ Newspaper ☐ Signs ☐ Word of Mouth ☑ Direct Mail

Were your questions answered by the applicant? ☑ Yes ☐ No

Do you understand the proposal after attending this meeting? ☑ Yes ☐ No

Please share your suggestions on improving the way these meetings are conducted:

Thank you for attending and providing your input!
Leave your completed comment card with the applicant or email it to planning@woodstockga.gov

AGENDA ITEM NO. 7.6

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	May 18, 2026
SUBMITTED BY:	Crystal Welch, Finance Department
ITEM TYPE:	Ordinance 1st or 2nd Reading
AGENDA SECTION:	PUBLIC HEARING
SUBJECT:	**Consideration of Approval of FY 2027 Annual Operating Budget & Adoption of Ordinance No. 2026-013 (Public Hearing & Vote - 1st Reading)**
SUGGESTED ACTION:	Request for approval of the FY 2027 Annual Operating Budget and Ordinance No. 2026-013 (Presentation and 1st reading/public hearing). The Ordinance is to provide for the adoption of a budget, its execution and effect for the fiscal year beginning July 1, 2026 and ending June 30, 2027.

ATTACHMENTS:

Ordinance No 2026-013 - Annual Operating Budget FY 2027.pdf
FY 2027 Budget - 1st Reading - Public Hearing 05.18.2026.pdf

ORDINANCE NO 2026-013

ORDINANCE TO PROVIDE FOR THE ADOPTION OF A BUDGET, ITS EXECUTION AND EFFECT FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF WOODSTOCK, GEORGIA:

Section 1. General. There is hereby adopted for the fiscal year July 1, 2026, through June 30, 2027, a balanced city-wide budget such that anticipated funding sources equal proposed expenditures for the City of Woodstock, Georgia based on the budget estimates as prepared by management.

This Budget is hereby adopted specifying the anticipated funding sources for each fund and making appropriations for proposed expenditures to the departments named in each fund as specified in Attachment A.

Expenditures of any operating budget fund shall not exceed the appropriations authorized by this budget ordinance and any amendments thereto. All expenditures of any operating budget fund are subject to the policies as established by the Mayor and Council and City Manager.

Section 2. Capital Project-Length Budget. There is hereby established a capital project plan specified in Attachment B and is accepted, as specified herein, with multiple-year (i.e., project-length) project budgets as provided by O.C.G.A. 36-81-3(b)(2).

Section 3. Amendments. The Budget shall be amended so as to adapt to changing governmental needs during the fiscal year. Any increase in appropriations in any fund for a department, whether through a change in anticipated revenues in any fund or through a transfer of appropriations among departments, shall require the approval of the Mayor and Council, except in the following cases where authority is granted to:

The City Manager, or designee, to:

1. Approve, at his/her discretion, funding of temporary positions and/or overtime within a department using existing department salary when personnel are on extended military leave such as deployment. At no time shall this transfer of position funding be above and beyond the department's approved salary and wages budget.

2. Approve, at his/her discretion, the use of full-time police and/or firefighter position salaries to fund part-time positions and revert funded part-time positions back to full-time as needed. At no time shall this transfer of position funding be above and beyond the department's approved salary and wages budget.

3. Approve, at his/her discretion, an employment starting pay higher than entry-level for sworn Police and Fire personnel and shall further be authorized to approve related budget amendments from operating or benefit contingency, if needed.

4. Approve, at his/her discretion, the use of operating contingency funds budgeted in the Administration department budget toward other department operating needs and shall be further authorized to approve budget amendments for respective uses.

5. Approve, at his/her discretion, the use of benefit contingency funds budgeted in the Transfers and Other Uses department budget toward other benefit needs and with major budget amendment approval by Council.

6. Approve, at his/her discretion, the use of operating contingency funds budgeted in the Transfers & Other Uses department budget toward other Water/Sewer fund department operating needs and shall be further authorized to approve budget amendments for respective uses.

7. Transfer funds from department budgets to establish capital projects and further authorized to approve related budget amendments for respective uses.

8. Transfer funds within a capital project from fund or program contingencies and/or savings in existing projects to establish new projects.

9. The Chief Financial Officer (CFO) shall have the authority to make all necessary accounting adjustments to allocate, via budget amendment, remaining purchase/project funds into the new fiscal year and the City Manager shall have the authority to approve, at his/her discretion, respective budget amendments.

Such amendments shall be recognized as approved changes to this ordinance in accordance with O.C.G.A. 36-81-3. These authorities for transfers of appropriations shall not be used as an alternative to the normal budget process and are intended to be used only when necessary to facilitate the orderly management of projects and/or programs; transfers approved under these authorities may not be used to change the approved scope or the objective of any capital project.

Section 4. Position Allocation. City Council hereby approves allocated positions as outlined in Attachment C and shall approve increases in total City authorized positions.

Vacant positions and associated budget may be reallocated within the same Department or reassigned to another Department and filled authorized positions and associated budget may be reassigned at the same grade level between Departments with authorization of the City Manager.

All changes are authorized within the pay and classification plan and the City Manager is authorized to approve changes in individual salaries in conformity with the adopted plan and existing City policies.

The following new positions are authorized as of July 1, 2026:

- Parking Operations Building Services Technician (Full-Time)
- Downtown Grounds Technician Pooled Funding (part-time/seasonal)

The following new positions are authorized as of January 1, 2027:

- Fire Administrative Division Chief (Full-Time)
- HR Coordinator (Full-time)
- Park Maintenance Crew Leader (Full-time)
- Park Maintenance Worker (Full-time) – Qty 2

Section 5. Additional Provisions. There are hereby established additional provisions as described in this section.

1. There is hereby established intern pay structure definition and moratorium provisions related to the fiscal year July 1, 2026 through June 30, 2027 Budget. The intern pay structure shall be defined as follows:

    a. $10.00 per hour for high school student intern

    b. $12.00 per hour for college undergraduate student intern

    c. $15.00 per hour for graduate student intern

2. Departments shall be restricted from moving vehicle operations funds via budget amendment to other operating line items.

3. It shall be encouraged and recommended to convert overtime earned to compensation time earned when applicable for FY 2027.

4. Permanent, year-round part-time positions with a budgeted minimum of 1,456 annual work hours may be eligible to elect City health and dental insurance.

5. Personnel adjustment requests shall only be considered for approval during the annual budget process. It shall be at City Council's discretion to approve mid fiscal year exceptions for adjustment requests due to legal issues, inability to fill positions or if Council initiated.

6. A moratorium is placed on the cashing-in of leave time by city employees during the fiscal year, except at the discretion of the City Manager, or his/her designee, for:

    a. Medical related requests,

    b. Reimbursement for education costs if a salary savings exists in the department's Salary and Wages line, or:

    c. Other severe emergencies as determined by the City Manager.

So ordained this _____ day of _____ 2027.

Michael Caldwell, Mayor

_____

CITY OF WOODSTOCK, GEORGIA

ATTEST:

_____

Robyn Adams, City Clerk

Attachment A: FY 2027 Proposed Budget

FUND	DEPARTMENT	FY 2027 BUDGET
101 - GENERAL FUND		
	1110 - MAYOR & COUNCIL	414,689
	1320 - CITY MANAGER	1,032,301
	1335 - CITY CLERK	439,980
	1510 - FINANCE DEPARTMENT	1,035,945
	1535 - TECHNOLOGY	2,237,418
	1545 - HUMAN RESOURCES/RISK MANA	711,672
	1599 - GENERAL SERVICES	1,692,046
	2115 - MUNICIPAL COURT SERVICES	1,092,917
	3210 - POLICE DEPARTMENT	8,590,545
	3510 - FIRE DEPARTMENT	7,689,285
	4121 - BUILDINGS & GROUNDS	1,472,052
	4215 - STREETS - PUBLIC WORKS	1,576,029
	5525 - W.G. LONG SENIOR CENTER	360,946
	5535 - PARKS & RECREATION	2,415,899
	7220 - BUILDING INSPECTIONS	876,372
	7410 - COMMUNITY DEVELOPMENT	991,760
	7510 - ECONOMIC DEVELOPMENT	261,802
	9999 - TRANSFERS & OTHER GENERAL USES	1,426,472
101 - GENERAL FUND TOTAL		**34,318,130**
201 - TAX ALLOCATION DISTRICT (TAD)		1,742,200
207 - TREE PRESERVATION		40,000
210 - CONFISCATED ASSETS FUND		3,000
213 - OPIOID SETTLEMENT FUND - LOCAL GOV SHARE		25,000
250 - MULTIPLE GRANT FUND		30,000
280 - RENTAL MOTOR VEHICLE EXCISE TAX		230,000
301 - PARKING DECK/REDEVELOPMENT PROJECT FUND		120,000
313 - PARK BOND 2024 (PROJECT FUND)		9,838,050
314 - FIRE STATION BOND2025 (PROJECT FUND)		10,500,000
315 - IMPACT FEE		1,008,000
320 - GREEN PRINTS PROJECT		39,168
335 - TSPLOST I		9,253,058
350 - CAPITAL PROJECT FUND		220,000
400 - DEBT SERVICE FUND		3,514,951
410 - DEBT SERVICE FUND (PARK BOND 2024)		1,428,930
435 - SPLOST V		882,000
437 - SPLOST VII		14,038,856
504 - WATER/SEWER TAP FEE FUND		2,270,502
505 - WATER & SEWER		
	1510 - FINANCE DEPARTMENT	3,000
	1512 - CUSTOMER ACCOUNTING & COL	445,707
	1522 - DEPRECIATION & CAPITAL	2,284,227
	1535 - TECHNOLOGY	93,800
	1599 - GENERAL SERVICES	153,873
	4315 - WASTE WATER TREATMENT PLA	4,521,625
	4335 - SEWER MAINS & COLLECTIONS	1,417,087
	4415 - WATER TRANSMISSION & DIST	3,467,857

FUND	DEPARTMENT	FY 2027 BUDGET
	9999 - TRANSFERS & OTHER GENERAL USES	2,290,986
505 - WATER & SEWER TOTAL		**14,678,162**
507 - STORM WATER UTILITY		
	1535 - TECHNOLOGY	21,900
	1599 - GENERAL SERVICES	55,421
	4325 - STORMWATER UTILITY	1,496,689
	9999 - TRANSFERS & OTHER GENERAL USES	293,410
507 - STORM WATER UTILITY TOTAL		**1,867,420**
556 - PARKING OPERATIONS FUND		659,505
601 - HEALTH INSURANCE FUND		7,537,024
602 - WORKERS COMPENSATION FUND		505,000
603 - DENTAL INSURANCE FUND		220,000
604 - PROPERTY & CASUALTY INSURANCE FUND		1,395,840
742 - HOTEL/MOTEL TAX FUND		840,000
GRAND TOTAL		**117,204,796**

Attachment B: Capital Projects

Attachment B: Capital Projects

DESCRIPTION	CONDITION	FUND #	FUND	DEPT #	DEPARTMENT	FY 2027	PROJECTED ESTIMATES IN FUTURE BUDGET YEARS				
							FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
TRAFFIC SIGNAL PREEMPTION FOR FIRE DEPT (2 LOCATIONS)	NEW	201	TAX ALLOCATION DISTRICT	3510	FIRE	$ 33,200	$ -	$ -	$ -	$ -	$ -
STREETSCAPES VI - CONSTRUCTION		201	TAX ALLOCATION DISTRICT	4215	PW STREETS	$ 228,000	$ 446,000	$ -	$ -	$ -	$ -
DEOCRATIVE SIGN POST REPLACEMENTS IN DOWNTOWN CORRIDOR	NEW	201	TAX ALLOCATION DISTRICT	4215	PW STREETS	$ 25,000	$ -	$ -	$ -	$ -	$ -
CHAMBERS DEOCRATIVE ENHANCEMENT (SOFIT/SIDING TRIM)	NEW	201	TAX ALLOCATION DISTRICT	4121	PW BUILDING & GROUNDS	$ 28,000	$ -	$ -	$ -	$ -	$ -
						$ 314,200	**$ 446,000**	**$ -**	**$ -**	**$ -**	**$ -**
10-YEAR COMPREHENSIVE PLAN UPDATED (TREE PRESERVATION PORTION)	NEW	207	TREE PRESERVATION FUND	7410	COMMUNITY DEVELOPMENT	$ 20,000	$ -	$ -	$ -	$ -	$ -
						$ 20,000	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
DOJ BVP VEST GRANT		250	MULTIPLE GRANT FUND	3210	POLICE	$ 30,000	$ -	$ -	$ -	$ -	$ -
						$ 30,000	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
WAYFINDING SIGN PROGRAM		301	PARKING DECK/REDEVELOPMENT	7510	ECONONOMIC DEVELOPMENT	$ 120,000	$ -	$ -	$ -	$ -	$ -
						$ 120,000	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
LITTLE RIVER PARK - CONSTRUCTION		313	PARK BOND FUND	5535	PARKS & RECREATION	$ 6,000,000	$ -	$ -	$ -	$ -	$ -
LITTLE RIVER PARK - FUNITURE, FIXTURES & EQUIPMENT	NEW	313	PARK BOND FUND	5535	PARKS & RECREATION	$ 188,050	$ -	$ -	$ -	$ -	$ -
RUBES CREEK SOUTH CONNECTOR	NEW	313	PARK BOND FUND	5535	PARKS & RECREATION	$ 1,000,000	$ -	$ -	$ -	$ -	$ -
BUCKHEAD TRAIL	NEW	313	PARK BOND FUND	5535	PARKS & RECREATION	$ 2,500,000	$ -	$ -	$ -	$ -	$ -
PARK AND TRAIL SIGNAGE	NEW	313	PARK BOND FUND	5535	PARKS & RECREATION	$ 150,000	$ -	$ -	$ -	$ -	$ -
						$ 9,838,050	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FIRE STATION 28 RIDGEWALK PKWY - CONSTRUCTION		314	FIRE STATION BOND PROJECT FUND	3510	FIRE	$ 4,500,000	$ -	$ -	$ -	$ -	$ -
FIRE STATION 24 LONG DR - CONSTRUCTION		314	FIRE STATION BOND PROJECT FUND	3510	FIRE	$ 6,000,000	$ -	$ -	$ -	$ -	$ -
						$ 10,500,000	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
PARK & TRAIL SYSTEM MASTER PLAN (SYSTEM WIDE)	NEW	315	IMPACT FEES	5535	PARKS & RECREATION	$ 50,000	$ -	$ -	$ -	$ -	$ -
						$ 50,000	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
AMPHITHEATER SECURITY CAMERA REPLACMENT	NEW	320	GREEN PRINTS	1535	IT	$ 11,668	$ -	$ -	$ -	$ -	$ -
LITTLE RIVER PARK SMART LIGHTING & SECURITY CAMERAS	NEW	320	GREEN PRINTS	1535	IT	$ 20,000	$ -	$ -	$ -	$ -	$ -
						$ 31,668	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
5-YEAR COMPREHENSIVE TRANSPORTATION MASTER PLAN (CITY-WIDE)	NEW	335	TSPLOST I	1320	ADMINISTRATION	$ 200,000	$ -	$ -	$ -	$ -	$ -
PADEN STREET EXTENSION - CONSTRUCTION	NEW	335	TSPLOST I	4215	PW STREETS	$ 2,000,000	$ -	$ -	$ -	$ -	$ -
I-575 DDI RIDGEWALK INTERCHANGE	NEW	335	TSPLOST I	4215	PW STREETS	$ 2,039,600	$ -	$ -	$ -	$ -	$ -
GOSHEN LANE EXTENSION	NEW	335	TSPLOST I	4215	PW STREETS	$ 192,362	$ -	$ -	$ -	$ -	$ -
NEESE RD EAST SIDEWALK	NEW	335	TSPLOST I	4215	PW STREETS	$ 348,056	$ -	$ -	$ -	$ -	$ -
HANEY ROAD EXTENSION - ROW	NEW	335	TSPLOST I	4215	PW STREETS	$ 75,000	$ -	$ -	$ -	$ -	$ -
BARNESDALE TERRACE IMPROVEMENT PROJECT - ENGINEERING	NEW	335	TSPLOST I	4215	PW STREETS	$ 50,000	$ -	$ -	$ -	$ -	$ -
TRICKUM AND RAGSDALE IMPROVEMENT PROJECT - CONCEPT PLAN	NEW	335	TSPLOST I	4215	PW STREETS	$ 40,000	$ -	$ -	$ -	$ -	$ -
LMIG ASPHALT PAVING PROJECTS	NEW	335	TSPLOST I	4215	PW STREETS	$ 571,426	$ -	$ -	$ -	$ -	$ -
10-YEAR COMPREHENSIVE PLAN UPDATE (TRANSPORTATION PORTION)	NEW	335	TSPLOST I	7410	COMMUNITY DEVELOPMENT	$ 20,000	$ -	$ -	$ -	$ -	$ -
						$ 5,536,444	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
10-YEAR COMPREHENSIVE PLAN UPDATE	NEW	350	CAPITAL PROJECT FUND	7410	COMMUNITY DEVELOPMENT	$ 160,000	$ 300,000	$ -	$ -	$ -	$ -
ECONOMIC DEVELOPMENT PLAN	NEW	350	CAPITAL PROJECT FUND	7510	ECONONOMIC DEVELOPMENT	$ 60,000	$ -	$ -	$ -	$ -	$ -
						$ 220,000	**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ -**
FS 28 NETWORKING & IT EQUIPMENT	NEW	435	SPLOST V	3510	FIRE	$ 28,000	$ -	$ -	$ -	$ -	$ -
FIRE STATION 28 CONSULTING & ENGINEERING CONST ADMIN CONSTS		435	SPLOST V	3510	FIRE	$ 41,000	$ -	$ -	$ -	$ -	$ -
FIRE STATION 34 CONSULTING & ENGINEERING CONST ADMIN CONSTS		435	SPLOST V	3510	FIRE	$ 91,000	$ -	$ -	$ -	$ -	$ -
I-575 DDI RIDGEWALK INTERCHANGE - ENGINEERING		435	SPLOST V	4215	PW STREETS	$ 722,000	$ -	$ -	$ -	$ -	$ -
						$ 882,000	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2027 FORD EXPLORER OR EQUIVALENT (NEW) - QTY 1	NEW	437	SPLOST VII	1320	ADMINISTRATION	$ 43,124	$ -	$ -	$ -	$ -	$ -
DOOR CONTROLLER PROJECT - MULTIPLE LOCATIONS	NEW	437	SPLOST VII	1535	IT	$ 148,000	$ -	$ -	$ -	$ -	$ -
FIREWALL MANAGEMENT SERVER REPLACEMENT	NEW	437	SPLOST VII	1535	IT	$ 13,775	$ -	$ -	$ -	$ -	$ -
POLICE LAPTOP REFRESH PROJECT	NEW	437	SPLOST VII	3210	POLICE	$ 211,680	$ -	$ -	$ -	$ -	$ -
EVIDENCE ROOL CAPITAL IMPROVEMENTS	NEW	437	SPLOST VII	3210	POLICE	$ 79,287	$ -	$ -	$ -	$ -	$ -
TASER CONTRACT & IMPLEMENTATION (QTY 64 TASERS)	NEW	437	SPLOST VII	3210	POLICE	$ 55,010	$ -	$ -	$ -	$ -	$ -
FLOCK CAMERAS (QTY 4)	NEW	437	SPLOST VII	3210	POLICE	$ 14,600	$ -	$ -	$ -	$ -	$ -
DRIVER MANAGEMENT ANTICOLLISION CAMERAS (OR EQUIVALENT)	NEW	437	SPLOST VII	3210	POLICE	$ 50,040	$ -	$ -	$ -	$ -	$ -
PATROL DRONE (QTY 1)	NEW	437	SPLOST VII	3210	POLICE	$ 16,940	$ -	$ -	$ -	$ -	$ -
2027 FORD EXPLORER OR EQUIVALENT (REPLACEMENTS) - QTY 7		437	SPLOST VII	3210	POLICE	$ 545,056	$ 454,540	$ 454,540	$ 454,540	$ -	$ -
FIRE STATION 34 NETWORKING & IT EQUIPMENT	NEW	437	SPLOST VII	3510	FIRE	$ 110,000	$ -	$ -	$ -	$ -	$ -
TRAFFIC SIGNAL PREEMPTION FOR FIRE DEPT (3 LOCATIONS)	NEW	437	SPLOST VII	3510	FIRE	$ 49,800	$ -	$ -	$ -	$ -	$ -
FIRE ENGINE REFURBISHMENT - STATION 34	NEW	437	SPLOST VII	3510	FIRE	$ 590,000	$ -	$ -	$ -	$ -	$ -
FIRE HOSE	NEW	437	SPLOST VII	3510	FIRE	$ 20,398	$ -	$ -	$ -	$ -	$ -
TRUCK 3/4 TON (OR EQUIVALENT VEHICLE) (REPLACEMENT) - QTY 2	NEW	437	SPLOST VII	4215	PW STREETS	$ 130,000	$ -	$ -	$ -	$ -	$ -
61" GRASSHOPPER (OR EQUIVALENT) MOWER	NEW	437	SPLOST VII	4215	PW STREETS	$ 16,000	$ -	$ -	$ -	$ -	$ -
SIDEWALK IMPROVEMENT PROGRAM		437	SPLOST VII	4215	PW STREETS	$ 50,000	$ -	$ -	$ -	$ -	$ -
TRAIL IMPROVEMENT PROGRAM		437	SPLOST VII	4215	PW STREETS	$ 50,000	$ -	$ -	$ -	$ -	$ -
ROUNDABOUT SPLITTER ISLAND REHABILITATION	NEW	437	SPLOST VII	4215	PW STREETS	$ 45,000	$ -	$ -	$ -	$ -	$ -
POLARIS RANGER JOB SITE VEHICLE (OR EQUIVALENT) (REPLACEMENT)	NEW	437	SPLOST VII	5535	PARKS & RECREATION	$ 20,500	$ -	$ -	$ -	$ -	$ -

