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, March 23, 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. **CALEA and State Reaccreditation** (Brian Aligood)

ITEM 3. ANNOUNCEMENTS

1. **Announcements** (Colin Ake)
TrailStory offers a fun, active way for children and families to enjoy a story while exploring the Park at City Center. Throughout April, signs will be placed through the park featuring pages from The Day the Crayons Quit along with interactive QR code activities. Families can enjoy the book and the park at their own pace all month long.

The Therapeutic Recreation Walk/Roll/Run Club is for adults with disabilities and their caregivers to enjoy the health benefits of walking, wheelchair rolling, or running. The club meets Wednesdays at the Dupree Park Track to focus on stretching, technique, cool-down, and participants personal fitness goals. Register at woodstockparksandrec.com.

ITEM 4. MEETING DECORUM

ITEM 5. PUBLIC COMMENT

ITEM 6. CONSENT AGENDA

1. **Waive Public Input Meeting for Street Frontage Variance - Paragon Accounting 9026 Main Street** (Melissa Sigmund)
Request for approval to waive the requirement for a public input meeting. The applicant for the Paragon Accounting proposed development has been advised by staff that a Variance process will be required in order to continue the existing street frontage design along Main Street including the design and placement of on-street parking. Continuing the current street frontage configuration is recommended by staff. Given the fact that the

Variance is being driven by City interest in right-of-way design continuity, staff recommends granting the requested waiver of public input meeting.

2. **Approve IGA with Cherokee County - Resurfacing Project (LMIG)** (Jeff Moon)
Request for approval of the 2026 IGA Resurfacing LMIG paving project Phase I. This is the County's Phase I program and they are including work within the city of Woodstock and Canton.

3. **Approve MAJBA JE 20884 - Additional Overtime Funding for Public Works Department (Street Division)** (Jeremy Parker)
Request for approval of this major budget amendment (MAJBA JE 20884) to fund additional overtime needed in the Street Division of the Public Works Department through the remainder of the fiscal year.

4. **Approve MAJBA JE 20921 - Funding for Construction of Goshen Lane Extension Developers Agreement** (Chris Luly)
Request for approval of MAJBA JE 20921 which funds the construction of the Goshen Lane Extension Developers Agreement which was approved by Council on 03/09/2026. The City will reimburse the developer as per the agreement.

5. **Approve FY 2026 Merit Increase & MAJBA JE 20927** (Jeff Moon)
Request for approval of the FY 2026 merit increase as approved in FY 2026 budget and approval of related MAJBA JE 20927. The merit increase is for eligible employees (non-probationary) and in recognition of their performance over the 2025 calendar year as reflected in their most recent employee performance evaluation. The increase is effective the first full pay period in April.

6. **Approve Surplus & Disposal of Police Department Vehicle** (Brian Aligood)
Request for approval to surplus police vehicle # 1916 - a 2019 Ford F-150. This vehicle is no longer in use.

7. **Approve Arcadis Work Authorization #57A for Construction Review Submittal and RFI Services (Neese North)** (Chris Luly)
Request for approval of Arcadis Work Authorization #57A to provide on-call miscellaneous construction review submittals and RFI services related to the Neese North project from March 31, 2026 to July 31, 2026. The agreement contemplates Arcadis performing specified activities related to the project at certain hourly rates with the total cost not to exceed $10,000 unless otherwise directed by the City. This is a time extension of a previous agreement that was approved by Mayor and City Council on 12/8/2025.

8. **Approve Amendment to Sewer Easement with SSP Woodstock, LLC for Sanitary Sewer Infrastructure (Woodstock Mill)** (Chris Luly)
Request for approval of an amendment to a previously approved sewer easement agreement with SSP Woodstock, LLC. The original approval was given by Mayor and City Council on 10/13/2025. The purpose of the agreement is to accept an easement from SSP Woodstock, LLC for a public sanitary sewer "trunk line" currently running internal to SSP Woodstock, LLC's shopping center site. The original agreement contemplated the need to adopt an amendment following the sewer line relocation. The easement area has been modified slightly from the area given in the original approved easement.

ITEM 7. PUBLIC HEARING

1. **Consideration of CUP#093-25: 706 Robin Court (Public Hearing & Vote)** (Cameron Dunn)
Request for consideration for Council to remand the case back to Planning Commission

to allow for consideration of new entitlements that have arisen from updated site designs for a proposed single-family residential development at 706 Robin Court.

2. **Consideration of V#220-25: 704 Robin Court (Public Hearing & Vote)** (Cameron Dunn)
   Request for consideration that Council remand the Variance case back to Planning Commission to allow for consideration of new entitlements that have arisen from updated site designs for a proposed single-family residential development at 704 Robin Court.

3. **Consideration of V#219-25: 702 Ravenwood Drive (Public Hearing & Vote)** (Cameron Dunn)
   Request for consideration of approval with conditions of a Variance at 702 Ravenwood Drive to allow encroachment and development within the seventy-five-foot impervious stream setback and limited disturbance to the fifty-foot undisturbed stream buffer, subject to the staff-recommended conditions of approval.

4. **Consideration of ZTA#022-26: Administrative Variances for Fences (Public Hearing & Vote)** (Cameron Dunn)
   Request for consideration of a Zone Text Amendment that amends Chapter X (Administration and Enforcement) of the Land Development Ordinance to amend the duties and responsibilities of the Development Process Committee (DPC), allowing the DPC to approve fences located within zoning buffers.

5. **Consideration of ZTA#021-26: GC-VMU Update (Public Hearing/Vote)** (Melissa Sigmund)
   Request for consideration of ZTA#-21-26, a Zone Text Amendment that amends Chapter VII (Performance Zoning Standards and Use Districts and Regulations) of the Land Development Ordinance to update the use standards and density allowances for the GC-VMU Zoning District.

ITEM 8. NEW BUSINESS

1. **Consideration of Amendment to the Administration and Government Chapter - Section 000-0002 Civility Code of the Council Policy Manual** (Robyn Adams)
   Request for approval of amendment to the Council Policy Manual under Administration and Government. Revisions to Section 000-0002 Civility Code are identified in the redline document included in the agenda packet.

2. **Consideration of Award of RFP 2026-09 for Residential Solid Waste Collection and Recycling Services** (Jeff Moon)
   Request for approval to award RFP 2026-09 to Waste Management or Red Oak Sanitation for the Residential Solid Waste Collection and Recycling Services. The City received seven (7) submittals. Waste Management and Red Oak Sanitation were the two highest scored bidders. At the March 16, 2026 Work Session, Council was presented with four options. Council directed staff to bring Option 1 (Red Oak Sanitation) and Option 2 (Waste Management) back for a vote at this meeting. The company selected at this meeting will be awarded, and a finalized contract will be brought back to Council at a future meeting for approval.