Attachment B: Capital Projects

DESCRIPTION	CONDITION	FUND #	FUND	DEPT #	DEPARTMENT	FY 2027	PROJECTED ESTIMATES IN FUTURE BUDGET YEARS				
							FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
61" LAWN MOWER (OR EQUIVALENT) (REPLACEMENT)	NEW	437	SPLOST VII	5535	PARKS & RECREATION	$ 16,000	$ -	$ -	$ -	$ -	$ -
DUPREE PARK TENNIS COURT RECONSTRUCTION	NEW	437	SPLOST VII	5535	PARKS & RECREATION	$ 100,000	$ -	$ -	$ -	$ -	$ -
DUPREE PARK PLAYGROUND RECONSTRUCTION/RENOVATION	NEW	437	SPLOST VII	5535	PARKS & RECREATION	$ 400,000	$ -	$ -	$ -	$ -	$ -
2026 FORD MAVERICK (OR EQUIVALENT) (REPLACEMENT)	NEW	437	SPLOST VII	7220	BUILDING INSPECTIONS	$ 35,080	$ -	$ -	$ -	$ -	$ -
FIRE GEAR - 10 SETS	NEW	437	SPLOST VII	3510	FIRE	$ 46,700	$ -	$ -	$ -	$ -	$ -
NEESE RD NORTHERN SEGMENT (GTIB 2) - CONSTRUCTION		437	SPLOST VII	4215	PW STREETS	$ 3,688,963	$ -	$ -	$ -	$ -	$ -
TOWNE LAKE PARKWAY WIDENING (GTIB 3) - CONSTRUCTION		437	SPLOST VII	4215	PW STREETS	$ 1,492,631	$ -	$ -	$ -	$ -	$ -
MARKET STREET EXTENSION		437	SPLOST VII	4215	PW STREETS	$ 1,033,468	$ -	$ -	$ -	$ -	$ -
DOBBS SIDEWALK PROJECT - PH 3 ROW		437	SPLOST VII	4215	PW STREETS	$ 50,000	$ -	$ -	$ -	$ -	$ -
NOONDAY CREEK TRL CONNECTION TO ROBBY LEE HOGAN PLAZA - PEDESTRIAN CROSSING		437	SPLOST VII	5535	PARKS & RECREATION	$ 125,000	$ -	$ -	$ -	$ -	$ -
GDOT NOONDAY CREEK TRAIL EXTENSION - CONSTRUCTION		437	SPLOST VII	5535	PARKS & RECREATION	$ 2,200,000	$ -	$ -	$ -	$ -	$ -
JOHNSTON FARM PROPERTY - PARK MASTER PLAN		437	SPLOST VII	5535	PARKS & RECREATION	$ 30,000	$ -	$ -	$ -	$ -	$ -
30' CHRISTMAS TREE WITH LED DESIGN LIGHTS & TREE TOPPER	NEW	437	SPLOST VII	5535	PARKS & RECREATION	$ 42,000	$ -	$ -	$ -	$ -	$ -
CHEVROLET 1500 4X4 (OR EQUIVALENT) (REPLACEMENT)	NEW	437	SPLOST VII	5535	PARKS & RECREATION	$ 48,000	$ -	$ -	$ -	$ -	$ -
CHEVROLET TRAVERSE (OR EQUIVALENT) (REPLACEMENT)	NEW	437	SPLOST VII	5535	PARKS & RECREATION	$ 47,000	$ -	$ -	$ -	$ -	$ -
						$ 11,614,052	**$ 454,540**	**$ 454,540**	**$ 454,540**	**$ -**	**$ -**
WWTP MEMBRANE CLEANING (BIANNUAL)	NEW	504	WATER/SEWER TAP FEE FUND	4315	WWTP	$ 100,000	$ -	$ -	$ -	$ -	$ -
MBR TANK #2 REPAIR		504	WATER/SEWER TAP FEE FUND	4315	WWTP	$ 180,000	$ -	$ -	$ -	$ -	$ -
RAS PUMP 4 REBUILD		504	WATER/SEWER TAP FEE FUND	4315	WWTP	$ 25,080	$ -	$ -	$ -	$ -	$ -
BLOWER SCRM METER REPLACEMENT		504	WATER/SEWER TAP FEE FUND	4315	WWTP	$ 19,000	$ -	$ -	$ -	$ -	$ -
REPLACE PUMP #1 AT WOODSTOCK FIRST BAPTIST PUMP STATION		504	WATER/SEWER TAP FEE FUND	4315	WWTP	$ 62,400	$ -	$ -	$ -	$ -	$ -
REPLACE EQUALIZATION BASIN PUMP #4	NEW	504	WATER/SEWER TAP FEE FUND	4315	WWTP	$ 28,997	$ -	$ -	$ -	$ -	$ -
REPLACE PUMP #3 SMALL PUMP STATION AT WWTP	NEW	504	WATER/SEWER TAP FEE FUND	4315	WWTP	$ 42,016	$ -	$ -	$ -	$ -	$ -
NTU METER REPLACEMENT (ALL 4 TRAINS)	NEW	504	WATER/SEWER TAP FEE FUND	4315	WWTP	$ 28,495	$ -	$ -	$ -	$ -	$ -
WWTP DUMPTER AREA IMPROVEMENT (CONCRETE AREA)	NEW	504	WATER/SEWER TAP FEE FUND	4315	WWTP	$ 49,520	$ -	$ -	$ -	$ -	$ -
BELT PRESS RELOCATION (CONCRETE PAD BUILDOUT) AT WWTP	NEW	504	WATER/SEWER TAP FEE FUND	4315	WWTP	$ 49,000	$ -	$ -	$ -	$ -	$ -
RAS FLOW METER REPLACEMENT	NEW	504	WATER/SEWER TAP FEE FUND	4315	WWTP	$ 35,994	$ -	$ -	$ -	$ -	$ -
SEWER INFRASTRUCTURE REHABILITATION	NEW	504	WATER/SEWER TAP FEE FUND	4335	SEWER MAINS	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000
SEWER INFRASTRUCTURE UPGRADES	NEW	504	WATER/SEWER TAP FEE FUND	4335	SEWER MAINS	$ 350,000	$ -	$ -	$ -	$ -	$ -
SANITARY SEWER SYSTEM MASTER PLAN & SPECIFICATIONS	NEW	504	WATER/SEWER TAP FEE FUND	4335	SEWER MAINS	$ 150,000	$ -	$ -	$ -	$ -	$ -
SEWER LINE UPGRADE AT WWTP (WEST TRUNK LINE IMPROVEMENT PRJ)		504	WATER/SEWER TAP FEE FUND	4335	SEWER MAINS	$ 400,000	$ -	$ -	$ -	$ -	$ -
WATER DISTRIBUTION SYSTEM MASTER PLAN & SPECIFICATIONS	NEW	504	WATER/SEWER TAP FEE FUND	4415	WATER TRANSMISSIONS	$ 100,000	$ -	$ -	$ -	$ -	$ -
UTILITY (WATER/SEWER) RELOCATIONS ROAD PROJECTS		504	WATER/SEWER TAP FEE FUND	4415	WATER TRANSMISSIONS	$ 100,000	$ -	$ -	$ -	$ -	$ -
GROUNDWATER WELL EXPLORATION		504	WATER/SEWER TAP FEE FUND	4415	WATER TRANSMISSIONS	$ 100,000	$ -	$ -	$ -	$ -	$ -
WATER LINE REPLACEMENT	NEW	504	WATER/SEWER TAP FEE FUND	4415	WATER TRANSMISSIONS	$ 100,000	$ -	$ -	$ -	$ -	$ -
						$ 2,170,502	**$ 250,000**	**$ 250,000**	**$ 250,000**	**$ 250,000**	**$ 250,000**
SERVICE TRUCK (REPLACEMENT) - QTY 2	NEW	505	WATER/SEWER	4335	SEWER MAINS	$ 129,500	$ -	$ -	$ -	$ -	$ -
WATER/SEWER RATE STUDY	NEW	505	WATER/SEWER	4335	SEWER MAINS	$ 50,000	$ -	$ -	$ -	$ -	$ -
UTILITY BILLING OFFICE CARPET REPLACEMENT	NEW	505	WATER/SEWER	4335	SEWER MAINS	$ 5,000	$ -	$ -	$ -	$ -	$ -
						$ 184,500	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
CMP SPRAYLINING STORWATER PIPES	NEW	507	STORM WATER	4235	STORM WATER	$ 100,000	$ -	$ -	$ -	$ -	$ -
WASHINGTON AVE STORMWATER IMPROVEMENTS	NEW	507	STORM WATER	4235	STORM WATER	$ 75,000	$ -	$ -	$ -	$ -	$ -
DREAM CATCHER DR STORMWATER PIPE REPAIR	NEW	507	STORM WATER	4235	STORM WATER	$ 82,000	$ -	$ -	$ -	$ -	$ -
UNDESIGNATED PROJECTS	NEW	507	STORM WATER	4235	STORM WATER	$ 33,568	$ -	$ -	$ -	$ -	$ -
						$ 290,568	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Attachment C: Position Allocations

	POSITIONS BY DEPARTMENT	FY 2023		FY 2024		FY 2025		FY 2026		FY 2027	
		F/T	P/T	F/T	P/T	F/T	P/T	F/T	P/T	F/T	P/T
101	**GENERAL FUND**										
	1110 - MAYOR & COUNCIL	-	7	-	7	-	7	-	7	-	7
	1320 - CITY MANAGER	3	-	5	-	5	-	5	-	5	-
	1335 - CITY CLERK	1	-	3	-	3	-	3	-	3	-
	1510 - FINANCE DEPARTMENT	7	-	7	-	7	1	8	-	8	-
	1535 - TECHNOLOGY (GIS COMBINED IN FY 2024)	3	1	7	-	7	-	7	-	7	-
	1545 - HUMAN RESOURCES	4	-	4	-	4	1	4	1	5	1
	2115 - MUNICIPAL COURT SERVICES	4	1	3	1	3	1	3	1	3	1
	3210 - POLICE DEPARTMENT	67	-	67	-	69	-	68	-	68	-
	3510 - FIRE DEPARTMENT	54	-	54	-	55	-	68	-	69	-
	4121 - BUILDINGS & GROUNDS	3	-	3	-	3	-	3	-	3	-
	4215 - STREETS - PUBLIC WORKS	9	-	9	-	9	-	9	-	9	-
	5525 - W.G. LONG SENIOR CENTER (PREVIOUSLY INCLUDED IN PARKS & RECREATION)	-	-	2	2	2	2	2	2	2	2
	5535 - PARKS & RECREATION	14	4	12	1	13	1	13	1	16	1
	7220 - BUILDING INSPECTIONS	8	1	8	-	8	-	8	-	8	-
	7410 - COMMUNITY DEVELOPMENT	9	-	9	1	9	1	9	1	9	1
	7412 - GIS (ABSORBED INTO TECHNOLOGY FY 2024)	3	-	-	-	-	-	-	-	-	-
	7510 - ECONOMIC DEVELOPMENT	2	-	2	-	2	-	2	-	2	-
	TOTAL 101 FUND	**191**	**14**	**195**	**12**	**199**	**14**	**212**	**13**	**217**	**13**
505	**WATER/SEWER FUND**										
	1512 - CUSTOMER ACCOUNTING & COL	3	-	3	-	3	1	3	-	3	-
	4315 - WASTE WATER TREATMENT PLA (ABSORBED BY 3RD PARTY CONTRACT FY 2023)	-	-	-	-	-	-	-	-	-	-
	4335 - SEWER MAINS & COLLECTIONS	9	-	7	-	8	-	11	-	11	-
	4415 - WATER TRANSMISSION & DIST	2	-	2	-	2	-	2	-	2	-
	TOTAL 505 FUND	**14**	**-**	**12**	**-**	**13**	**1**	**16**	**-**	**16**	**-**
507	**STORMWATER FUND**										
	4325 - STORMWATER UTILITY	**8**	**-**	**8**	**-**	**8**	**-**	**8**	**-**	**8**	**-**
556	**PARKING OPERATIONS FUND**										
	7564 - PARKING OPERATIONS	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1**	**-**
742	**HOTEL/MOTEL FUND**										
	7610 - DDA/TOURISM	**3**	**2**	**3**	**2**	**3**	**2**	**3**	**2**	**3**	**4**
	TOTAL FTE'S	**216**	**16**	**218**	**14**	**223**	**17**	**239**	**15**	**245**	**17**

New positions in FY 2027:

- Fire Administrative Division Chief
- Downtown Building Services Technician
- Downtown Grounds Technician Pooled Funding
- Parks Maintenance Crew Leader
- Parks Maintenance Crew Leader
- Parks Maintenance Worker (Qty 2)

FY 2027 PROPOSED BUDGET

1ST READING/PUBLIC HEARING

05/18/2026

Budget Committee:

Jeff Moon
Coty Thigpen
Ron Shelby
Crystal L. Welch
Katy Leggett
Melissa Sigmund
Mindy Nobis

FY 2027 Budget Fund Status

- General Fund
  - *Balanced*
  - *Property Tax*
    - Budget predicated upon estimated 2.5% new construction growth & rollback millage rate
- Water/Sewer Fund
  - *Balanced*
  - *Water rate increase (4%)*
    - Full Water/Sewer rate study budgeted
- Storm Water Fund
  - *Balanced*
  - *Storm Water rate increase (4%)*
- Parks Bond Fund (Debt Service Fund)
  - *Balanced*
  - *Separate millage rate to be set*
- All Other Funds
  - *Balanced*

Changes Suggested Since Initial Distribution to Mayor/Council

- Adjusted COLA to 1%
- Adjusted Police & Fire vacancy rates to 5%
- Adjusted Add'l Comp for Service Rendered to remain flat
- Decreased health insurance allocation
  - *$1,066,062 Total city-wide*
- Decreased property & casualty allocation
  - *$57,222 Total city-wide*
- Decreased Workers' Comp allocation
  - *$95,000 Total city-wide*
- Reduced General Fund capital equipment/projects $340,880
- Reduced General Fund new personnel requests $577,666
- Re-evaluated and adjusted revenues and operating expenditures

Budget Committee Suggestions/Assumptions

- Health Insurance Fund allocation increased 7% from FY 2026
  - *Using Health Insurance Fund Reserves to offset $1,800,000*
- GMEBS (Pension) contribution increase 9% ($138,101)
  - *Budgeted actuarial recommendation*
- Property & Casualty Insurance increase 5% over FY 2026
- 2025 URA Bond (Fire Stns) Debt Service Payment (GF & SPLOST VII)
  - *GF transfer to Debt Service $300,000*
  - *SPLOST VII transfer to Debt Service $504,169*

Budget Committee Suggestions/Assumptions
(continued)

- Out-of-town retreat included
- No lobbyist funding included
- Sequoyah Regional Library System (SRLS) contribution $10,000
- County Economic Development contribution $20,000
- Cherokee Co Sheriff's Office (CCSO) Real-Time Intelligence Center (RTIC) participation $75,000
- Some use of reserves for one-time expenditures in General Fund & Water/Sewer Fund

Budget Committee Suggestions/Assumptions
(continued)

- Compensation:
  - *1% Cost of Living Adjustments (COLA) (full year)*
  - *Merit Program Pooled Funding (effective Apr) ($151,418)*
- Personnel:
  - New Personnel
    - 1 part-time pooled funding (full year)
    - 1 full-time position (full year)
    - 5 full-time positions (Jan - Jun)
  - Reclassified Positions – 31 positions
    - 18 related to 2 new fire stations
  - Current Personnel Adjustments
  - Training & development $425,581 city-wide
- Some dept salaries include budgeted vacancies:
  - Police budgeted at 95% ($252,113 savings)
  - Fire budgeted at 95% ($255,801 savings)

Budget Committee Suggestions/Assumptions
(continued)

Position Count by Fund (FY26 vs. FY27)				
	FY 2026 Amended		FY 2027 Proposed	
Fund	Full-Time	Part-Time	Full-Time	Part-Time
101 – General Fund	212*	13	217*	13
505 – Water/Sewer	16*	-	16*	-
507 – Stormwater	8	-	8	-
556 – Parking Ops	-	-	1	-
742 – Hotel/Motel	3	2	3	4
Total Positions	**239**	**15**	**245**	**17**

*1 position in General Fund is split 50/50 between General Fund & W/S.

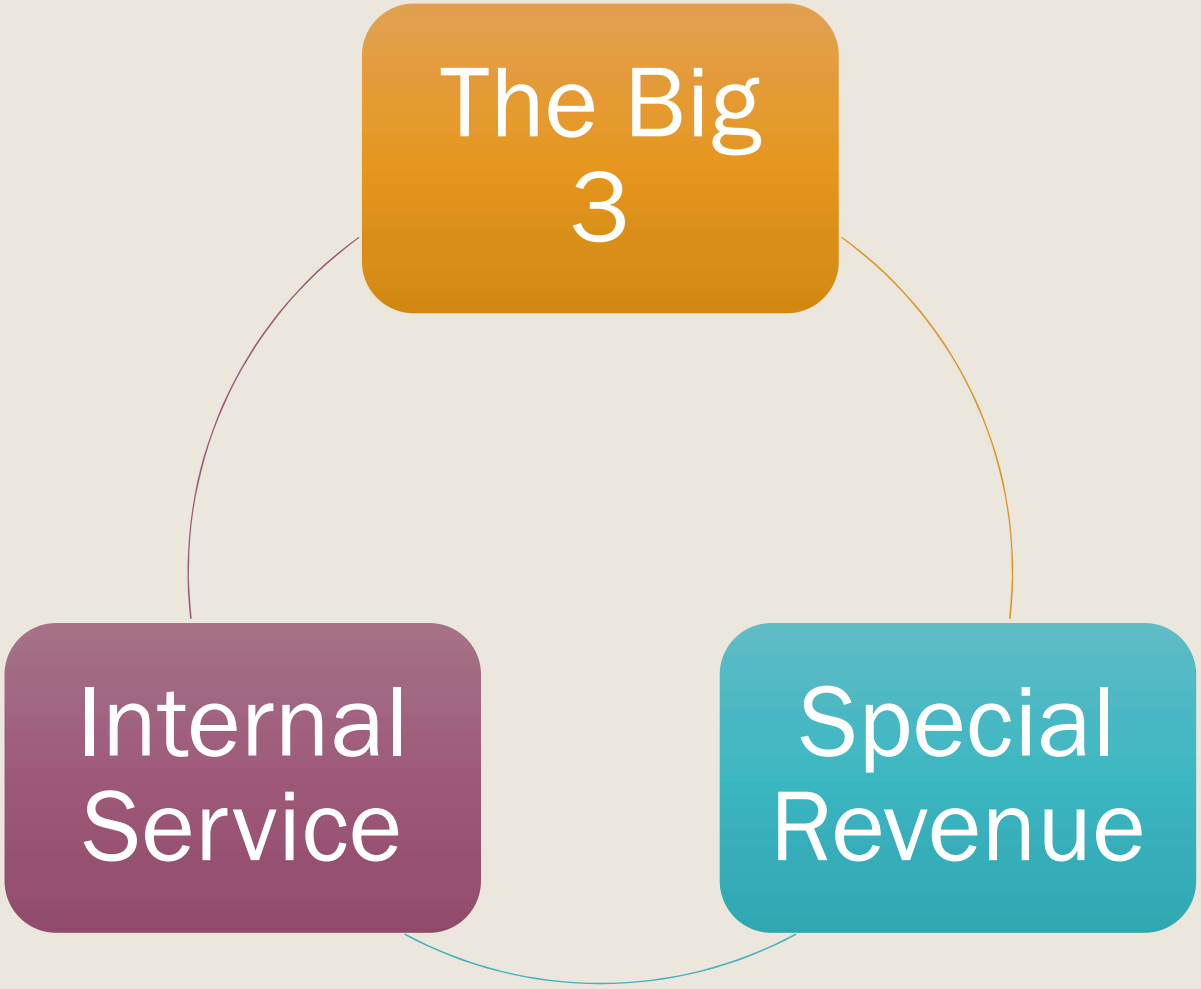
Compensation Changes - FY 2027

- FY 2026 implemented Employee health insurance share – Long-Term Targets
  - *Set employee contribution*
    - 10% Employee Only
    - 15% Employee +1 and Family
    - Except for high-deductible plan
- Increased percentage of employee contribution of health insurance cost in accordance with phase in plan

Major Budget Ordinance Provisions

- Encourage the use of comp time rather than overtime
- No “cashing in” leave time
- City Manager authorized to approve use of operating contingency reserves funds with minor budget amendment.
- CFO & City Manager authorized to re-allocate funds for projects that cross years unexpectedly from fund balance to respective accounts with minor budget amendment
- Personnel adjustment requests are to be handled during the annual budget process (exceptions: those due to legal issues or inability to fill positions)
- City Manager authorized to approve starting pay higher than entry-level for Police and Fire and related use of operating contingency reserves fund with minor budget amendment.
- Establish multi-year (i.e., project-length) budgets for capital projects

Fund Categories



The Big 3

- 101 – General Fund
- 505 – Water/Sewer Fund
  - 504 – W/S Tap Fee Fund
- 507 - Storm Water Fund

Special Revenue

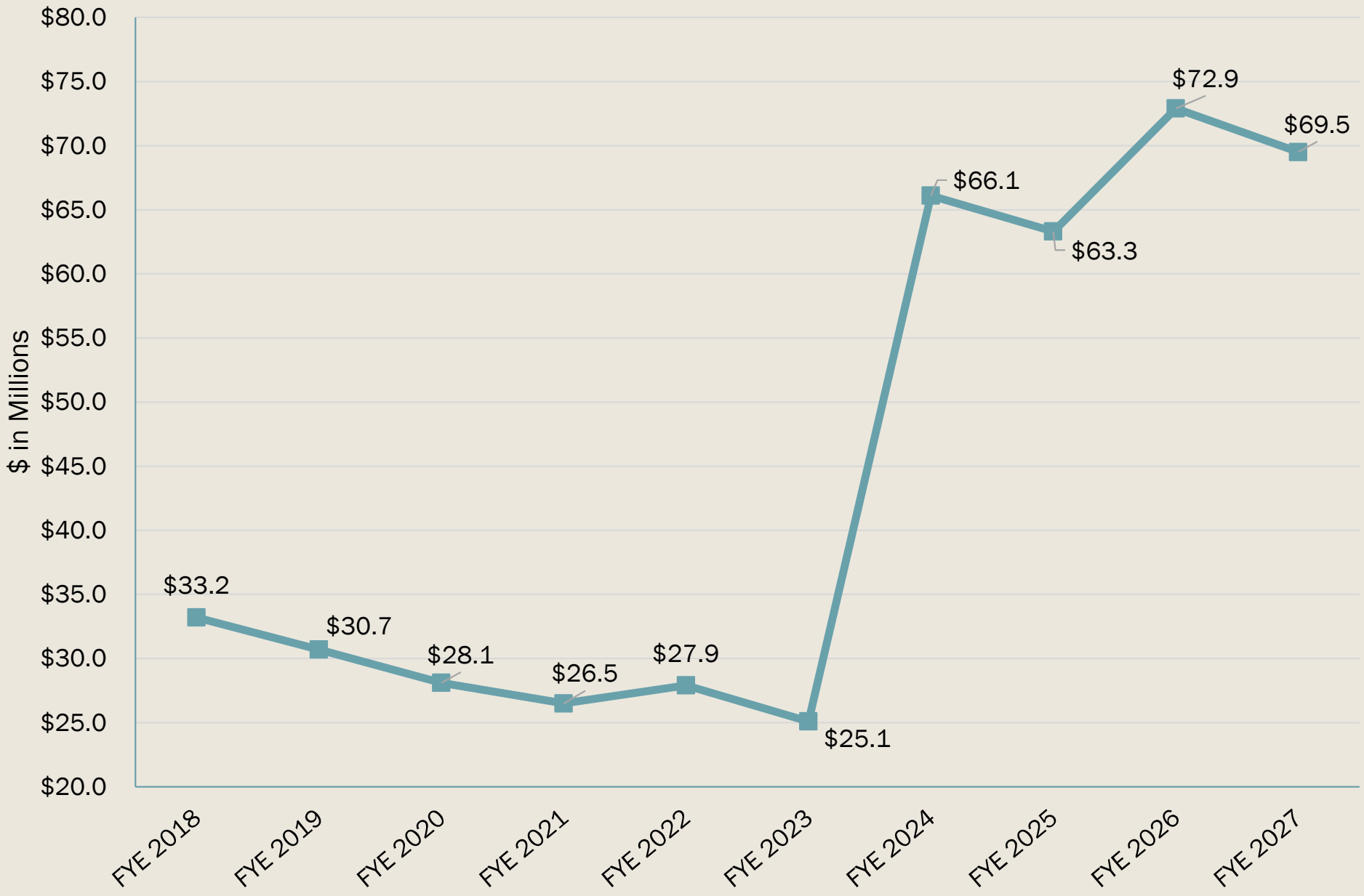
- 201 – TAD
- 207 – Tree Preservation
- 210 – Confiscated Assets
- 213 – Opioid Settlements
- 250 – Multiple Grant Fund
- 280 – Excise Tax
- 301 – Parking Deck/Redev
- 311 – Capital Equipment Fund (CEF)
- 312 – Parking Deck (Bond) Fund
- 313 – 2024 Parks Bond Project Fund
- 315 – Impact Fees
- 320 – Green Prints
- 335 – TSPLOST I
- 350 – Capital Project Fund
- 435 – SPLOST V
- 437 – SPLOST VII
- 556 – Parking Operations
- 742 – Hotel/Motel Fund

Internal Service

- 400 – Debt Service Fund
- 410 – Debt Service Fund (Park Bond 2024)
- 601 – Health Insurance
- 602 – Workers' Comp
- 603 – Dental Fund
- 604 – Property & Casualty

Debt Balance History at FYE

($ in Millions)



Debt Balance History (continued)

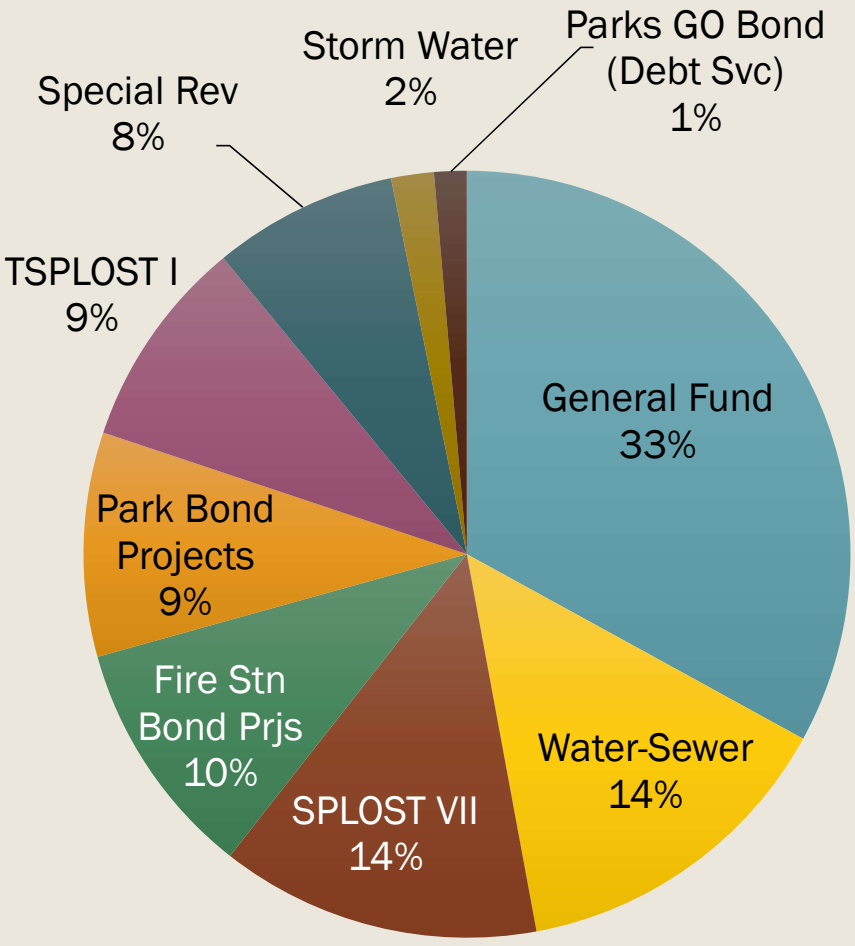
- In December 2025 (FY 2026), early payoff of 2020 DDA Bond (Morgan's)
  - *Paid off 5 years early*
- In December 2025 (FY 2026), issued new $14.6M Fire Stations Bond
  - *2025 URA Bond (Fire Stations)*

General Fund Unassigned Fund Balance History

Fiscal Year End	Unassigned Fund Balance*	Percentage (Target 25% of GF Revenues)
FYE 2025	$ 12,418,757	43.5%
FYE 2024	$ 14,672,976	53.1%
FYE 2023	$ 14,336,180	53.9%
FYE 2022	$ 9,997,824	47.8%
FYE 2021	$ 7,006,326	35.5%
FYE 2020	$ 5,933,891	30.4%
FYE 2019	$ 6,268,509	33.9%
FYE 2018	$ 6,042,101	32.0%
FYE 2017	$ 5,466,373	33.6%
FYE 2016	$ 4,675,003	32.6%
*Audited Unassigned Fund Balance as of 06/30 FYE		

FY 2027 Budget Overview

General Fund	$ 34,318,130
Water-Sewer	$ 14,678,162
Storm Water	$ 1,867,420
SPLOST VII	$ 14,038,856
TSPLOST I	$ 9,253,058
Fire Stn Bond Prj	$ 10,500,000
Parks GO Bond (Debt Service Fund)	$ 1,428,930
Park Bond Projects	$ 9,838,050
Special Rev	$ 8,109,375
Proposed FY27	$ 104,031,981*
Amended FY26	$ 94,772,204**