ITEM 9. MINUTES APPROVAL

1. **Consideration of Approval to Adopt Council Meeting Minutes - March 9, 2026** (Robyn Adams)

2. **Consideration of Approval to Adopt Council Work Session Meeting Minutes - March 16, 2026** (Robyn Adams)

ITEM 10. DEPARTMENTAL REPORTS

1. **Information Technology Monthly Report (February 2026)** (Katy Leggett)

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:	March 23, 2026
SUBMITTED BY:	Valerie Williams, Police Department
ITEM TYPE:	Award, Recognition
AGENDA SECTION:	RECOGNITION OF GUESTS AND VISITORS
SUBJECT:	**CALEA and State Reaccreditation**
SUGGESTED ACTION:	
ATTACHMENTS:	

AGENDA ITEM NO. 3.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: March 23, 2026

SUBMITTED BY: Stacy Brown, Communications

ITEM TYPE: Announcements

AGENDA SECTION: ANNOUNCEMENTS

SUBJECT: **Announcements**

SUGGESTED ACTION: TrailStory offers a fun, active way for children and families to enjoy a story while exploring the Park at City Center. Throughout April, signs will be placed through the park featuring pages from The Day the Crayons Quit along with interactive QR code activities. Families can enjoy the book and the park at their own pace all month long.

The Therapeutic Recreation Walk/Roll/Run Club is for adults with disabilities and their caregivers to enjoy the health benefits of walking, wheelchair rolling, or running. The club meets Wednesdays at the Dupree Park Track to focus on stretching, technique, cool-down, and participants personal fitness goals. Register at woodstockparksandrec.com.

ATTACHMENTS:

AGENDA ITEM NO. 6.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 23, 2026
SUBMITTED BY:	Melissa Sigmund, Community Development
ITEM TYPE:	Presentation and Discussion Items
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Waive Public Input Meeting for Street Frontage Variance - Paragon Accounting 9026 Main Street**
SUGGESTED ACTION:	Request for approval to waive the requirement for a public input meeting. The applicant for the Paragon Accounting proposed development has been advised by staff that a Variance process will be required in order to continue the existing street frontage design along Main Street including the design and placement of on-street parking. Continuing the current street frontage configuration is recommended by staff. Given the fact that the Variance is being driven by City interest in right-of-way design continuity, staff recommends granting the requested waiver of public input meeting.
ATTACHMENTS:	

AGENDA ITEM NO. 6.2

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 23, 2026
SUBMITTED BY:	Cassandra Henry, Administration
ITEM TYPE:	Contracts, Agreements, Leases
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Approve IGA with Cherokee County - Resurfacing Project (LMIG)**
SUGGESTED ACTION:	Request for approval of the 2026 IGA Resurfacing LMIG paving project Phase I. This is the County's Phase I program and they are including work within the city of Woodstock and Canton.

ATTACHMENTS:

Woodstock - 2026 Resurfacing Project IGA.pdf

Woodstock - 2026 Resurfacing Project - Phase I - Exhibit A.pdf

STATE OF GEORGIA
COUNTY OF CHEROKEE

INTERGOVERNMENTAL AGREEMENT FOR CHEROKEE COUNTY TO PROVIDE RESURFACING AND ROAD REPAIRS FOR VARIOUS ROADS IN THE CITY OF WOODSTOCK

THIS AGREEMENT entered into between the City of Woodstock, Georgia, a municipal corporation, lying wholly within Cherokee County, Georgia, hereinafter referred to as the "City," and Cherokee County, a political subdivision of the State of Georgia, hereinafter referred to as the "County."

WITNESSETH

WHEREAS, the County plans on the repair and resurfacing of various roads during its 2026 Resurfacing Program project and the City also desires to provide such repair and resurfacing work within the City, more specifically as depicted and summarized on Exhibit "A" attached hereto; and

WHEREAS, the City and County are authorized by Art. IX, Sec. III, Par. 1 of the Constitution of the State of Georgia to enter into such an agreement.

NOW, THEREFORE, in consideration of the premises contained herein, the sufficiency of which is hereby acknowledged, it is hereby agreed by the City and the County as follows;

1.

SERVICES; FEES

1.1 The County, through its 2026 Resurfacing Program, shall include the resurfacing and road repair work for the various City roads depicted in "Exhibit A" for a distance totaling 1.688 miles (the "Base Work").

1.2 The City, shall reimburse the County for the work completed in "Exhibit A", in accordance with the amount of work actually completed, per unit prices provided by the

County's contractor, through its 2026 Roadway Program contract. (The estimated cost of work is $566,560.00)

1.3 The City shall, during the resurfacing work and within forty-eight (48) hours of the County's completion of the Work:

a) Conduct an inspection of the Work; and

b) Notify the County in writing of any deficiencies in the Work revealed by such inspection.

The County shall address any such deficiencies with its contractor in a timely manner and to the reasonable satisfaction of the City. Thereafter, the County shall have no continued obligation to the City whatsoever regarding the Work, including but not limited to any obligation of monitoring or maintenance of the Work, other than the contractor's specified maintenance period, and the City shall assume all responsibility for maintenance and monitoring of the Work.

1.4 The City shall reimburse the County for the work actually completed in the amount equal to $566,560.00, based on the amount of work actually completed and measured, to be paid to the County after June 30, 2026.

2.

TERM; TERMINATION

The term of this Agreement shall commence as of the date of the execution of this Agreement by the last party to sign same and shall continue until December 31, 2026.

3.

ASSIGNMENT OR TRANSFER

The rights, privileges and obligations under this Agreement shall not be assigned or transferred by any Party.

4.

NOTICES

All notices required herein shall be in writing and delivered to each party at the address contained herein by: (a) hand delivery to the address below; (b) United States Certified Mail - Return Receipt Requested, postage prepaid; or (c) by reputable overnight

delivery service. The day upon which such notice is hand delivered, mailed or otherwise delivered shall be deemed the date of service of such notice.

City of Woodstock:
Attn: City Manager
City of Woodstock
12453 Highway 92
Woodstock, Georgia 30188

Cherokee County:
Attn: County Manager
Cherokee County Board of Commissioners
1130 Bluffs Parkway
Canton, Georgia 30114

5.

GENERAL PROVISIONS OF THIS AGREEMENT

5.1 The brief capitalized and underlined headings or titles preceding each paragraph are for purposes of identification, convenience and ease of reference, and shall be disregarded in the construction of this Agreement.