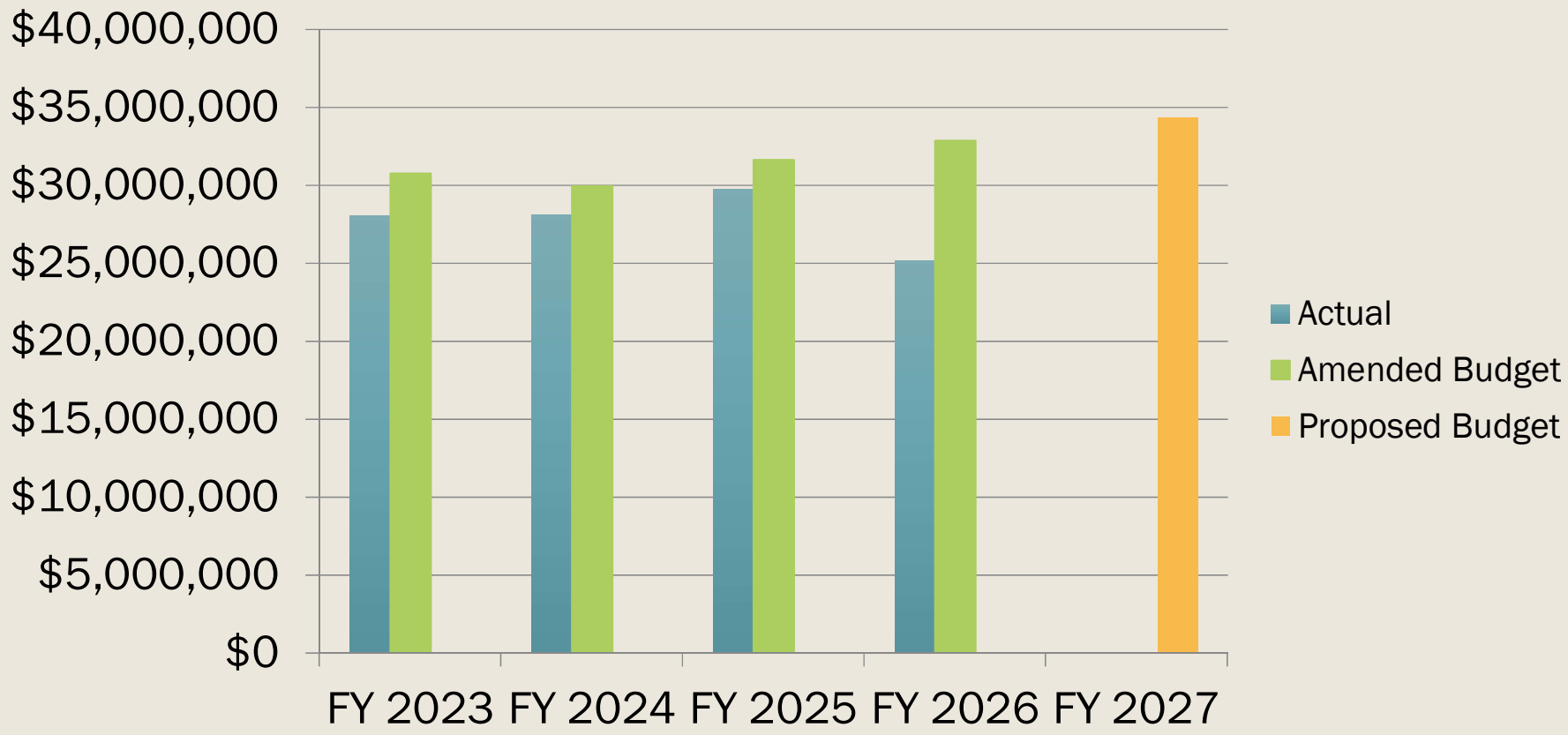


FY 2027 Budget By Fund

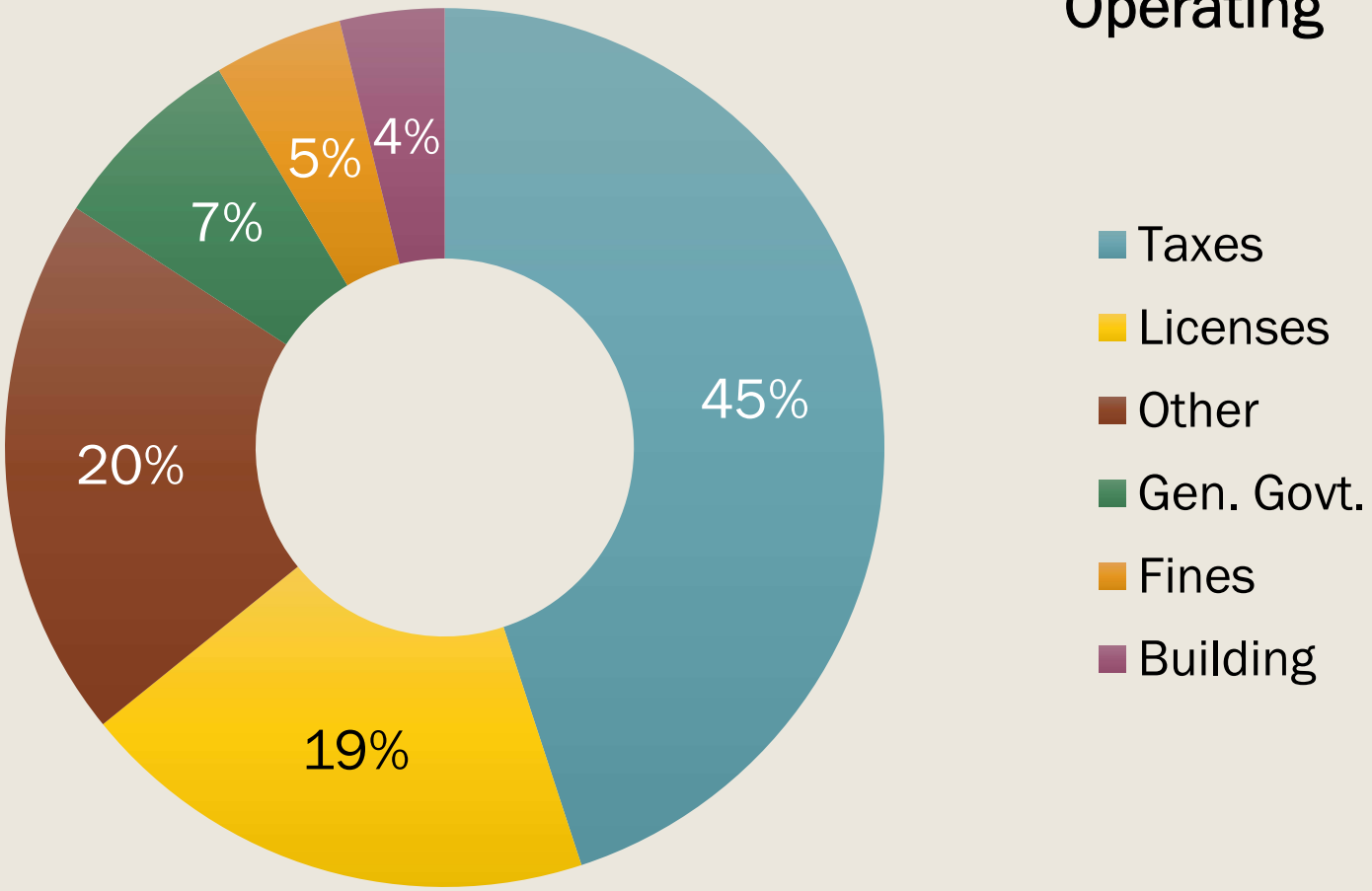
*Debt & Internal Service Funds netted out of total budgets FY26 & FY27.

General Fund – FY 2027

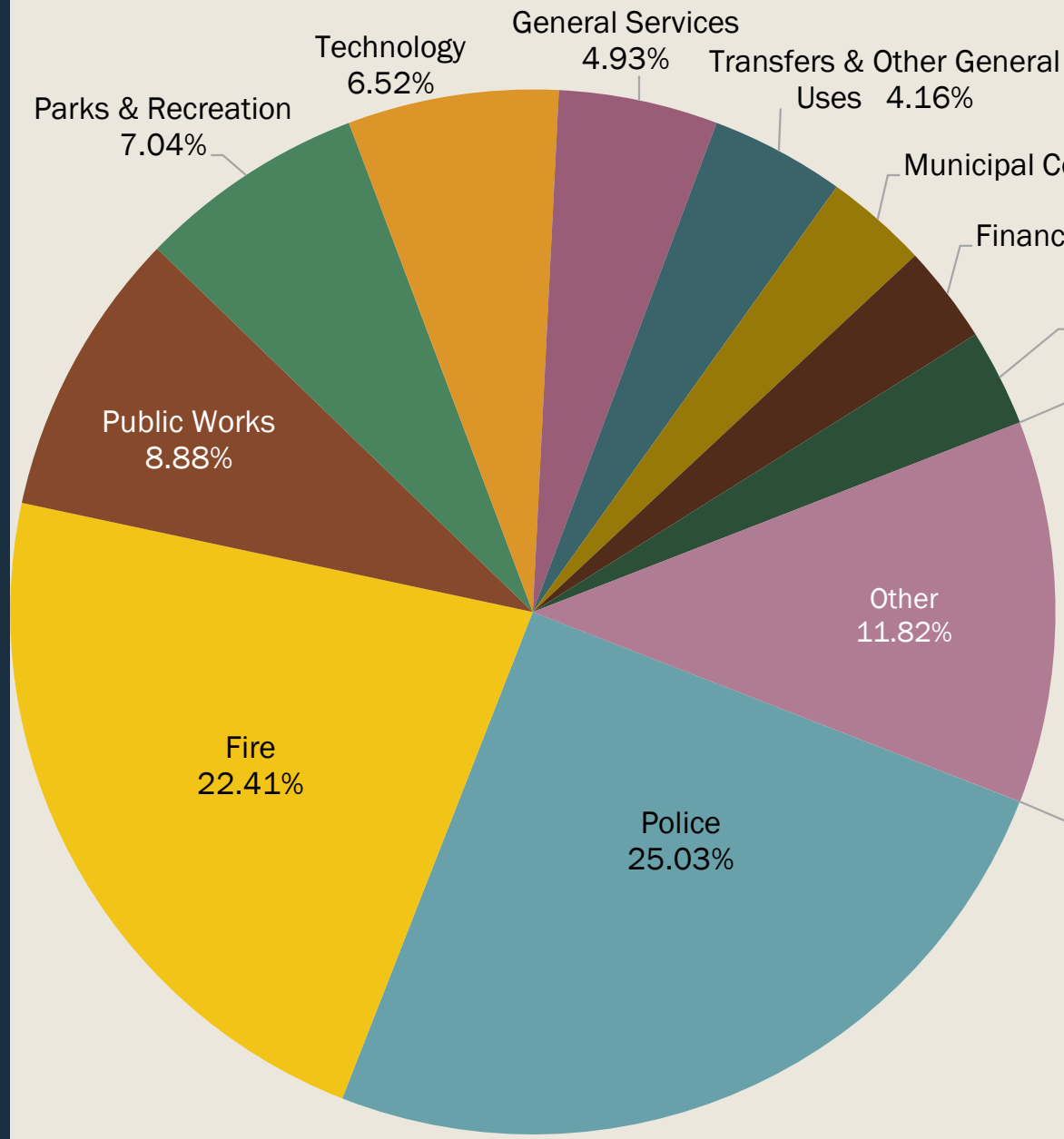
FY 2026 Amend.	$32,832,598
FY 2027 Proposed	$34,318,130
Increase	$ 1,485,532
% Increase	5%

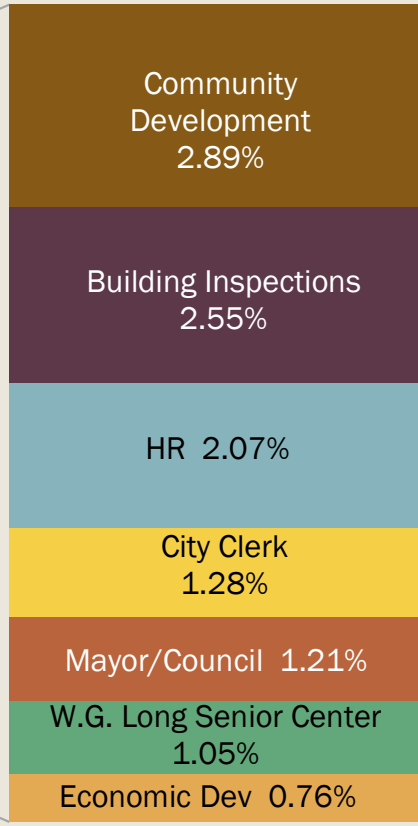


General Fund Revenue
$ 34,318,130



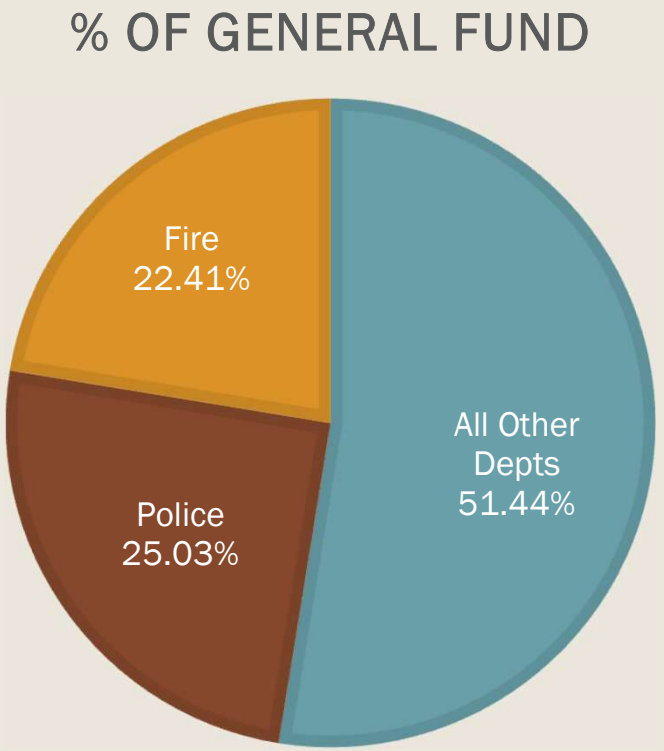
General Fund Expenditure
$ 34,318,130





101
GENERAL FUND
PUBLIC SAFETY OPERATING FUNDING OVERVIEW

Dept	FY 2026 Amended	FY 2027 Proposed*	Net Variance FY26 vs FY27
Police	$ 8,780,305	$ 8,590,545	($ 189,760)
Fire	$ 7,255,116*	$ 7,689,285	$ 434,169
Net Variance FY 26 vs FY 27		Funding Increase	$ 244,409



*Fire Dept added 12 new FF positions in FY 2026
**Other Public Safety expenditures reside in capital projects funds (e.g., SPLOST V & VII)

101 GENERAL FUND OVERVIEW

FY 26 Amend.	$ 32,832,598
FY 27 Proposed	$ 34,318,130
Increase	$ 1,485,532

- Recurring Revenues are projected to be up 3%
- Property Tax Revenue is predicated upon estimated 2.5% new construction growth & rollback millage rate
- Transfer for capital
- Some use of reserves for fire station personnel plan (year 1), transfer to debt service and transfer to property & casualty insurance fund $1,255,495

101
GENERAL FUND OVERVIEW
(Continued)

- $95,000 Council Contingency Reserves
- $40,000 Operating Contingency Reserves
- Contribution to Sequoyah Regional Library System (SRLS) $10,000
- Contribution to County Economic Development $20,000
- CCSO Real Time Intelligence Center Participation $75,000
- Transfers to Capital Project Fund $220,000
- Transfer to Debt Service Fund $453,500
- Transfer to Property & Casualty Fund $200,000
- Transfer to Parking Operations $100,000

101
GENERAL FUND
PERSONNEL OVERVIEW

- New positions - 5 full-time positions
  - *Fire Administrative Division Chief (Jan – Jun)*
  - *HR Coordinator (Jan – Jun)*
  - *Park Maintenance Crew Leader (Jan – Jun)*
  - *Park Maintenance Worker (Qty 2) (Jan - Jun)*
  - *Downtown Grounds Technician Pooled Funding – seasonal positions*
    - Funded by DDA
- Reclassifications
  - *IT Engineer I to IT Engineer II*
  - *K9 Officer to K9 Corporal*
  - *Parks & Rec. Program Manager to Parks & Rec. Assistant Director*
  - *Special Events Recreation Specialist to Administrative Assistant I*
  - *Senior Planner to Planning Manager*
  - *Building Inspector to Senior Building Inspector*

101
GENERAL FUND
PERSONNEL OVERVIEW (continued)

- Reclassifications (continued)
  - *Development Services Rep. to Senior Development Services Rep.*
  - *Fire Sergeants to Fire Captains – Qty 6*
    - Qty 3 Aug – Jun & Qty 3 Jan – Jun
  - *Fire Master FF to Fire Sergeants – Qty 12*
    - Qty 6 Aug – Jun & Qty 6 Jan – Jun
  - *Tourism Info Coordinator (Qty 2) – from seasonal to permanent part-time*
    - Funded by DDA
- Salary Adjustments – Current Personnel
  - *Some salary adjustments for certification attainment*
  - *1% COLA (Jul - Jun) $216,580 (across all funds)*
  - *Merit program pool funding (eff. April) $151,418 (across all funds)*

505 WATER/SEWER

OVERVIEW

FY 26 Amend.	$ 14,182,074
FY 27 Proposed	$ 14,678,162
Increase	$ 496,088

- Water rate increase
  - 4% rate increase
    - Water/Sewer Rate Study
  - Effective July 1, 2026
- WWTP EOM contract – no increase
- Increased cost allocation to G/F
- Capital Equipment & Projects

505
WATER/SEWER FUND
CAPITAL OVERVIEW

- Total Water/Sewer Fund Capital $184,500
  - *Sewer Mains Capital $129,500*
    - Qty 2 Service Trucks (replacements)
  - *Water/Sewer Rate Study $50,000*
  - *UB Office Carpet Replacement $5,000*
- *Additional capital in 504 Tap Fee Fund