5.2 No failure of either party hereto to exercise any right or power granted under this Agreement, or to insist upon strict compliance by the other party with this Agreement, and no custom or practice of either party at variance with the terms and conditions of this Agreement, shall constitute a waiver of a party's right to demand exact and strict compliance by the other parties hereto with the terms and conditions of this License.

5.3 This Agreement shall be governed by, construed under, performed and enforced in accordance with the laws of Georgia.

5.4 Should any provision of this Agreement require judicial interpretation, it is agreed and stipulated by and between the parties that the court interpreting or construing the same shall not apply a presumption that the terms, conditions and provisions hereof shall be more strictly construed against one party by reason of the rule of construction that an instrument is to be construed more strictly against the party who prepared the same.

5.5 This Agreement may be executed in two (2) or more counterparts, each of which is deemed an original of equal dignity with the others and which is deemed one and the same instrument as the others.

6.

ENTIRE AGREEMENT

This Agreement supersedes all prior negotiations, discussions, statements and agreements between the parties and constitutes the full, complete and entire agreement between the parties with respect to the Project; no member, officer, employee, representative or agent of either party has authority to make, or has made, any statement, agreement, representation or contemporaneous agreement, oral or written, in connection herewith, amending, supplementing, modifying, adding to, deleting from, or changing the terms and conditions of this Agreement. No modification of or amendment to this Agreement shall be binding on either party hereto unless such modification or amendment shall be properly authorized, in writing, properly signed by both parties.

7.

AUTHORITY TO ENTER INTO AGREEMENT

Each of the individuals who executes this Agreement agrees and represents that he is authorized to execute this Agreement on behalf of the respective government and further agrees and represents that this Agreement has been duly passed upon by his respective government and spread upon the Minutes. Accordingly, each party both waives and releases any right to contest the enforceability of this Agreement based upon the execution and/or approval thereof.

8.

HOLD HARMLESS

The City does hereby agree, to the extent, if any, allowed by law, to indemnify and hold harmless the County, its officers, agents, servants, and employees from any and all injuries, claims, actions, lawsuits, damages, judgments or liabilities of any kind whatsoever arising out of the County's performance of its obligations under this Agreement**.**

9.

NO THIRD-PARTY RIGHTS

This Agreement shall be exclusively for the benefit of the parties and shall not provide any third parties with any remedy, claim, liability, reimbursement, cause of action, or other right.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals this ____ day of _____, 2026.

City of Woodstock	**Cherokee County**
_____	_____
By: Michael Caldwell, Mayor	By: Harry B. Johnston, Chairman
Attest: _____	Attest: _____
City Clerk (Seal)	County Clerk (Seal)

EXHIBIT "A"

(attach Cost Estimate and Work Details)

Exhibit A

City of Woodstock					
Pay Items	**Description**	**Qty**	**Unit**	**Unit Price**	**Amount**
150-1010	TRAFFIC CONTROL	1	LS	$ 28,328.00	$ 28,328.00
210-0200	SHOULDER BUILDING	0.000	MI	$ 19,500.00	$ -
402-1802	RECYCLED ASPH CONC PATCHING, INCL BITUM MATL & H LIME (4" w/ 19MM)	116	TN	$ 180.00	$ 20,880.00
402-3103	RECYCLED ASPH CONC 9.5 MM SUPERPAVE, TYPE II, GP 2 ONLY, INCL BITUM MATL & H LIME	0	TN	$ 120.00	$ -
402-3130	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	2,842	TN	$ 122.00	$ 346,724.00
413-0750	TACK COAT	3,329	GAL	$ 5.00	$ 16,645.00
415-5000	ASPHALTIC CONCRETE OPEN GRADED CRACK RELIEF INTERLAYER, GP 2 ONLY, INCL BITUM MATL & H LIME	0	TN	$ 125.00	$ -
432-0206	MILL ASPH CONC PVMT, 1 1/2 IN DEPTH	32,787	SY	$ 3.00	$ 98,361.00
432-5010	MILL ASPH CONC PVMT, VARIABLE DEPTH (8' wide profile w/ 50' length butt joints)	0	SY	$ 3.00	$ -
611-8050a	ADJUST MANHOLE WITH RISER	5	EA	$ 600.00	$ 3,000.00
611-8050b	ADJUST MANHOLE WITH CONCRETE COLLAR	1	EA	$ 2,350.00	$ 2,350.00
611-8140	ADJUST WATER VALVE BOX TO GRADE	2	EA	$ 1,250.00	$ 2,500.00
647-6300	LOOP DETECTOR, 6 FT X 40 FT, QUADRUPOLE	0		$ 3,850.00	$ -
653-0110	THERMOPLASTIC PVMT MARKING, ARROW, TP 1	0	EA	$ 90.00	$ -
653-0120	THERMOPLASTIC PVMT MARKING, ARROW, TP 2	19	EA	$ 90.00	$ 1,710.00
653-0130	THERMOPLASTIC PVMT MARKING, ARROW, TP 3	1	EA	$ 200.00	$ 200.00
653-0210	THERMOPLASTIC PVMT MARKING, WORD, TP 1	2	EA	$ 200.00	$ 400.00
653-1704	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	541	LF	$ 10.00	$ 5,410.00
653-1804	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	0	LF	$ 3.00	$ -
653-1906	THERMOPLASTIC SOLID TRAF STRIPE, 6 IN, WHITE	18,230	LF	$ 1.00	$ 18,230.00
653-2602	THERMOPLASTIC SOLID TRAF STRIPE, 6 IN, YELLOW	16,632	LF	$ 1.00	$ 16,632.00
653-2611	THERMOPLASTIC SKIP TRAF STRIPE, 6 IN WHITE	3,190	GLF	$ 1.00	$ 3,190.00
653-6004	THERMOPLASTIC TRAF STRIPING, WHITE	0	SY	$ 8.00	$ -
653-6006	THERMOPLASTIC TRAF STRIPING, YELLOW	250	SY	$ 8.00	$ 2,000.00
654-1000	RAISED PVMT MARKERS TP 1/TP 3	0	EA	$ 10.00	$ -

Cost Estimate	**$ 566,560.00**

2026 Resurfacing - Woodstock

									Asphalt								Patching/Ta	
Subdivision	**Road Name**	**Beginning Point**	**Ending Point**	**Roadway Length (MI)**	**4" Mill & Patch**	**Pave (mm)**	**Milling (IN)**	**Inlay (IN)**	**Paving Width (LF)**	**Roadway (SY)**	**Turn Lanes or Additional Cul-de-sacs (SY)**	**Total (SY)**	***9.5 mm (#/SY)***	**9.5 mm (TN)**	***12.5 mm (#/SY)***	**12.5 mm (TN)**	***Patching (SY)***	**Patching (TN)**
	Woodstock Pkwy	Towne Lake Pkwy (back of median)	3rd Kraus Ford Driveway	0.212		12.5	1.5	1.5		6,807		6,807			*165*	590		
	Woodstock Pkwy	3rd Kraus Ford Driveway	Roundabout	0.980		12.5	1.5	1.5		17,113	1,318	18,431			*165*	1,597		
		Notes: Pave Acel/Decel Lane to Kraus 5th driveway																
		Notes: Pave RT TL for business, Holiday Inn pave back of radius for both entrances																
		Notes: Do not pave any other turn outs than listed																
	Woodstock Pkwy	Roundabout	Roundabout	0.070		12.5	1.5	1.5		932		932			*165*	81		
		Notes: Pave just roundabout																
	Woodstock Pkwy	Roundabout	Mall Entrance	0.308		12.5	1.5	1.5		4,117		4,117			*165*	357		
	Woodstock Pkwy	Mall Entrance	Ridgewalk Pkwy	0.117		12.5	1.5	1.5		2,500		2,500			*165*	217	*500*	116
		Notes: Pave RT TL for Mall																
		Notes: No Loops to replace, signal is on Grid Smart																
	Totals			**1.688**								**32,787**		**0**		**2,842**		**116**

PS **Paved Shoulder**
P **PROFILE MILL**
T **TRANSITION MILL**

2026 Resurfacing - Woodstock

				ck	Milling		Adjustments		Striping					
Subdivision	**Road Name**	**Beginning Point**	**Ending Point**	**Tack (GAL)**	**1.5" (SY)**	**Loops (EA)**	**Valve (EA)**	**Manhole (EA)**	**6" White Solid (LF)**	**6" Yellow Solid (LF)**	**6" Skips (GLF)**	**24" white (LF)**	**Yellow (SY)**	**Type 2 Arrows (EA)**
	Woodstock Pkwy	Towne Lake Pkwy (back of median)	3rd Kraus Ford Driveway	681	6,807		2	5						
	Woodstock Pkwy	3rd Kraus Ford Driveway	Roundabout	1,843	18,431									
		Notes: Pave Acel/Decel Lane to Kraus 5th driveway												
		Notes: Pave RT TL for business, Holiday Inn pave back of radius for												
		Notes: Do not pave any other turn outs than listed												
	Woodstock Pkwy	Roundabout	Roundabout	93	932									
		Notes: Pave just roundabout												
	Woodstock Pkwy	Roundabout	Mall Entrance	412	4,117									
	Woodstock Pkwy	Mall Entrance	Ridgewalk Pkwy	300	2,500				18,230	16,632	3,190	541	250	19
		Notes: Pave RT TL for Mall												
		Notes: No Loops to replace, signal is on Grid Smart												
	Totals			**3,329**	**32,787**	**0**	**2**	**5**	**18,230**	**16,632**	**3,190**	**541**	**250**	**19**

PS **Paved Shoulder**
P **PROFILE MILL**
T **TRANSITION MILL**

2026 Resurfacing - Woodstock

Subdivision	Road Name	Beginning Point	Ending Point	Type 3 Arrows (EA)	Type 1 Word "ONLY" (EA)	RPMS TP 1/3 (EA)
	Woodstock Pkwy	Towne Lake Pkwy (back of median)	3rd Kraus Ford Driveway			
	Woodstock Pkwy	3rd Kraus Ford Driveway	Roundabout			
		Notes: Pave Acel/Decel Lane to Kraus 5th driveway				
		Notes: Pave RT TL for business, Holiday Inn pave back of radius for				
		Notes: Do not pave any other turn outs than listed				
	Woodstock Pkwy	Roundabout	Roundabout			
		Notes: Pave just roundabout				
	Woodstock Pkwy	Roundabout	Mall Entrance			
	Woodstock Pkwy	Mall Entrance	Ridgewalk Pkwy	1	2	
		Notes: Pave RT TL for Mall				
		Notes: No Loops to replace, signal is on Grid Smart				
	Totals			**1**	**2**	**0**

PS **Paved Shoulder**
P **PROFILE MILL**
T **TRANSITION MILL**

AGENDA ITEM NO. 6.3

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 23, 2026
SUBMITTED BY:	Karen Gammill, Public Works
ITEM TYPE:	Budget Approval/Amendment
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Approve MAJBA JE 20884 - Additional Overtime Funding for Public Works Department (Street Division)**
SUGGESTED ACTION:	Request for approval of this major budget amendment (MAJBA JE 20884) to fund additional overtime needed in the Street Division of the Public Works Department through the remainder of the fiscal year.

ATTACHMENTS:
MAJBA JE 20884 - 4215 Add'l PW Streets Overtime.pdf

City of Woodstock, GA
Major Budget Amendment

Name of Department **4215 - PW Streets**
Budget Amendment # **MAJBA JE 20884**

Explanation of Request

To reallocate street marking materials to fund additional overtime needs in the PW - Streets department.

ACCOUNT NUMBER	ACCOUNT NAME	DEBIT	CREDIT
101-4215-511317-00	Overtime	$ 7,000.00	
101-4215-512215-00	Social Security Taxes	$ 536.00	
101-4215-512412-00	401 A - City Match	$ 350.00	
101-4215-531710-00	Street Marking Material		$ 7,886.00
TOTALS		**$ 7,886.00**	**$ 7,886.00**

AGENDA ITEM NO. 6.4

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 23, 2026
SUBMITTED BY:	Crystal Welch, Special Projects
ITEM TYPE:	Budget Approval/Amendment
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Approve MAJBA JE 20921 - Funding for Construction of Goshen Lane Extension Developers Agreement**
SUGGESTED ACTION:	Request for approval of MAJBA JE 20921 which funds the construction of the Goshen Lane Extension Developers Agreement which was approved by Council on 03/09/2026. The City will reimburse the developer as per the agreement.

ATTACHMENTS:

MAJBA JE 20921 - 4215 - Fund Goshen Ln Extension Developers Agreement for Construction.pdf

CON - Beers Construction Partners Inc.pdf

City of Woodstock, GA
Major Budget Amendment

Name of Department **4215-STREETS DEPARTMENT**
Budget Amendment # **MAJBA JE 209XX**

Explanation of Request

The Council approved a developers agreement on 03/09/2026 with Beers Construction for the Goshen Ln Extension project. The City will reimburse the developer as per the agreement. This MAJBA is to use additional SPLOST VII interest income to fund the city's obligation for this project. It was anticipated for this project to begin in FY 2027, however, timing has allowed developer to begin sooner and construction is ready to start. This project will begin in FY 2026 and will continue into FY 2027. This MAJBA only funds the FY 2026 portion of the project. The remaining portion will be funded in FY 2027.