505
WATER/SEWER FUND
PERSONNEL OVERVIEW

- No new personnel

- Reclassifications
  - *UB Supervisor to UB Manager*
  - *W/S Maintenance Tech to W/S Equipment Operator (Qty 2)*

- Salary Adjustments – Current Personnel
  - *1% COLA (Jul - Jun) $216,580 (across all funds)*
  - *Merit program pool funding (eff. April) $151,418 (across all funds)*

504 WATER/SEWER TAP FEE FUND

OVERVIEW

FY 26 Amend.	$ 3,216,726
FY 27 Proposed	$ 2,270,502
Decrease	($ 946,224)

- No water tap fee increase
- No sewer tap fee increase
- Use of reserves for capital projects $1,510,985

504
WATER/SEWER TAP FEE FUND
CAPITAL OVERVIEW

- Total Water/Sewer Fund Capital $2,170,502
  - *Sewer Mains Capital $1,150,000*
    - Sewer Infrastructure Rehabilitation $250,000
    - Sewer Infrastructure Upgrades $350,000
    - Sanitary Sewer System Master Plan & Specifications $150,000
    - Water Line Upgrade @ WWTP $400,000
  - *Water Transmissions Capital $400,000*
    - Water Distribution System Master Plan & Specifications $100,000
    - Water Line Replacement Project $100,000
    - Utility (W/S) Relocations $100,000
    - Groundwater Well exploration $100,000

504
WATER/SEWER TAP FEE FUND
CAPITAL OVERVIEW (continued)

- *WWTP Capital $620,502*
  - Membrane Cleaning (biannual) $100,000
  - MBR Tank Repair $180,000
  - Various Equipment/Machinery Replacements & Repairs $241,982
  - Various area improvements at WWTP $98,520

507
STORM WATER

OVERVIEW

FY 26 Amend.	$ 1,590,100
FY 27 Proposed	$ 1,867,420
Increase	$ 277,320

- Storm Water rate increase
  - 4% rate increase
  - Effective July 1, 2026
- Increased cost allocation to G/F
- Capital Projects

507
STORM WATER FUND
CAPITAL OVERVIEW

- Total Storm Water Fund Capital $290,568
  - *Stormwater Pipe Spray Lining $100,000*
  - *SW Improvements Washington Ave $75,000*
  - *SW Pipe Repair Dream Catcher Dr $82,000*
  - *Undesignated Projects $33,568*

507
STORM WATER FUND
PERSONNEL OVERVIEW

- No new personnel
- Reclassifications
  - *SW Maintenance Tech to SW Equipment Operator*
- Salary Adjustments – Current Personnel
  - *1% COLA (Jul - Jun) $216,580 (across all funds)*
  - *Merit program pool funding (eff. April) $151,418 (across all funds)*

SPECIAL REVENUE FUND – 313 PARKS BOND PROJECT FUND

OVERVIEW

Total Projects $ 26,953,193

Project-Length Budget

- 2024 Parks GO Bond
  - Issued Apr 2024
  - $26,953,193
- Approved park and trail projects

313
PARKS BOND PROJECT FUND OVERVIEW
(CONTINUED)

- FY 2027 Proposed
  - Little River Park All Phases and FF&E $6,188,050
  - Rubes Creek South Connector $1,000,000
  - Buckhead Crossing Boardwalk $2,500,000
  - Park & Trail Signage $150,000
- Future Fiscal Years
  - Rubes Creek West Connector $461,401
  - Water Trail $130,000
  - Neese & Arnold Mill Rd Connections $2,966,711
  - Parks Projects (Undesignated) $3,828,278

SPECIAL REVENUE FUND – 314 FIRE STATION BOND PROJECT FUND

OVERVIEW

Total Projects $ 14,685,000

Project-Length Budget

- 2025 URA Bond
  - Issued Dec 2025
  - $14,685,000
- Construction of 2 fire stations
  - Stn 28 Ridgewalk Pkwy
    - FY 2027 $4,500,000
  - Stn 34 Long Dr
    - FY 2027 $6,000,000

SPECIAL REVENUE FUND – 335 TSPLOST I

OVERVIEW

FY 26 Amended	$ 500,000
FY 27 Proposed	$ 9,253,028
Increase	$ 8,753,028

Project-Length Budgets

- Began April 2026
- FY 2027 First full year of collections
- Large capital transportation projects

335
TSPLOST I OVERVIEW

- City's Referendum Total: $65,379,686 (total over 6 years)
- Referendum Categories:
  - Maintenance and Resurfacing $2,000,000
  - Pedestrian Connections $3,000,000
  - Road Project – Intersection Improvements $11,500,000
  - Road Project – New Roadway $27,500,000
  - Shared Projects - $21,379,686

335
TSPLOST I OVERVIEW –FY 2027

- FY 2027 Capital Projects $9,253,058
  - Paden St Extension $2,000,000
  - I-575 DDI Ridgewalk Interchange $2,039,600
  - Goshen Ln Extension $192,362
  - Neese Rd East Sidewalk $348,056
  - Haney Rd Extension $75,000
  - Barnesdale Terrace Improvement Project $50,000
  - Trickum Rd/Ragsdale Rd Improvement Project $40,000
    - Joint City/County project
  - LMIG Asphalt Paving Project $571,426
  - 5-Year Comprehensive Transportation Master Plan (city-wide) $200,000
  - 10-Year Comprehensive Plan Update (transportation portion) $20,000
    - FY 2027 split between TSPLOST, Capital Prj Fund & Tree Preservation
  - Undesignated Projects $3,716,614

SPECIAL REVENUE FUND – 437 SPLOST VII

OVERVIEW

FY 26 Amended	$ 16,150,479
FY 27 Proposed	$ 14,038,856
Decrease	($2,111,623)

Project-Length Budgets

- Third year of collections
- Transfer to Debt Service Fund
  - Debt Payments
- Large capital projects

437
SPLOST VII OVERVIEW
(CONTINUED)

- City's Referendum Total: $49,513,890 (total over 6 years)
- Referendum Categories:
  - Public Works $30,087,357
  - Parks & Recreation $9,469,365
  - Public Safety $7,429,900
  - Business & Economic Development, Land Acquisition, Infrastructure & Facilities $1,142,268
  - Parking & Transportation Improvement $700,000
  - Communications & Technology $685,000
  - Debt Service for such projects

437
SPLOST VII OVERVIEW
FY 2027 Only

Public Works
47 ¢

Parks & Recreation
22 ¢

Public Safety
13 ¢

Debt Service
11 ¢

Undesignated
6 ¢



Communications & Technology
1 ¢

437
SPLOST VII OVERVIEW –FY 2027

- Information Technology $161,775
  - Facility Door Controller Project $148,000
  - Server Replacement $13,775
- Parks & Recreation $3,028,500
  - Dupree Park Tennis Court Reconstruction $100,000
  - Dupree Park Playground Reconstruction $400,000
  - Noonday Creek Trail Connection/Hogan Plaza $125,000
  - Noonday Creek Trail Extension $2,200,000
  - Johnston Farm Property Park Master Plan $30,000
  - Qty 2 Vehicles (replacements) $95,000
  - Various equipment $78,500

437
SPLOST VII OVERVIEW –FY 2027

- Police Dept $972,613
  - Laptops Replacement Project $211,680
  - Evidence Room Improvements $79,287
  - Taser Contract Implementation $55,010
  - Flock Cameras (Qty 4) $14,600
  - Driver Management Anticollision Cameras $50,040
  - Patrol Drone (Qty 1) $16,940
  - Qty 7 Patrol Vehicles (replacements) $545,056
- Fire Dept $816,898
  - Fire Engine Refurbishment (Stn 34) $590,000
  - Fire Stn 34 Networking & IT Equipment $110,000
  - Traffic Signal Preemption $49,800
  - Fire Hose $20,398
  - Fire Gear (10 sets) $46,700

437
SPLOST VII OVERVIEW –FY 2027

- Public Works – Streets $6,634,266
  - Sidewalk Improvement Program $50,000
  - Trail Improvement Program $50,000
  - Roundabout Splitter Island Rehabilitation $45,000
  - Neese Rd Northern Segment (GTIB 2) Construction $3,688,963
  - Towne Lake Pkwy Widening (GTIB 3) $1,492,631
  - Market Street Extension $1,033,468
    - Row & construction
  - Dobbs Sidewalks Project $50,000
    - Phase 3 ROW
  - Vehicles (Qty 4) $208,204
  - Lawn mower $16,000

ALL OTHER SPECIAL REVENUE FUNDS

OVERVIEW

FY 26 Amend.	$ 13,720,683
FY 27 Proposed*	$ 8,499,385
Decrease	($ 5,221,298)

Project-Length Budgets

- Major Items
  - TAD
  - Tree Preservation
  - Parking Deck Fund
  - Impact Fee Fund
  - Capital Project Fund
  - Parking Operations Fund

*Debt & Internal Service Funds netted out.

201
TAD Overview

- Streetscapes VI $228,000
  - *ROW & Construction*
- Traffic Signal Preemption $33,200
- Chambers Decorative Enhancement $28,000
  - *Sofit/siding trim replacement*
- Decorative Sign Post Replacements $25,000
  - *Downtown corridor*
- Any current FY projects rolling over into FY 2027

207
Tree Preservation Fund Overview

- 10-Year Comprehensive Plan Update (Tree preservation portion) $20,000
  - *FY 2027 split between TSPLOST, Capital Prj Fund & Tree Preservation*

301
Parking Deck Fund Overview

- Wayfinding Sign Program $120,000

315
Impact Fee Fund

- Parks & Trails Master Plan $50,000
  - *System-wide plan*
  - *Full Impact Fee Study currently in progress*

350
Capital Project Fund

- 10-Year Comprehensive Plan Update $160,000
  - FY 2027 split between TSPLOST, Capital Prj Fund & Tree Preservation
- Economic Development Plan $60,000

556
Parking Operations Fund Overview

- Parking Management Services $452,000
- General Operating Costs $207,505

- New Personnel – 1 full-time position
  - *Downtown Building Services Technician (Jul – Jun)*

Additional Items

- Digest timeline
  - *Assessment notices mid-May (typically)*
  - *Appeal period ends 45 days from assessment notice date*
  - *Certified digest typically received in July*

CITY OF WOODSTOCK

- Thank Staff, Department Directors & Budget Committee
- Appreciate Council's Input
- Questions?

AGENDA ITEM NO. 9.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	May 18, 2026
SUBMITTED BY:	Robyn Adams, City Clerk
ITEM TYPE:	Minutes
AGENDA SECTION:	MINUTES APPROVAL
SUBJECT:	**Consideration of Approval to Adopt Council Meeting Minutes - May 11, 2026**

SUGGESTED ACTION:

ATTACHMENTS:
Council Meeting Minutes 5.11.26 Final.pdf

City Council Meeting
The Chambers at City Center
8534 Main Street
(Main) 770 592-6000 (Fax) 770 926-1375
http://www.woodstockga.gov

~MINUTES~

Monday, May 11, 2026

City Council ~ 7:00 PM

Attendees: Mayor Michael Caldwell, Mayor Pro Tem Colin Ake, Council Member David Potts, Council Member Brian Wolfe, Council Member Rob Usher, City Manager Jeff Moon, Deputy City Manager Coty Thigpen, City Clerk Robyn Adams, City Attorney Alicia Argo, Police Chief Roland Castro, Assistant Police Chief Brian Aligood, Fire Chief Shane Dobson, Chief Financial Officer Ron Shelby, Deputy Chief Financial Officer Crystal Welch, Chief Information Officer Katy Leggett, IT Engineer Justin Iglesias, Community Development Director Melissa Sigmund, Deputy Community Development Director Duane Helton, Planner Cameron Dunn, Parks and Recreation Director Brian Borden, Public Works Director Jeremy Parker, Human Resources Director Mindy Nobis (Virtual), Capital Improvement Plan Administrator Chris Luly, Marketing & Communications Manager Stacy Brown.

Absent: Council Member Tracy Collins, Council Member Warren Johnson

ITEM 1) MEETING CALLED TO ORDER

- 7:00 PM Meeting called to order at The Chambers at City Center, 8534 Main Street, Woodstock, GA.
- City Manager Jeff Moon led the group in The Pledge of Allegiance and Rector Tyler Kerley with Resurrection Anglican Church led the group in prayer.

ITEM 2) RECOGNITION OF GUESTS AND VISITORS

2.1) Proclamation - Kids to Parks Day (Administration)

- Mayor Michael Caldwell presented the proclamation to Parks and Recreation Director Brian Borden and expressed the City's appreciation for his leadership and the outstanding dedication demonstrated by his team.

ITEM 3) ANNOUNCEMENTS

3.1) Announcements (Administration)

Mayor Pro Tem Colin Ake read the announcements.

- On Thursday, May 21st from 5 to 9 pm, Visit Woodstock kicks off the 2026 Family Fun Night Series with fun from a galaxy far far away….Calling all Jedi to join us for an exciting night celebrating all things Star Wars at Family Fun Night! The featured movie will be "Star Wars: Episode IV – A New Hope" on the Woodstock Arts Event Green.
- The May 25th Regular Meeting of Mayor and Council is canceled. City offices will be closed that day in observance of Memorial Day.
- The City of Woodstock's Memorial Day Ceremony will take place on Monday, May 25 at 10 a.m. at the Amphitheater. American Legion Post 316, Marine Corps League Detachment 1311, Warrior's Watch Riders, and other local veterans' groups will join us in honoring those who fought and died to keep us free.

ITEM 4 MEETING DECORUM

- City Clerk Robyn Adams read the Meeting Decorum.

ITEM 5) PRESENTATIONS AND DISCUSSION ITEMS

5.1) Woodstock High School Student Presentation (Administration)

- Deputy City Manager Coty Thigpen introduced the group. Students from the Woodstock High School STEM program led by Chemistry and Environmental Science teacher Audra Thomas presented a presentation on water quality research.

5.2) FY 2027 Annual Operating Budget Official Presentation (Finance)

- Deputy Chief Financial Officer Crystal Welch delivered a presentation on the FY 2027 annual operating budget.

5.3) Police Vehicle Accident Reduction Presentation (Police)

- Assistant Police Chief Brian Aligood delivered a presentation outlining departmental statistics and the strategic plan to reduce motor vehicle accidents within the Police Department. As part of the efforts to reduce accidents, Asst. Chief Aligood stated they researched and tested three vehicle platform options - Samsara, Mobileye and FordPro. Council Members expressed the importance of telematics and suggested Samsara appears to be the best option.

ITEM 6) PUBLIC COMMENT

- *Mayor Michael Caldwell opened the Public Comment portion of the meeting.*
- *City Clerk Robyn Adams stated Thomas Weaver, Gopi Govindaraj, and Irene Marsh signed up to speak.*
- *Mr. Weaver spoke about his concerns relating to HB 413.*
- *Mr. Govindaraj spoke about Barnes Road safety concerns.*
- *Ms. Marsh spoke about Trickum and Barnes Road safety concerns.*
- *Mayor Michael Caldwell closed the Public Comment portion of the meeting.*

ITEM 7) CONSENT AGENDA

7.1) Approve Surplus & Disposal of Building Department Vehicle (Community Development)

- Request for approval to surplus Building Department vehicle FXA 2260 - a 2008 Honda CRV. This vehicle is no longer in use.

7.2) Approve Alcohol License - Catalina Cucina Corporation (Community Development)

- Request for approval of on-premise consumption with Sunday sale of distilled spirits, malt beverages, and wine at a restaurant located at 8320 Main Street, Building 14. Catalina Cucina Corporation is owned by Martin Garcia Acevedo. The registered agent will be Tracy Garcia Guerrero. The minimum separation distance from a school or college for a business requesting on premise consumption license in the Central Business District is 150' per Section 4.25 of the City Code of Ordinance. The business in question is only 134' from Chattahoochee Technical College per the survey provided by the applicant. The ordinance does allow Council at its sole discretion to approve the requested license by granting a waiver reducing the distance requirements based on the same criteria used for approving or denying any alcohol license. The applicant has requested such a waiver. Staff finds no evidence that granting such a waiver for reduction of the required separation distance would create negative impacts on the community. Other restaurants located in the same vicinity slightly outside of the 150' requires separation distance hold alcohol licenses in good standing.

7.3) Approve Alcohol License - Succulent Hospitality, LLC dba Oishii Sushi & Noodles (Community Development)

- Request for approval of Sunday sale of distilled spirits, malt beverages, and wine at a restaurant located at 61 Linton Street, Suite 2304 within the City limits of Woodstock. Succulent Hospitality, LLC dba Oishii Sushi and Noodles is owned by Jason Sheetz and William Sigley. The registered agent will be Jason Sheetz.

7.4) Approve City Center Parking Deck Elevator Contract (Public Works)

- Request for approval and award of a 5 (Five) year maintenance contract with Schindler Elevator Corporation for the City Center parking deck.

7.5) Approve Amendment 1 to IGA with Cherokee County - Resurfacing Project (LMIG) (Administration)

- Request for approval of an amendment to the IGA with Cherokee County for the Resurfacing LMIG paving project Phase 3. This is the County's Phase 3 program, and they include work within the City of Woodstock.

7.6) Approve Agreement with Georgia Northeastern Railroad Company LLC for Preliminary Engineering Services related to the Haney Road Extension Project (Administration)

- Request for approval to enter into an agreement with Georgia Northeastern Railroad Company LLC for preliminary engineering services associated with a proposed new roadway crossing (Haney Road Extension). Under the agreement, the railroad will perform preliminary engineering, develop cost estimates, and review layouts. The City will provide a deposit of $30,000.00 and reimburse the Railroad for all actual costs incurred, with provisions for additional payments or refunds depending on final expenses.