ACCOUNT NUMBER	ACCOUNT NAME	DEBIT	CREDIT
437-4215-541442-00-GOSHEN	Goshen Lane Extension - Construction	$ 100,000.00	
437-1510-361172-00	Interest Income		$ 100,000.00
TOTALS		**$ 100,000.00**	**$ 100,000.00**

RIGHT OF WAY IMPROVEMENTS DEVELOPMENT AGREEMENT

This Development Agreement (the "Agreement") is made, entered into and effective as of the 9th day of March, 2026, by and among THE CITY OF WOODSTOCK, GEORGIA, a municipal corporation of the State of Georgia (the "City") and BEERS CONSTRUCTION PARTNERS, INC. (the "Developer").

PREAMBLE

WITNESSETH:

WHEREAS, the City is the owner of all of that certain tract or parcel of real property (hereafter referred to as the "City Property"), identified as a Cherokee County Tax Parcel Number 92N06 018 A, consisting of a total of 0.423 acres depicted on Exhibit A attached hereto and located in the municipal limits of the City of Woodstock; and

WHEREAS, the Developer is the owner of all of that certain tract or parcel of real property (hereafter referred to as the "Townhome Property"), identified as a Cherokee County Tax Parcel Numbers 92N06 251, 92N06 252, 92N06 253, 92N06 254, 92N06 255, 92N06 251 A, consisting of a total of 0.602 acres depicted on Exhibit A attached hereto and located in the municipal limits of the City of Woodstock; and

WHEREAS, the Developer intends to develop the Townhome Property for a townhome development in accordance with the plans attached hereto as Exhibit A and pursuant to the Conditional Use Permit granted by the City of Woodstock on 3/27/23. The development on the Townhome Property will contain five residential townhome units; and

WHEREAS, in order to provide access to the development on the Townhome Property, as well as connectivity of City streets and for other transportation and roadway purposes, the Developer agrees to construct the Goshen Lane Roadway Extension on the City Property (the Roadway Project") as detailed in Exhibit A attached hereto and incorporated as a part hereof; and

NOW, THEREFORE, for and in consideration of the mutual covenants and promises hereinafter stated, the Parties hereto agree as follows:

1. PREAMBLE. The statements set forth in the Preamble and the exhibits attached hereto are material parts hereof and are hereby incorporated herein by this and each and every reference.

2. LAND DISTURBANCE PERMIT APPLICATION.

    a. Developer shall submit to the City a land disturbance permit application for the improvements to be constructed on the City Property, which permit application shall contain construction plans and specifications prepared by an approved

professional engineer, registered in the State of Georgia and proficient in civil engineering that are consistent with the approved Site Development Plan.

b. The approval of the land disturbance permit application by the City shall not be deemed to be an assumption of responsibility or liability by the City of any negligent act or omission in the performance of the Developer's engineer or in their preparation of applicable construction plans.

3. CONSTRUCTION.

a. Upon issuance of a land disturbance permit for the City Property, Developer shall promptly commence with the construction of the Goshen Lane Roadway Extension on the City Property in accordance with the following:

i. Prior to the issuance of a land disturbance permit, Developer will provide the City with a list of all utilities impacted and that require relocation, along with assurance that any required utility relocation and subsequent installation can be completed within an agreed upon schedule between any conflicting utility parties.

ii. Developer agrees that all coordination required with public and/ or private utility agencies to eliminate conflicts with proposed street grades or underground improvements shall be the responsibility of the Developer and / or his engineer.

iii. Prior to the commencement of construction, Developer agrees to furnish to the City performance and payment bonds or other security deposit as required by the City, in accordance with its standard policies. These bonds or deposits will be conditioned upon the satisfactory compliance by Developer with all requirements concerning the Roadway Project, including, but not limited to, making payments to any persons, firms, corporations, or other entities with whom Developer has a direct contractual relationship for the performance of work hereunder.

iv. Developer agrees to provide at cost all required surveying services necessary to complete the design and construction of the Roadway Project.

v. All construction work shall be completed free and clear of all liens and encumbrances.

vi. Developer agrees to construct the Roadway Project in accordance with those plans and specifications attached hereto as Exhibits A, B, and C. Developer agrees that the construction of the Roadway Project in accordance with Exhibits A, B, and C includes, but is not limited to, all required clearing, grading, tree removal, erosion control, traffic control, asphalt paving, concrete curb and gutter, modular block wall, seeding

and strawing of disturbed areas, roadway marking and striping, roadway signage, construction of a five foot sidewalk, construction of a seven foot supplemental zone, ADA access ramps, stormwater infrastructure, sewer infrastructure, street trees, and any and all work contained within Exhibits A, B, and C.

vii. Developer agrees to construct the Roadway Project in compliance with the redline comment from the Fire Prevention Office, dated January 8, 2026, and shown on Exhibit C, regarding turn radii requirements at Dupree Road and Goshen Lane.

viii. Developer agrees to extend sanitary sewer to stub out at the southern terminus of the project and to install sanitary sewer at the centerline of the street and as shown on Exhibit C and Page C-401 of Exhibit A attached hereto.

ix. Developer agrees to add the City of Woodstock as an additional insured to all insurance policies applicable to the work performed on the Roadway Project and to provide certification of such addition to the City.

x. Developer agrees to indemnify and hold harmless the City of Woodstock from any and all claims and or legal action related to the work performed hereunder.

xi. Developer agrees that the Roadway Project will be constructed so as to reach substantial completion within 365 days of the issuance of a building permit on the first townhome unit on the Townhome Property. Developer agrees that it will obtain acceptance of the Roadway Project from the City prior to obtaining a certificate of occupancy for the final unit on the Townhome Property.

b. The City agrees to pay the Developer the total sum of $292,362.00 for the work detailed herein. The Developer agrees to submit payment applications to the City detailing the work completed for the Roadway Project during the preceding month on or before the 15th day of each month. Upon the City's receipt and acceptance of each payment application, the City will promptly make payment to the Developer. In no event will the total project cost and/ or the sum of the individual pay applications exceed the total sum of $292,362.00.

c. The City agrees that the Developer will have full access to the City Property for purposes of performing any and all work associated with the Roadway Project as detailed herein through the date of final acceptance of the Roadway Project by the City.

4. DEFAULT BY DEVELOPER. Developer shall be deemed to be in default of this Agreement after the expiration of any applicable cure period (an "Event of Default"), upon the following:

a. Developer's failure to comply with the terms and conditions set forth herein for a period of thirty (30) days after the City gives written notice specifying the failure, provided however, no notice or cure period will be given for covenants which are not subject to cure;

b. Developer's failure to comply with the timely completion of the construction of the Roadway Project, as set forth herein;

c. Developer's failure to timely cure any defect in the Roadway Project constructed by Developer during the term of any maintenance bond;

d. Developer's failure to perform substantial construction work for a period of thirty (30) calendar days after Developer's commencement of the Roadway Project; and

e. After the commencement of construction of the Roadway Project by Developer, Developer's insolvency, appointment of a receiver, or the filing of any petition in bankruptcy, either voluntary or involuntary, which Developer fails to discharge within thirty (30) days.

f. The City reserves to itself all remedies available to it at law or in equity for breach of Developer's obligations under this Agreement. The City shall have the right, subject to this Paragraph, to draw upon or utilize the appropriate security to mitigate the City's damages upon the occurrence of an Event of Default by the Developer. The right of the City to draw upon or utilize the security is additional to and not in lieu of any other remedy available to the City. It is specifically recognized that the estimated costs and security amounts may not reflect the actual cost of construction or installation of the improvements, and therefore, the City's damages for Developer's default shall be measured by the cost of completing the required improvements. The sums provided by the improvement security may be used by the City for the completion of the public improvements in accordance with the improvement plans and specifications contained herein.

g. In the event that Developer fails to perform any obligation hereunder, Developer agrees to pay all costs and expenses incurred by the City in securing performance of such obligations, including but not limited to, fees and charges of engineers, attorneys, other professionals, and court costs actually incurred.

h. The failure of the City to take an enforcement action with respect to a default, or to declare a breach, shall not be construed as a waiver of that default or breach or any subsequent default or breach of Developer.

5. EFFECT OF THE AGREEMENT. Upon the execution of this Agreement, it shall become binding and enforceable between and among the Parties. It is specifically acknowledged and agreed that it is not necessary that the Parties execute the same document, but rather that this Agreement shall be effective upon the execution by the Parties, or an authorized agent, of either the original typed Agreement, or any copy. Thereafter, all copies of the Agreement shall constitute an original document.

6. NOTICES. Any notices or communications required or permitted to be given by this Agreement must be (i) given in writing and (ii) personally delivered or mailed, by prepaid, certified mail or nationally recognized overnight courier, or transmitted by electronic mail transmission to the party to whom such notice or communication is directed, to the mailing address or regularly monitored electronic mail address or such party, as follows:

Developer: Chad Beers, Beers Construction Partners - 608 Mauldin Drive, Woodstock, GA 30188
chad.beers@beerscp.net; 770-485-3631

With a Copy To: Kim Sellers, Sellers and Warren – 115 Woodland Way, Suite 100, Canton, GA 30114
ksellers@sellers-warren.com; 770-924-9366

City: Jeff Moon, City of Woodstock – 12453 Highway 982, Woodstock, GA 30188
jmoon@woodstockga.gov; 770-592-6000 Ext. 1004

With a Copy to: Phil Friduss, Hall Booth and Smith- 191 Peachtree Street NE, Suite 2900, Atlanta, GA 30303
pfriduss@hallboothsmith.com; 404-954-5000

Notices sent by hand or overnight courier service or mailed by certified or registered mail, shall be deemed to have been given when received. All notices sent to an email address shall be deemed received upon the sender's receipt of an acknowledgment from the intended recipient (such as by the "return receipt requested" function, as available, return email or other written acknowledgment). If such email or other electronic communication is not sent during the normal business hours of the recipient, such notice shall be deemed to have been sent at the opening of business on the next business day for the recipient.

7. DEVELOPER'S OBLIGATIONS. All of Developer's obligations under this Agreement are and shall remain the obligations of Developer notwithstanding a transfer of all or any part of the property within the Townhome Property subject to this Agreement, and Developer shall not be entitled to assign its obligations under this Agreement to any transferee of all or any

part of the property within the Townhome Property or to any other third party without the express written consent of the City.

8. HEADINGS AND PRONOUNS. The headings in this Agreement are inserted for convenience and identification only, and are in no way intended to describe, interpret or limit the scope, extent or intent of this Agreement or any provision hereof. All pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural, wherever the context of the Agreement so requires.

9. COMPLIANCE WITH LAWS. Developer, its agents, employees, contractors, and subcontractors shall comply with all federal, state and local laws in the performance of the improvements and construction work required by this Agreement.

10. SEVERABILITY. The provisions of this Agreement are severable. If any portion of this Agreement is held invalid by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect unless amended or modified by the mutual consent of the parties.

11. APPLICATION OF GEORGIA LAW. This Agreement, as well as the application and interpretation of it, shall be governed exclusively by the laws of the State of Georgia. However, should the law regarding conflict of laws or choice of laws in Georgia require the application of the law of another state, the Parties agree that Georgia substantive and procedural law will nonetheless apply.

12. DRAFTING. The Parties have had the opportunity to participate in the drafting of this Agreement, which is the result of negotiations. It is, therefore, specifically agreed that, in the event of any dispute with respect to the proper interpretation of any term of this Agreement, none of the Parties shall be deemed to be the drafter.

13. INCORPORATION OF RECITALS. The recitals to this Agreement are hereby incorporated into the terms of this Agreement.

14. EXECUTION. This Agreement may be executed in any number of counterparts, and the counterparts together shall constitute the original of this Agreement as if each party hereto had signed the same page. Counterpart copies of this Agreement may be signed by a party and exchanged by telecopier or Adobe Acrobat PDF File. The Parties intend that such copies signed and exchanged as provided in the preceding sentence shall be fully binding.

15. FINAL AGREEMENT; AMENDMENTS. This Agreement constitutes the entire agreement of the parties with respect to the subject matter. This Agreement is final between the Parties, and supersedes all prior agreements by or among the Parties with regard to the

development of the Parcels. It is specifically agreed that all amendments to this Agreement must be in writing and either the original typed amendment, or a copy must be signed by all Parties in order to be enforceable.

16. TIME OF THE ESSENCE. Time is of the essence in the performance of this Agreement.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals.

CITY OF WOODSTOCK

By: _____
Mayor

Attest: _____
City Clerk

BEERS CONSTRUCTION PARTNERS, INC.

By: _____

EXHIBIT A

LOCATION MAP (N.T.S.)