7.7) Approve MAJBA JE 21174 - To Recognize Sale of Fixed Asset Proceeds & Fund Chambers Roof Project and Various Equipment Purchases (Finance)

- Request for approval of MAJBA JE 21174 which recognizes sale of fixed asset proceeds and funds the purchase of various equipment and partial roof replacement at the Chambers building.

7.8) Adopt Ordinance No. 2026-009 Amending Chapter 34, Article III Adding Section 34-74 Relating to Defense of Actions (2nd Reading & Final Vote) (City Clerk)

- Request for approval to adopt Ordinance No. 2026-009 amending Chapter 34 Personnel, Article III Compensation of the City Code to add Section 34-74 relating to the Defense of Actions arising out of the performance of duties; to provide definitions, procedures, and limitations as identified in the ordinance. The first reading of this ordinance was heard at the April 27, 2026, Council Meeting. This will serve as the second reading and final vote.

7.9) Adopt Ordinance No. 2026-010 Amending Chapter 2, Article I Adding Section 2-6 Relating to Service of Process (2nd Reading & Final Vote) (City Clerk)

- Request for approval to adopt Ordinance No. 2026-010 amending Chapter 2 Administration, Article I In General, of the City Code to add Section 2-6 relating to the Service of Process as identified in the ordinance. The first reading of this ordinance was held at the April 27, 2026, Council Meeting. This will serve as the second reading and final vote.

7.10) Adopt Ordinance No. 2026-011 Amending Chapter 30, Article III - Special Events (2nd Reading & Final Vote) (Community Development)

- Request for approval of Ordinance No. 2026-011 amending Chapter 30 - Offenses and Miscellaneous Provisions, Article III Special Events of the City Code to provide for revised provisions for special events. Proposed changes are shown in the redline document included in the agenda packet. The first reading of this ordinance was heard at the April 27, 2026, Council Meeting. This will serve as the second reading and final vote.

7.11) Approve Contract with GDOT for Acquisition of Right-of-Way State-Aid or Federal-Aid Project (Ridgewalk DDI) (Administration)

- Request for approval of a contract with the Georgia Department of Transportation for acquisition of right of way for the Ridgewalk Diverging Diamond Interchange project.

7.12) Approve Agreement for Professional Services for Dobbs Road at Main Street and Dobbs Road at Arnold Mill Road Roundabouts (Administration)

- Request for approval of an agreement with Kimley-Horn and Associates, Inc. for providing professional roadway and transportation engineering services for the Dobbs Road at Main Street roundabout and Dobbs Road at Arnold Mill Road roundabout. Roundabout concept plans for each intersection were shared in a March 2026 Work Session presentation. This agreement is for services to advance these projects from the conceptual design phase to preliminary, final design and limited construction phase services.

7.13) Approve License Agreement for Dumpster Enclosure with Rreal Tacos, LLC (Economic Development)

- Request for approval of the attached license agreement allowing Rreal Tacos, LLC to build a dumpster enclosure on city-owned property behind their location.

7.14) Reclassification of Deputy Chief Information Officer (PC #153507) to Senior Systems Administrator (PC #153504) (IT)

- Request for approval to reclassify Deputy Chief Information Officer (PC# 153507), Grade 209 to Senior Systems Administrator (PC#153504), Grade 208, with corresponding salary adjustment, effective May 28, 2026.

- *Council Member Rob Usher made a motion to approve Consent Agenda Items 7.1-7.14.*
- *Mayor Pro Tem Colin Ake seconded the motion.*
- *Motion carried (4-0) Council Member Tracy Collins and Council Member Warren Johnson Absent.*

Mayor Michael Caldwell noted that the Consent Agenda included two alcohol license approvals for new restaurants and asked whether a representative from either establishment was present. Jason Sheetz and William Sigley of Succulent Hospitality, LLC came forward and introduced their forthcoming restaurant, Oishii Sushi & Noodles.

ITEM 8) NEW BUSINESS

ITEM 9) MINUTES APPROVAL

9.1) Consideration of Approval to Adopt Council Meeting Minutes - April 27, 2026 (City Clerk)

- *Mayor Pro Tem Colin Ake made a motion to approve Item 9.1 adopting the April 27, 2026, Council Meeting Minutes.*
- *Council Member Rob Usher seconded the motion.*
- *Motion carried (3-0) Council Member Brian Wolfe Abstained. Council Member Tracy Collins and Council Member Warren Johnson Absent.*

ITEM 10) DEPARTMENTAL REPORTS

10.1) Police Monthly Report (March 2026) (Police)

10.2) Community Development Hot Sheet (May 2026) (Community Development)

ITEM 11) MAYOR AND COUNCIL COMMENTS

- Council Member Rob Usher remarked that the first concert of the season was very good and expressed his appreciation to staff for their hard work. Mayor Michael Caldwell also extended his thanks to staff for their continued hard work on the concerts.

ITEM 12) CITY MANAGER STAFF COMMENTS

- City Manager Jeff Moon stated he needed to correct something for the record that Mr. Govindaraj brought up during the public comment portion of the meeting. He stated he has explained to Mr. Govindaraj that the Traffic Calming Committee was established by Mayor, Council and policy and Council delegated two specific circumstances for the committee to review the requests: 1) Request from the HOA and 2) In the absence of an HOA, a request by petition. He stated Mr. Govindaraj mentioned that he was told he could not make a request. Mr. Moon stated that he had explained to Mr. Govindaraj in writing that no one told him he could not make the request; however, the committee is not the appropriate venue. He further explained that submitting the request to the Mayor and Council is the appropriate venue. Mr. Moon stated that he needs to request an Executive Session and will not be asking Council to take action following the session.

ITEM 13) EXECUTIVE SESSION – PERSONNEL, LITIGATION, REAL ESTATE

- *Council Member Brian Wolfe made a motion to retreat into Executive Session.*
- *Council Member David Potts seconded the motion.*
- *Motion carried (4-0) Council Member Tracy Collins and Council Member Warren Johnson Absent.*

- *Mayor Pro Tem Colin Ake made a motion to return from Executive Session.*
- *Council Member Brian Wolfe seconded the motion.*
- *Motion carried (4-0) Council Member Tracy Collins and Council Member Warren Johnson Absent.*

ITEM 14) FINAL ADJOURNMENT

- *Council Member Brian Wolfe made a motion to adjourn.*
- *Mayor Pro Tem Colin Ake seconded the motion.*
- *Motion carried (4-0) Council Member Tracy Collins and Council Member Warren Johnson Absent.*

_____
Michael Caldwell, Mayor

_____
Robyn Adams, City Clerk

AGENDA ITEM NO. 10.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: May 18, 2026

SUBMITTED BY: Faye Doss, Fire Department

ITEM TYPE: Departmental Reports

AGENDA SECTION: DEPARTMENTAL REPORTS

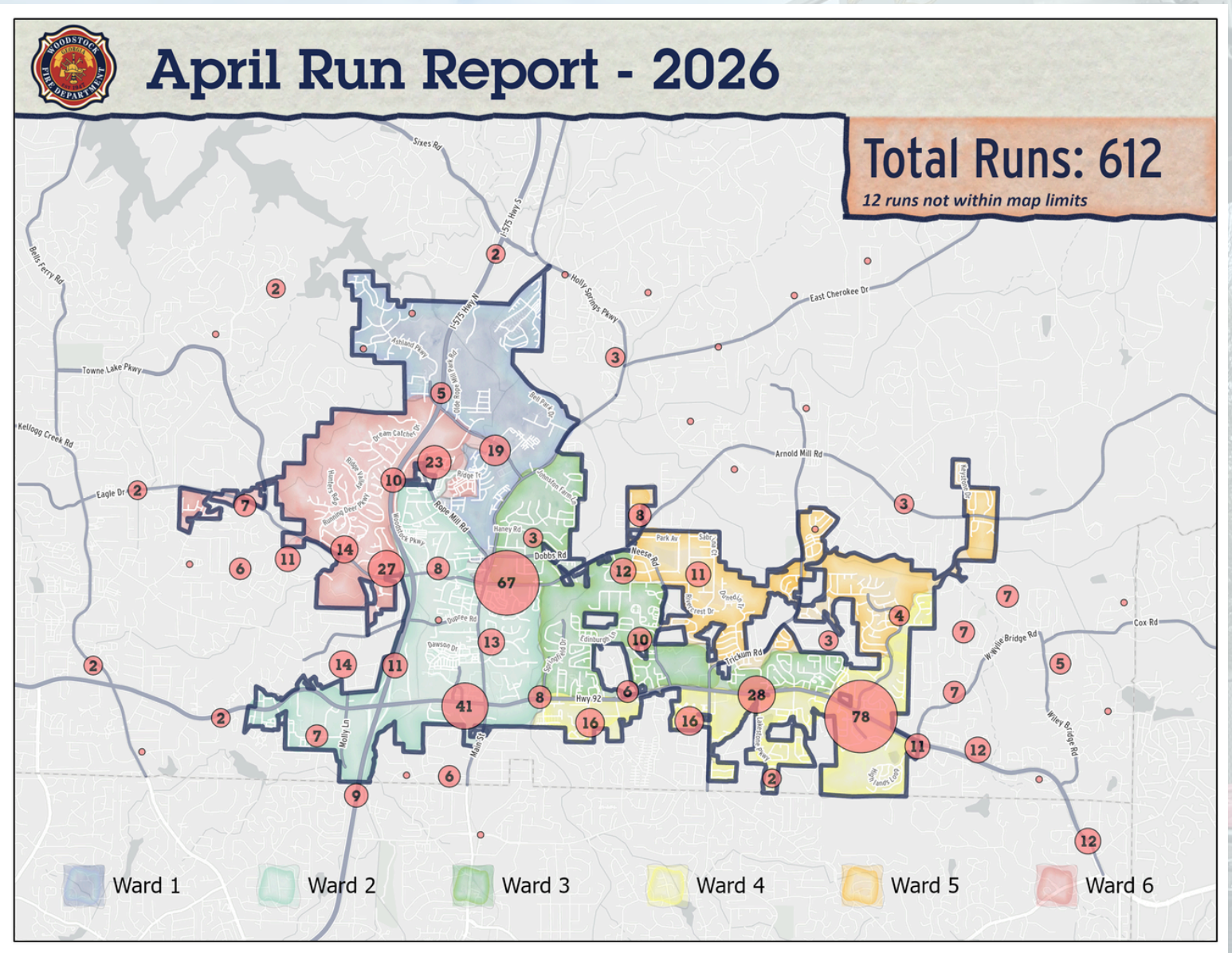
SUBJECT: **Fire Monthly Report (April 2026)**

SUGGESTED ACTION:

ATTACHMENTS:
April Canva Report 26-1.pdf

Monthly Report April 2026

Where Did We Respond This Month?



Total Number of Calls

612

Calls Inside the City

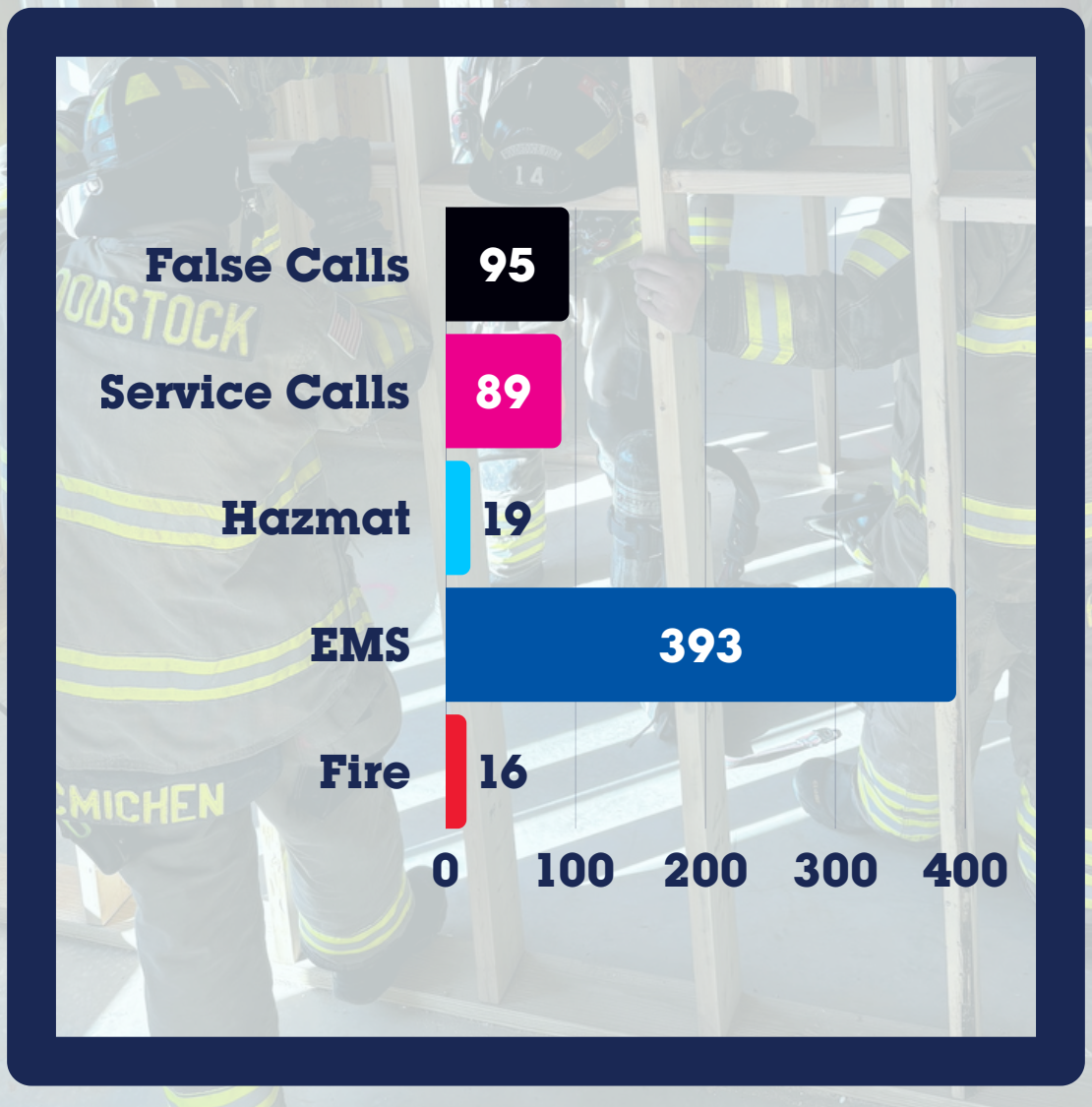
452

Calls Outside the City

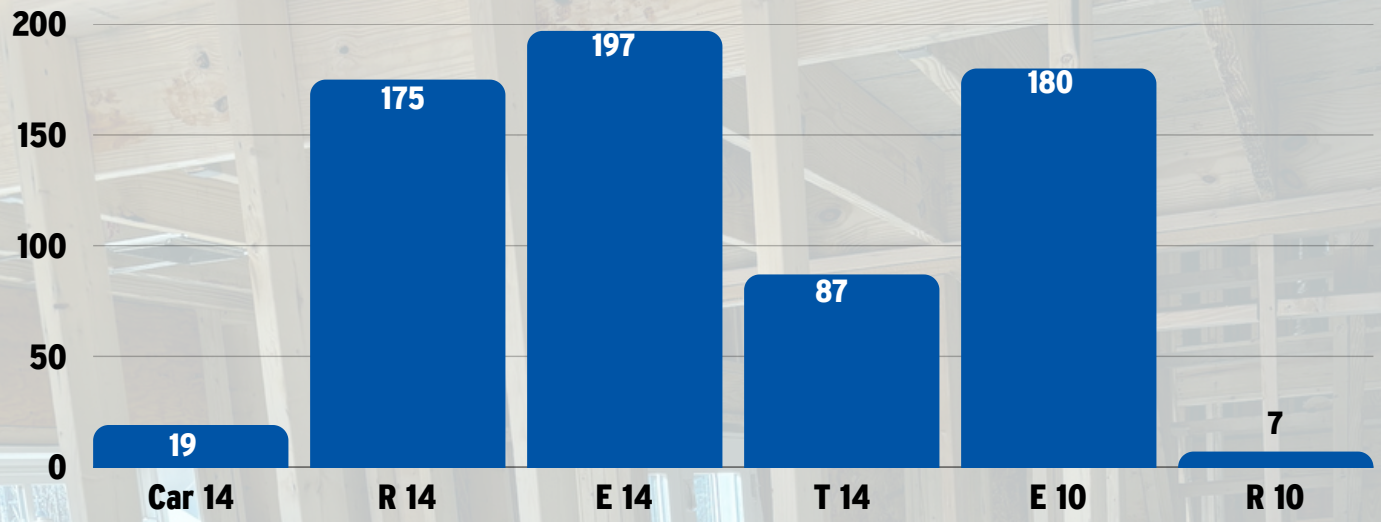
160

90th Percentile Response Times
City Wide
9 minutes 36 seconds

Calls by Type



Calls by Apparatus



Departmental Physical Fitness

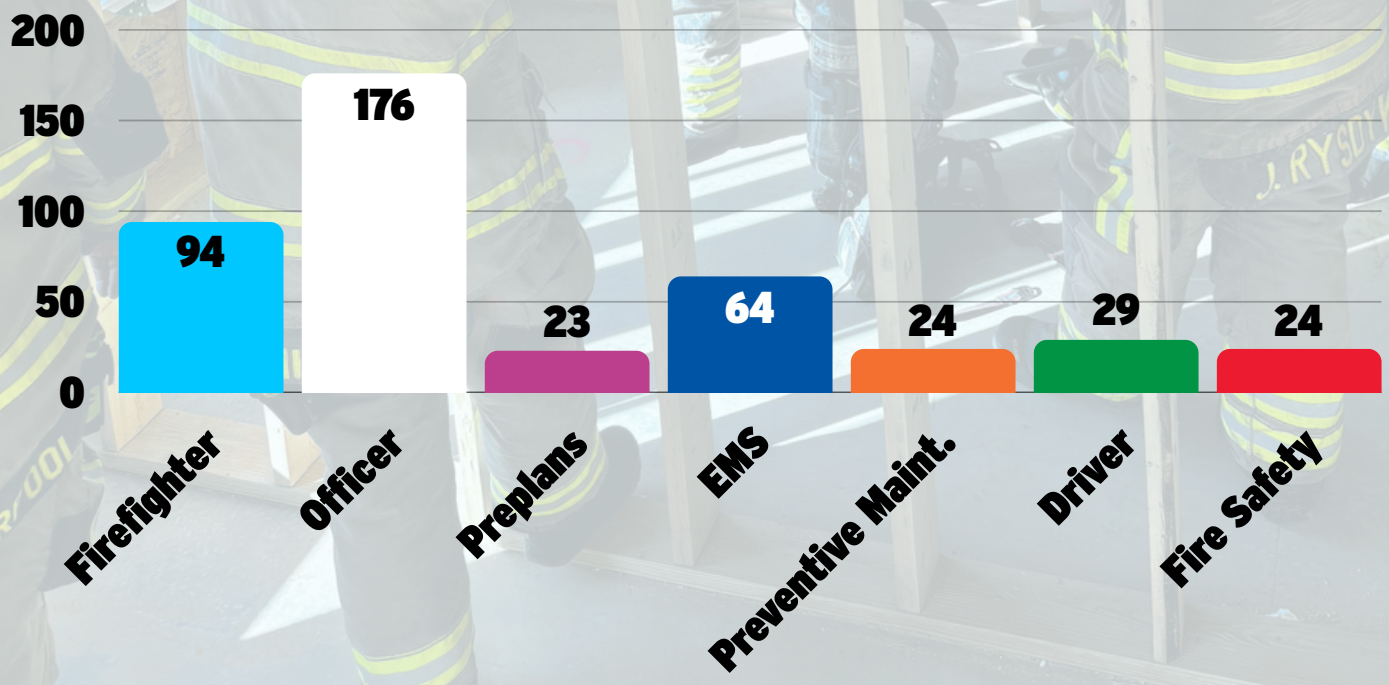
Participation : 97%

Departmental Goal : 85%

MONTHLY TRAINING REPORT FOR MARCH

TOTAL TRAINING HOUR: 479

TRAINING HOURS BY TOPIC



Community Risk Reduction Division

Citizens Reached this Month: 2045

Public Participation Citizens reached: 700

- Direct Impact
  - The Glens Smoke Alarm Blitz - Days 2 and 3
  - School Break Fun Day - 500
  - Georgia Cities Week Touch-a-Truck - 200

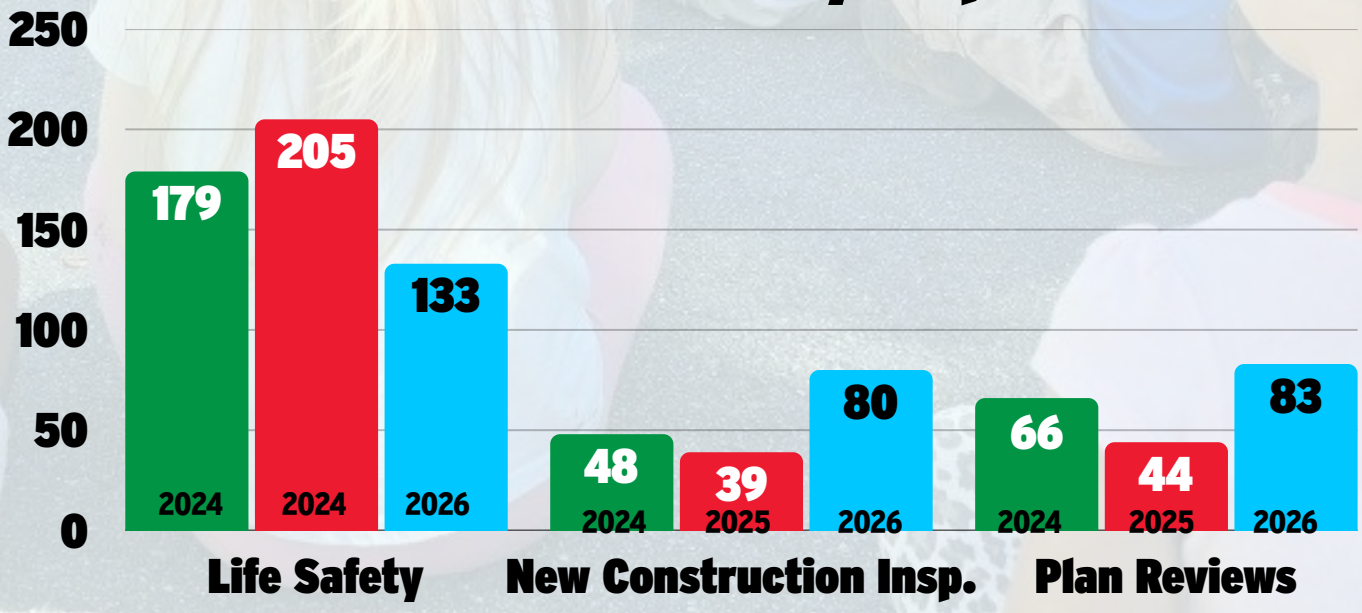
Educational Programs Citizens Reached : 137

- Children's Education
  - fire Forensics Burn Lab - 50
  - Fire Forensics Investigator Visit- 50
  - Woodstock High School Fire Career Path Extinguisher Class - 37

Community Assistance Citizens Reached: 1212

- Car Seat Inspections - 3 Care Seat Installs: 2
  - Care takers attending - 7
- Smoke Alarms Installed: 110
  - Occupants: 36
- Fire Drills
  - Woodstock Elementary: 1160

Fire Marshal Monthly Inspections



Congratulations



Jessica Hill was promoted to Senior Firefighter



We celebrated Deputy Chief Eley on April 29th for his retirement after 34 years of service to the City of Woodstock Fire Department. We thank him for all he poured into this department, and wish him a wonderful retirement!







And in Other News

- Woodstock Elementary Chorus came and performed their Spring Concert at Station 14.
- Continuing to work through the State's NERIS transition for our reporting system.
- We did an interview with a new firefighter candidate which is beginning the hiring process.
- Posted for the New Deputy Fire Chief position.
    - Had several qualified applicants
    - Application period has closed
- Recruits prepared for their EMT - B licenses testing.
- We had one recruit resign.

New Fire Station Updates

Station 28





Station 34



AGENDA ITEM NO. 10.2

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	May 18, 2026
SUBMITTED BY:	Katy Leggett, Information Technology
ITEM TYPE:	Departmental Reports
AGENDA SECTION:	DEPARTMENTAL REPORTS
SUBJECT:	**Information Technology Monthly Report (April 2026)**
SUGGESTED ACTION:	

ATTACHMENTS:
IT Monthly Report 2026_04.pdf

INFORMATION | TECHNOLOGY | GIS

MONTHLY REPORT

APRIL 2026
Created 5/6/2026

Completed Projects

WOODSTOCK GIS & MAPPING

YTD Drone Flights

27

Major Projects App Refresh

Complete revamp of the existing Major Projects interactive dashboard.

Sewer Manhole/Pipe Data

Field data collection of all sewer manholes and pipes elevations, to improve modelling capabilities

Sharp Printer Replacements

Field data collection of all sewer manholes and pipes elevations, to improve modelling capabilities

Welcome to the Team!

Rick Blake joins the Information Technology team as the new **Systems Adminstrator.**

In Progress Projects

New IT Policies (SLCGP Grant)
OVERDUE

State & Local Cybersecurity Grant Program funding, to be used for new Woodstock IT policy creation.

GridSmart Expansion #3
DUE MAY 30

Adding 4 additional GridSmart traffic cameras and related networking equpiment. Phase 3.

Access Control: Phase 1
DUE JUN 30

Access control enhancement project at Parks Office Building and Amphitheater Operations.

Capital Projects Dashboard
DUE JUN 30

New interactive dashboard showing new and in progress Capital Improvement Projects.

Hydrant Flow Testing
DUE SEP 1

Flow testing to begin mid-May using new GIS-driven data entry and web application.

Help Desk Activity

	On-boarding	Off-boarding	New Tickets	Closed Tickets
last month	3 ↓1	4 ↓2	218 ↑47	242 ↑139
YTD	14	21	788	693

APRIL 2026
Help Desk MVP

JUSTIN IGLESIAS

AGENDA ITEM NO. 10.3

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	May 18, 2026
SUBMITTED BY:	Brian Borden, Parks & Recreation
ITEM TYPE:	Departmental Reports
AGENDA SECTION:	DEPARTMENTAL REPORTS
SUBJECT:	**Parks and Recreation Monthly Report (April 2026)**
SUGGESTED ACTION:	

ATTACHMENTS:
April_Monthly_Report_2026.pdf

Woodstock Parks & Recreation Department
April 2026
Monthly Report

1. Administration:

- Staff hired Heather Gilliland as Recreation Operations Manager, from her former role as Senior Center Coordinator.
- Shea Lindley promoted into Senior Center Coordinator position.
- Myia Little transferred from Special Events to Senior Center as the Recreation Specialist.
- Staff hired Jamie Scott, as a PT Recreation Aide.
- Staff hired Karen Donahoo, as a Senior Center Bus Driver
- Staff recognized Grant Wiseman's 4-year work anniversary.
- Heather Gaddis attended and completed Indiana University's Executive Development Program Year 1.
- Staff in the process of completing the Mineral Training- Workplace Harassment, Ethics and Compliance Basics, Social Media Ethics.
- Staff submitted CAPRA Annual Report.
- Brian and Heather attended the Bi-Weekly Meeting- Little River Park Construction Project.
- Staff hosted the Johnston Farm Master Plan Public Input Meeting on April 29th.
- Staff attended the departments Weekly Leadership Team meetings.
- Heather held Weekly 1:1 Meetings with Marybeth Stockdale and Heather Gilliland.
- Staff attended a follow up Department Budget Meeting with City Manager.
- Staff met with the Communications Manager regarding Website Accessibility.
- Staff attended RFP Pre Proposal Meeting with Finance Department.
- Heather attended the Technology Advisory Committee Meeting.
- Staff attended Department Staff Meeting regarding 2026 Concert Series and Logistics for May Concert.
- Staff scheduled May staffing for Chambers Rentals.
- Staff completed prep work for Mayor's Youth Leadership Academy 2026.
- Staff compiled and mailed out the agendas for the May Parks and Recreation Advisory Board meeting.
- Heather continues training with Jamie Scott, Recreation Aide.

2. Park Project Update:

Little River Park Project Update:

- ICAN completed backfilling, seeding, and strawing up to Station 16+35 along the Linear Corridor.
- ICAN continue with the installation of the boardwalk bridge crossings over the tributaries located throughout the linear corridor.
- ICAN completed the installation of the pond trail boardwalk at Trickum Road.
- ICAN began boardwalk construction at the south side of Trickum Road prefabricated pedestrian.

- ICAN began clearing for the north side approach to Trickum Road prefabricated pedestrian.
- ICAN began placing rock at the boardwalk bridge crossing abutments over the tributaries located throughout the linear corridor.
- ICAN continued with the backfilling, seeding, and strawing along the Linear Corridor.
- ICAN completed the boardwalk construction at the south side of Trickum Road prefabricated pedestrian.
- ICAN completed the clearing for the north side approach to Trickum Road prefabricated pedestrian.
- ICAN began pile driving on the north side of Bridge #2 along the Linear Corridor.
- ICAN completed the placement of rock and grading at the abutments located at Station 15+25 along the Linear Corridor.
- A roll test from Station 1+00 to Station 16+25 along the Linear Corridor was completed on April 13th.
- ICAN poured the concrete trail from Station 13+00 to Station 16+35 along the Linear Corridor.
- ICAN continued with the backfilling, seeding, and strawing along the Linear Corridor.
- ICAN poured the concrete trail from Station 2+50 to Station 13+50 along the Linear Corridor.
- ICAN began the installation of the boardwalk at the north side of Bridge #2 along the Linear Corridor.
- ICAN began exporting topsoil from the Trickum Road playground to the Woodlands dog park location.
- ICAN continued exporting topsoil from the Trickum Road parking lot to the Woodlands dog park location.
- Site work was limited during the week due to inclement weather.
- ICAN completed the installation of the boardwalk at the north side of Bridge #2 along the Linear Corridor.
- ICAN continued with the grading at the Trickum Road playground and exporting of topsoil to the Woodlands dog park location.
- A proof roll test was completed for the Trickum Road restroom site.
- A proof roll test was completed for a portion of the Trickum Road park service road.

Rubes Creek Update:

- Sean and his team submitted the CLOMR (Certified Letter of Map Revision) to FEMA on April 30th. The FEMA website indicates that the review period is 90 days, thought the entire permitting process can take between 6-9 months due to requests for additional data, technical reviews and community coordination.

Buckhead Trail Crossing:

- Sean and his team are working with the County on permitting needed for drilling on site for additional borings for the construction of the pedestrian bridge.

Johnston Park Master Plan Meeting:

- The master plan meeting for was held on April 29th. There were approximately 40 people in attendance. Most of those in attendance were from the neighborhood that surrounds the are a of the proposed park.
- Liz Cole presented to those in attendance that the City was looking to make this park a passive park with trails, fishing area and picnic area located up near the entrance to the park.

3. **Recreation Division**:

- Staff hosted the following recreation programs during the month of April:
  - Our Adopt-a-Trail volunteers were out and in quarter 2 taking care of business! Thank you to the Woodstock High school NJROTC SNSI who cleaned their section of the Towne Lake Pass trail.
  - Full Moon Yoga had great attendance and staff reported attendees had a great time.
  - Amped in the Park with HEW Fitness had a very large turnout and participants got a great workout with a lot of variety
  - Discovering Pickleball had a team of 7 play together.
  - Kids enjoyed meeting Mario at Storytime Live!

- Facility Rentals:
  - Field space rental at Dupree Park 0
  - Pickle Ball Court rental at Dupree Park 16
  - Pavilion Rental at Dupree Park 0
  - Tennis Court Rental at Dupree Park 0
  - Chambers Rental in April 1
  - Chambers Reservations Internal April 9

A) Demographics:

	Registrations	Reservations	Memberships	Check-Ins	Profiles Created
All	456	46	60	1599	175
Residents	162	38	18	498	67
Non-Residents	294	6	42	1101	108
<18	34	0	0	0	23
18-65	92	39	4	78	104
65+	330	5	56	1520	48
Male	86	19	14	357	54
Female	370	25	46	1242	121
Online	285	37	6	N/A	154
In Person	171	7	54	N/A	21

4. **Special Events**:

- Council Meeting – Tetterton Received Arbor Day Plaque, Titan Agreement and Pyro Production Agreements were approved by Council.
- Pre-Concert Logistics Meeting with police, fire, public works, parks and rec, and Coty.
- Summer Concert Series Sponsorships - 4 Legendary spots available.
- City Wide Yard Sale – 29 registered so far. Deadline is April 13th.
- Band and Fireworks deposits have been paid.
- All concert printables ordered and received.
- Concert t-shirts should arrive by April 13th.
- EOM confirmed to sponsor Employee Picnics.
- Weather Insurance confirmed, paid, and bound.
- Food for Spring Employee Picnic ordered, Buffalo's and Publix.
- Sent concert series website updates to Stacy.
- All logistic vendors have been reserved.
- No word back from WHS Football Pep Rally.
- Arbor Day tree ordered, scheduled for installation end of April.
- Concert sponsor packets are underway, waiting for t-shirts.
- Secured City Church for Veterans Day. Memorial Day at Amphitheater,
- 9/11 Ceremony at The Park at City Center.

5. **Senior Center**:

- We had 1586 membership check-ins for the month of April and currently have 728 members! During the month our members enjoyed our 3rd Annual Senior Adult Easter Egg Hunt at the Northside Hospital - Cherokee Amphitheater sponsored by Bonnie Dobbs owner of Insurance and Other Red Tape. What a HUGE success!! Our transitions took place during April. Myia has been of great help moving to the center, and Margaret and Shelly have been especially helpful with showing her the ropes. We were finally able to hire a new bus driver Mrs. Karen Dunahoo. She will be a great addition to the team. There were three-day trips planned and all had enough attendance to participate. Berry College tour on Tue, April 21. Two trips in one week, Booth Museum tour on Tue April 28, Karen was able to attend and observe, and Thu April 30 Braves game, I attended. The Volunteer Appreciation luncheon was wonderful. The members enjoyed the recognition, and our Volunteer of the Year Mrs. Cindy Willis finally made it to the center this week. I was able to surprise her with her award. The After-Hours Karaoke turned out to be a Big hit. A few members asked if we could put it on the schedule more often that every few months. I'm looking forward to the activities we have planned in May.