SITE DEVELOPMENT PLANS FOR

THE DANIEL ON DUPREE

119 DUPREE ROAD,
WOODSTOCK, CHEROKEE COUNTY, GA. 30188-4912

LATITUDE: 34.0966° LONGITUDE:-84.5243°
PROPERTY PIN: 15-1092-0082
PROPERTY TIN: 92N06 018A

SHEET SET INDEX

Initial Sub: 08.27.21	Revision Number	1	2	3
COVER PAGE	C-101	O	O	O
ZONING CONDITIONS	C-102	O	O	O
ADDRESSING PLAN	C-103	O	O	O
DEMOLITION PLAN	C-201	O	O	O
SITE PLAN	C-301	O	O	O
UTILITY PLAN	C-401	O	O	O
SAN. SEWER PROFILE PLAN	C-402	O	O	O
GRADING & DRAINAGE PLAN	C-501	O	O	O
STORM PROFILE & DETAILS	C-502	O	O	O
EROSION PLAN	C-601	O	O	O
EROSION DETAILS	C-602	O	O	O
TREE PLAN	C-700 - C-703	O	O	O
TREE PLAN DETAILS	C-704	O	O	O
CONSTRUCTION DETAILS	C-801 - C-804	O	O	O
ALTA SURVEY		O	O	O

DEVELOPER/PRIMARY PERMITEE

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912

24-HR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL
CHAD BEERS
716.864.3935
CHAD.BEERS@BEERSCP.NET

ENGINEER

ALLIANCE ENGINEERING & PLANNING, LLC
299 SOUTH MAIN STREET, SUITE A
ALPHARETTA, GEORGIA 30009
CONTACT: TYLER MARCHMAN, PE (770) 225-4730 x802

SURVEY

ALLIANCE SURVEYING, LLC
4525 SOUTH LEE STREET,
BUFORD, GEORGIA 30518
CONTACT: CHAYCE BELL, PE (770) 540-9688

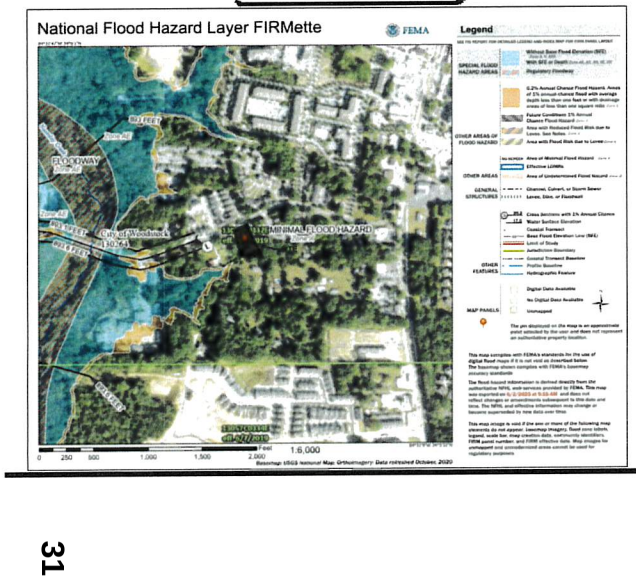
LAND DISTURBANCE ACTIVITY SCHEDULE

Activities begin: FEBRUARY 2024 WEEK

Activities	0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52
Timber salvage operations	■
Temporary Stabilization of land disturbance	■
Installation of construction exit, sediment barriers, and other perimeter controls	■
Clearing and grubbing of areas necessary for the installation of sediment retention basins and related structures	■
Installation of sediment retention basins and related structures	■
Clearing and grubbing of remaining areas	■
Rough grading	■
Installation of stormwater management system	■
Permanent stabilization of areas at final grade and temporary stabilization of remaining areas	■
Installation of curb and gutter	■
Installation of gravel subbase for roads and parking areas (construction road stabilization)	■
Building construction	■
Permanent stabilization/landscaping	■
Removal of erosion and sediment control measures	■
Maintenance of Erosion Control Measures	■
Final landscaping, grassing, etc., cleaning of storm drains	■

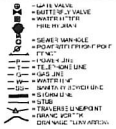
GEORGIA CHEROKEE COUNTY

National Flood Hazard Layer FIRMette



MUNICIPAL NOTES

SYMBOLS LEGEND



TEXT LEGEND

SITE DATA

CATEGORY	EQUALS
GROSS AREA:	± 0.602 ACRES
DISTURBED AREA:	± 0.591 ACRES
TOTAL IMPERVIOUS	± 0.13 ACRES (5,675 SQ FT.)
EXISTING ZONING:	DT-MR-A
EXISTING OVERLAY	DOWNTOWN DISTRICT
DENSITY PROPOSED	8.31 U/A
TOTAL LOTS:	5 UNITS 26' X 45' UNITS SHOWN
SETBACKS:	**EQUALS**
FRONT SETBACK:	10' - 18' / SAME AS SUPPLEMENTAL ZONE FOR DUPREE (STREET TYPE B)
SIDE SETBACK:	0' OR 5' MINIMUM
REAR SETBACK:	5' MINIMUM
DEVELOPMENT STATISTICS:	**EQUALS**
MAXIMUM HEIGHT OR STORIES	5 STORIES / 65 FT. OR 65 FT
MINIMUM LOT AREA (SQ.FT.)	1,700
MINIMUM LOT WIDTH (FT.)	16
PARKING REQUIREMENTS	**EQUALS**
PARKING REQUIRED	2 SPACES PER UNIT
PARKING REQUIRED	2 SPACES PER UNIT

MISCELLANEOUS NOTES

IF THE CONTRACTOR, IN THE COURSE OF WORK FINDS ANY DISCREPANCY BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH DISCOVERY, UNTIL AUTHORIZED, WILL BE AT CONTRACTOR'S RISK. EXTERIOR LIGHTING TO BE LIMITED TO 15-FEET IN HEIGHT INCLUDING MOUNTING BASE AND FIXTURE, FULL CUTOFF FIXTURES. THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE REPRODUCED OR USED FOR THE CONSTRUCTION OF ANOTHER PROJECT WITHOUT SPECIFIC AUTHORIZATION. ALL DIMENSIONS, PROPOSED ITEMS AND EXISTING UTILITIES TO BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. NOTIFY THE LICENSED PROFESSIONAL OF RECORD IMMEDIATELY IF A DISCREPANCY IS FOUND. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING LIABLE FOR ALL CHANGES.

NOTIFY CITY OF WOODSTOCK SEWER DEPARTMENT 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION (770) 592-6006. NOTIFY CITY OF WOODSTOCK WATER DEPARTMENT 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION (770) 592-6006. NOTIFY CITY OF WOODSTOCK INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION (770) 592-6036. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT OF WAY, AND MUST BE STORED WITHIN SITE.