• Total senior Center Active Memberships	728
• Total Senior Check – Ins	1,586
• Total Senior Center Rentals	0
• Senior Center Club Meetings	2

5. **Park Maintenance**:

- Staff removed marble sign from Dupree Park construction zone.
- Staff aerated the lawn areas of the Amphitheater.
- Staff spread new pine straw was put down along sidewalk from Amphitheater to City Park.
- Staff blew new mulch in at amphitheater and city Park.
- Staff installed new AED at tennis courts at Dupree Park
- Staff installed new AED at concession stand at Dupree Park
- Staff repainted the guitar at City Park prior to the start of the summer concert
- Staff planted new flowers around fountain at City Park.
- Staff replaced the outside lights at amphitheater.
- Staff did some clean up around butterfly garden at Woofstock Dog Park.
- Staff replaced broken boards along the board walk Woofstock Dog Park.



CAPITAL PROJECTS STATUS SHEET

May 2026

OVERVIEW

1 Substantially Completed: 1 intersection

7 Projects Under Construction: 1 intersection, 3 pedestrian, 2 existing road improvements, 1 new roadway

5 Projects Plan Ready: 3 new roads and 2 pedestrian

9 Projects In-Design: 5 intersections, 3 new roadways, 1 pedestrian

SUBSTANTIALLY COMPLETE

Trickum Road Roundabout

UNDER CONSTRUCTION

Towne Lake Parkway Widening

Target Completion Date: January 2027
Contract Sum: $1,492,630.17
Percent Complete: 5%

Lyndee Lane Ext. - Phase 1

Target Completion Date: Sept. 2026
Contract Sum: Development Agreement
Percent Complete: 40%

Neese Road - Northern Segment

Target Completion Date: April 2027
Contract Sum: $3,969,892.89
Percent Complete: 7%

Main St. @ Elm St Intersection

Target Completion Date: June 2026
Contract Sum: $291,766.00
Percent Complete: 63%

Neese Sidewalk East Phase 1

Target Completion Date: June 2026
Contract Sum: $118,000.00
Percent Complete: 40%

Dobbs Road Trail - Phase 2

Target Completion Date: June 2027
Contract Sum: $168,100.00
Percent Complete: 99%

UNDER CONSTRUCTION

Noonday Creek Trail Extension

Target Completion Date: Sept. 2026
Contract Sum: $8,480,255.95
Percent Complete: 81%

PLAN READY/ ROW ACQUISTION

Goshen Lane Ext - To be constructed privately per dvlp agreement

Market Street Ext - Target let is summer 2026

Paden Street Ext - Target let is summer 2026

Streetscapes VI Phase 2 - Target let is summer 2026

Neese Sidewalk East Phase 2 - Target let is fall 2026

Reeves Street Extension - Target let is fall 2026

IN-DESIGN (Concept & Construction)

Ridgewalk DDI - *Final engineering underway; Target LET 2027*

Haney Rd Extension - *Final engineering underway; Target LET 2027*

Barnesdale Terrace at Main St - *Concept plan complete; Target LET 2027*

Dupree Road at Main St - *Concept plan complete; Target LET TBD*

Dobbs Road at Arnold Mill Rd - *Concept plan complete; Target LET TBD*

Dobbs Road at Main St - *Concept plan complete; Target LET TBD*

Lyndee Lane Phase 2 - *Concept plan complete; Target LET TBD*

Rob Hogan Plaza (Elm St) Phase 2 - *Concept Phase; Target LET TBD*

ADDITIONAL QUESTIONS CONTACT:

Chris Luly,
Capital Improvement Plan Administrator
770.592.6000 ext. 1015

Noonday Creek Trail



Trickum Rd. Round-About





Lyndee Lane Ext.



Neese Road Sidewalk

AGENDA ITEM NO. 10.5

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	May 18, 2026
SUBMITTED BY:	Stacy Brown, Communications
ITEM TYPE:	Departmental Reports
AGENDA SECTION:	DEPARTMENTAL REPORTS
SUBJECT:	**Communications Monthly Report (April 2026)**
SUGGESTED ACTION:	

ATTACHMENTS:
Communications Report April 2026.pdf

CITY OF WOODSTOCK
GEORGIA

APRIL 2026 COMMUNICATIONS REPORT

Prepared by:

Stacy Brown, Marketing & Communications Manager

Reporting Period:

April 1–30, 2026

Executive Summary

In April 2026, the City of Woodstock's communications performance activity reflected strong overall visibility across media outlets and city-owned channels, despite shifts in sentiment and notable platform-specific performance changes. Media coverage expanded to 22 unique outlets with 34 tracked articles, driven largely by high-impact public safety incidents. These events resulted in a predominance of neutral sentiment, with the officer-involved shooting on April 23 and a widely syndicated arrest story generating the highest volume of mentions. Positive coverage centered on community events and economic development, including national business recognition for the J King Images ribbon cutting.

City web traffic remained robust with 27.1K total sessions, led by Google search referrals (19.4K). The homepage, Concert Series Lineup, and utility/tax pages were the top landing destinations. Active user engagement was highest among Atlanta-based visitors, followed by Woodstock residents. Organic social contributed 880 sessions, and email continued to drive consistent traffic.

Email and SMS subscriber lists grew overall, with email rising to 762 subscribers (+13%). Though unsubscribes saw a slight bump, owned channel engagement was still up month-over-month.

Social media performance varied significantly by platform. Facebook experienced substantial declines in reach, engagement, and follows, though public-input and public-safety posts remained the month's top performers by reach. In contrast, Instagram saw dramatic growth across all key metrics, including a 390% increase in views and a 300% increase in reach. Nextdoor membership rose to 18,255, while X, YouTube, and LinkedIn experienced more modest or declining activity overall.

Overall, communications efforts in April maintained wide audience reach and strong visibility, with digital engagement patterns shifting notably toward Instagram and search-driven website traffic. Public-safety-related news dominated the external narrative, while community events and economic development stories continued to generate positive attention.

Press Coverage

Media coverage in April came from 22 unique media outlets ranging from hyperlocal to global news sites. Thirty four articles were tracked with predominately neutral sentiment.

	Mentions	Positive	Neutral	Negative	Total Potential Audience
March	27	24	3	0	5.4B
April	34	9	25	0	3.1B

Insights

The dominance of neutral sentiment is primarily due to:

- The officer-involved shooting on 4/23 (coverage across 9+ outlets)
- The highly syndicated strangulation-related arrest connected to a TV personality

While positive stories came largely from:

- Cherokee Tribune
- WSB-TV
- Business/economic development outlets (MarketWatch, Fidelity)

Key Themes

Public Safety

- Largest footprint in terms of audience exposure.
- Covered by 9+ outlets including MSN, Yahoo, CBS News, FOX 5, and WSB-TV

Community Development

- "The Pitch" development status

Community Events and City Services & Downtown Commerce

- Park Master Plan Public Input
- Walking tours and Family Fun Nights
- Employee appreciation
- Court amnesty

Economic Development

- J King Images Ribbon Cutting (very high reach) framed positively across national business platforms

WoodstockGA.Gov

The city website recorded 27.1K total sessions in April.
Of the month's 18K Active Users, 4.1K were from Atlanta while 3.2K were from Woodstock.

Active Users	New Users	Average Engagement Time	Total Sessions
18K	16K	57s	27.1K

Key Traffic Metrics

Traffic Acquisition

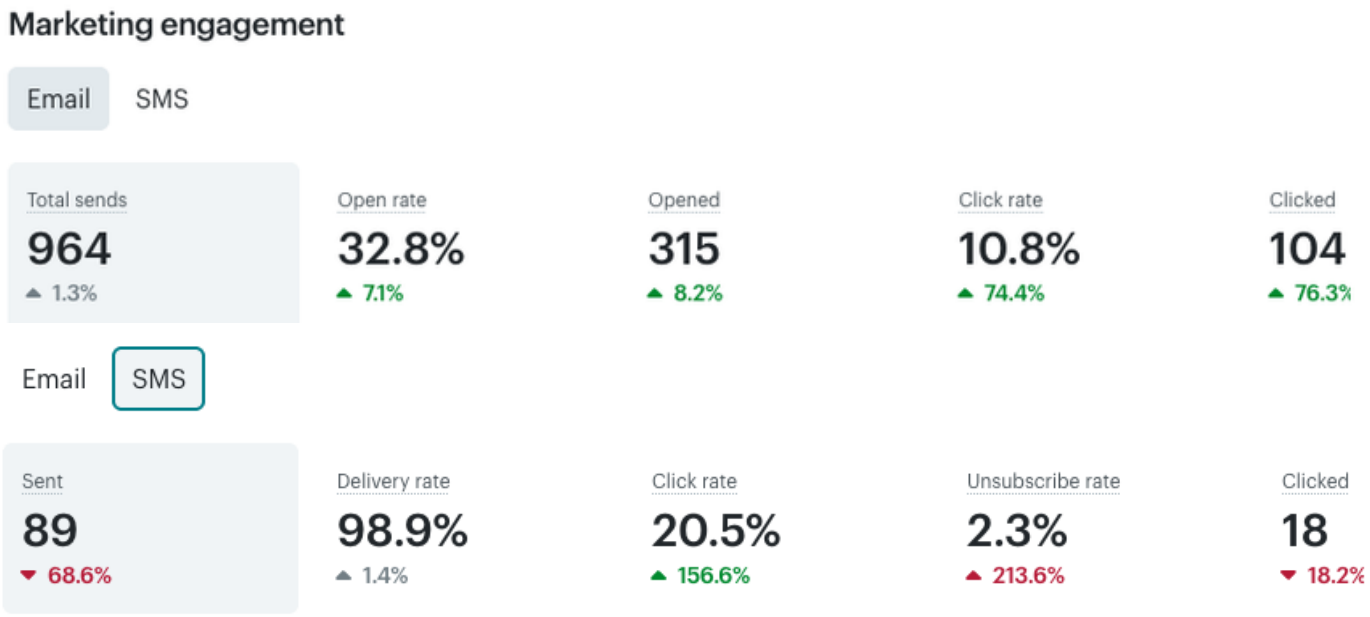
Top traffic acquisition came from Google/organic search (19.4K). Direct visits were 5.4K so stakeholders continue to predominately use search engines to find information. Traffic from organic social was up in April with 880 sessions coming social media channels. Email resulted in 156 sessions this month.

Top Pages

Rank	Landing Page	Views
1	Homepage	5.4K
2	NEWS: Concert Series Lineup	1.4K
3	Water & Sewer Utility	1.3K
4	Property Tax	1.2K
5	Police	1.2K

Email/SMS Marketing Performance

Among the City's owned marketing channels, Email and SMS activity performance was up in April in spite of a bump in unsubscribes.



Audience

- Email Subscribers: 762 (+13%)
- SMS Contacts: 79 (-12.2%)

Social Media

Facebook

The City of Woodstock's Facebook page saw dramatically reduced reach and engagement in April.

Overall Performance

Views: 354.3K (- 62.1%)
Viewers: 77.4K (- 69.6%)
Content Interactions: 1.6K (- 72%)
Link Clicks: 739K (- 34.6%)
Visits: 5.4K (- 55.5%)
Follows: 231 (- 65.5%)

Top-Performing Posts by Reach

Johnston Farm Park Master Plan Public Input

- 27.5K views, 63 reactions, 25 shares

Elm Street Pedestrian Crossing

- 27.2K views, 78 reactions, 17 shares

Georgia Cities Week

- 25.4K views, 42 reactions, 11 shares

Washington Ave Detour

- 23.9K views, 42 reactions, 18 shares

Parking Deck Maintenance

- 21.8K views, 56 reactions, 10 shares

City Wide Yard Sale

- 17.4K views, 82 reactions, 23 shares

Instagram

Views: 394.1K (+ 390%) | Reach: 21.9K (+ 300.5%)
Content Interactions: 1.8K (+ 735.5%) | Follows: 215 (+ 44.3%)

X

The City of Woodstock's X profile had 289 impressions and 29 engagements through 4 posts in April resulting in 7 clicks.

Nextdoor

The City of Woodstock's Nextdoor membership grew to 18,255 members in April. Three posts reached an Impression Count of 2.7K.

YouTube

The City of Woodstock's YouTube channel had 267 views and 5.3 hours of watch time and gained 5 subscribers in April.

	Content	duration	Views
1	 Woodstock's 29th Annual Christmas Jubilee and Parade of Lights (Su... Dec 9, 2025	1:55 (6.8%)	64
2	 WPD Recruit Video Jun 6, 2018	0:54 (64.5%)	25
3	 One of the best things about Fall in Downtown Woodstock.. WES Thir... Oct 3, 2025	0:12 (49.6%)	15
4	 City of Woodstock's 2023 Christmas Jubilee & Parade of Lights Dec 4, 2023	0:43 (5.9%)	14
5	 🚴 More miles, more adventure! Noonday Creek Trail Extension is in p... Sep 15, 2025	0:18 (73.4%)	12

LinkedIn

The City's activity on LinkedIn in April saw a continued decrease in impressions, reactions, comments, and reposts. Page views were down 33.7% in April.

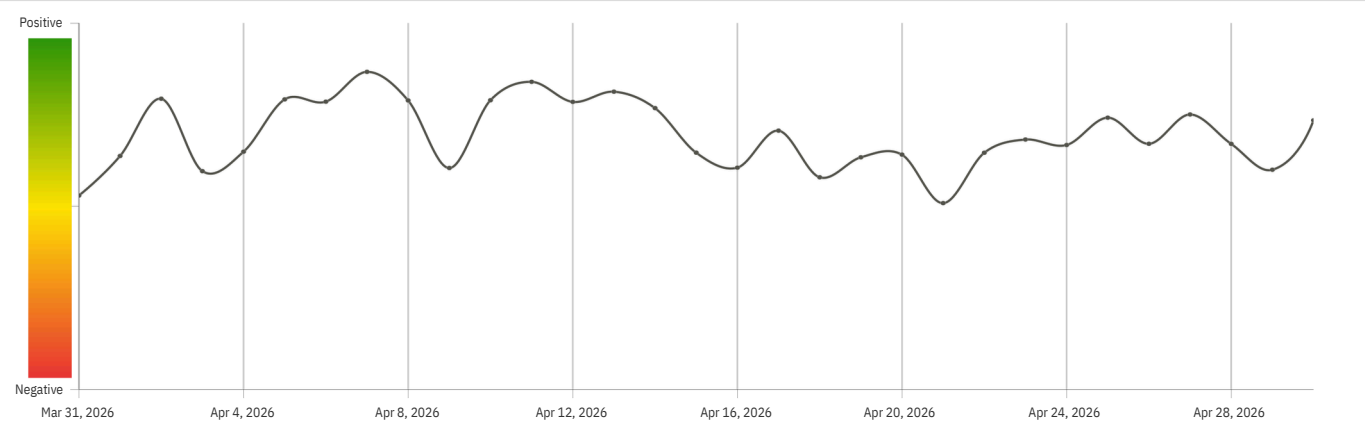
2,204	27	0	0
Impressions	Reactions	Comments	Reposts
▼14.6%	▼48.1%	▼100%	▼100%

City of Woodstock, GA

General Sentiment Trend
TueMar 31,2026 - ThuApr30,2026

Summary

The trend chart below depicts the general sentiment of your audience over time. Hover over a date in order to view the average sentiment rating on that date. Additionally, search for the actual records that contributed to the rating by clicking the search icon.



City of Woodstock, GA

Social Media Activity Comparison
Wed Apr01, 2026 - ThuApr30,2026

Summary

The table below displays a summary of new communications sent and received. Records are considered outgoing if they represent communications sent by the account, and are considered incoming if they represent communications received by the account. Click on the total activity to view a breakdown by content type.

Account	Total Activity	Outgoing Activity	Incoming Activity	Incoming Percentage
Woodstock Police, GA	778	216	562	72.2%
Downtown Woodstock	471	219	252	53.5%
City of Woodstock, GA	284	97	187	65.8%
downtownwoodstock	281	138	143	50.9%
Woodstock Fire Department, GA	173	88	85	49.1%
Visit Woodstock GA	112	89	23	20.5%
visitwoodstockga	105	62	43	41.0%
woodstock_police	95	54	41	43.2%
Young Professionals IN WDSTK	56	53	3	5.4%
woodstockgagov	33	21	12	36.4%
William G. Long Senior Center	32	22	10	31.3%
Woodstock Summer Concert Series	30	3	27	90.0%
@woodstockgagov	30	4	26	86.7%
woodstockgafire	27	25	2	7.4%
IN WDSTK	24	16	8	33.3%
Woodstock Parks and Recreation	20	14	6	30.0%
Woodstock Visitors Center at Historic Dean's Store	18	18	0	0.0%
mademercantilewdstk	18	7	11	61.1%

Made Mercantile	15	14	1	6.7%
inwdstk	13	10	3	23.1%
woodstockconcertseries	7	1	6	85.7%
woodstockparksrec	5	5	0	0.0%
Dupree Park	1	0	1	100.0%
@WoodstockPD	1	0	1	100.0%
Woodstock Community Garden	0	0	0	
Taylor Randahl Memorial Bike Trails at Olde Rope Mill Park	0	0	0	
Olde Rope Mill Park	0	0	0	
The Park at City Center	0	0	0	
The Chambers at City Center	0	0	0	
Northside Hospital-Cherokee Amphitheater	0	0	0	
Woofstock Park	0	0	0	
City of Woodstock, Georgia	0	0	0	
tasteofwoodstock	0	0	0	
Taste of Woodstock	0	0	0	
visitwoodstockga	0	0	0	
Taste of Woodstock	0	0	0	
Tracks on Main	0	0	0	
inseasonwdstk	0	0	0	
InSeason Woodstock	0	0	0	