ADDITIONAL NOTES

PROPERTY OWNER: NF AMY BEERS

MAILING ADDRESS: 719 WHISPER WIND CT WOODSTOCK GA 30189

PROPERTY PIN/TIN:
PIN: 15-1092-0082
TIN: 92N06 018A

STORMWATER NOTE: STORMWATER TO BE MANAGED ON-SITE

WATER NOTE: PUBLIC WATER IS AVAILABLE WITHIN THE DUPREE RD RIGHT OF WAY

SEWER NOTE: THE DEVELOPMENT PROPOSES TO UTILIZE A GRAVITY SEWER CONNECTION, SANITARY MANHOLE CONNECTION AVAILABLE ON-SITE

UTILITIES: THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES

FEMA NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CHEROKEE COUNTY, GA, (COMMUNITY-PANEL NUMBER 13057C0322E, DATED JUNE 7, 2019), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

PLAN NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND IS NOT RELEASED FOR CONSTRUCTION OR DEVELOPMENT

WETLANDS NOTE: ALLIANCE SURVEYING DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTES LOCATED ON THE SUBJECT PROPERTY.

CANOPY NOTE: EXISTING TREE CANOPY COVERS MOST OF THE SITE

TREE NOTE: THE SITE MAY CONTAIN SPECIMEN TREES. RECOMPENSE FOR REMOVAL IS TO BE DETERMINED DURING THE LAND DISTURBANCE PERMIT

EXISTING BUILDINGS: ALL EXISTING BUILDINGS ON THIS SITE ARE TO BE REMOVED

ACCESS DRIVE NOTE: FINAL PADEN ACCESS DRIVE LOCATION TO BE DETERMINED DURING TIE LAND DISTURBANCE PERMIT

TREE DENSITY NOTE: TREE DENSITY TO BE DETERMINED DURING LAND DISTURBANCE PERMIT

VARIANCE:
APPLICANT REQUESTS VARIANCE TO THE 75' STREAM IMPERVIOUS SETBACK

UTILITY OWNERS INFORMATION

CITY OF WOODSTOCK WATER AND SEWER BILLING OFFICE
12453 HWY 92, WOODSTOCK, GA 30188
(770) 592-6006

ESTABLISH GARBAGE AND RECYCLING SERVICE VIA PHONE
WASTE MANAGEMENT OR WWW.WM.COM
(404) 794-6707

ESTABLISH GAS SOUTH SERVICE VIA PHONE
VARIOUS SUPPLIERS.
(404) 794-6707

ELECTRICITY IS PROVIDED BY COBB EMC
VARIOUS SUPPLIERS
WWW.COBBEMC.COM
(770) 429-2100

REVISION SUMMARY

DESCRIPTION:	DATE
FIRST SUBMITTAL COMMENTS	11/6/23

APPROVED
City of Woodstock

Note: These drawings have been reviewed under the land development ordinances adopted at this time. Every effort has been made to identify deficiencies, but this does not relieve the owner and his engineer/land surveyor of the responsibility to comply with items missed and/or unknown to the reviewer. No party other than the City shall be entitled to rely upon this approval for any purpose other than the fact that the party has gone through the approval process. Any review or approval of these drawings by the City of Woodstock in no way relieves the property owner, developer, contractor, engineer/land surveyor who prepared the plan or any other party from their responsibility to comply with any statute, ordinance, code, or other regulation regarding said project. This review does not constitute any assumption of liability on the part of the City of Woodstock and should not be relied upon as evidence that said project is in compliance with the Building Code or other appropriate laws and regulations. The City of Woodstock reserves the right to revoke its approval at any time it learns that a project is in non-compliance with any ordinance or regulation. No party other than the City shall be entitled to rely upon this approval for any purpose other than the fact that the party has gone through the approval process.

Signature _____ Date 2/19/24
Name & Title Tracy Albers, Community Development Director

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
1092 & 1093-15TH DISTRICT-2ND SECTION
L.L. PARCEL # 15-1092-0082

PROJECT NUMBER: 22256
SHEET TITLE: COVER SHEET
SHEET NUMBER: C-101

DocuSign Envelope ID: BA69B926-339E-43B5-B953-300EA5F5728E

CITY OF WOODSTOCK ORDINANCE

CUP#071-23

REZONING property within the corporate limits of the City of Woodstock, Georgia to allow a Conditional Use Permit for minimum acreage on certain property zoned DT-MR-A (Downtown Medium-Density Residential), said property being ±0.60 acres located in Land Lots 1092 and 1093 of the 15th District, 2nd Section, Cherokee County, Georgia, and being Tax Map and Parcel Number 92N06 018, located at 119 Dupree Road, Woodstock, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference (the "Property"), and

REZONING property within the corporate limits of the City of Woodstock, Georgia to allow a Conditional Use Permit for Residential Single Family Attached (Townhomes) on said Property.

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 of interest of the property owners of the area and of the citizens of the City of Woodstock; and

WHEREAS, Section 7.502 of the Land Development Ordinances of the City of Woodstock, Georgia states that a Conditional Use Permit may be applied for a use that generally would not be appropriate without a zoning condition, but which, if controlled as to the visual appearance, number, area, height, location or relation to abutting or nearby uses, would not be injurious to the public's health, safety, appearance or welfare; and

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

"The General Assembly may provide by law for the self government of municipalities and to that end is expressly given the authority to delegate to them all 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 provisions applicable thereof. Any such charter provision shall remain in force and effect until amended or repealed as provided in subsection (b) of this Code section. This Code section, however, shall not restrict the authority of the General Assembly, by general law, to define this home rule power further or to broaden, limit, or otherwise regulate the exercise thereof. The General Assembly shall not pass any local law to repeal, modify or supersede any action taken by a municipal authority under this Code section, except as authorized under Code Section 36-35-6"

WHEREAS, in accordance with Section 7.503 of the Land Development Ordinances for the City of Woodstock, Georgia, the Mayor and City Council may grant a Conditional Use Permit for the uses enumerated in Section 7.505 of the Land Development Ordinances of the City of Woodstock, Georgia. 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 significant 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 effected;
(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 order elimination/attenuation system as recommended by industry standards.

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

WHEREAS, said amendments are and have been accessible to members of the public who are, or may be, affected by them, said amendments having been kept and maintained for public inspection during the normal business hours at Woodstock City Hall, and notice of intent to take

action having been published in the Cherokee Tribune, a newspaper of general circulation within the territorial boundaries of the municipality of the City of Woodstock, for a period of at least fifteen (15) days prior to but no more than forty-five days prior to the public hearing date; and

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

THE COUNCIL OF THE CITY OF WOODSTOCK HEREBY ORDAINS:

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

NOW THEREFORE, BE IT RESOLVED AND ORDAINED by the City of Woodstock, Georgia, by the lawful authority vested in them that the property more particularly described on Exhibit "A" attached hereto and made a part hereof by reference, which is designated as zoning designation DT-MR-A (Downtown Medium-Density Residential) is granted a Conditional Use Permit for Minimum Acreage. Said conditional use is defined and regulated by the City of Woodstock Land Development Ordinance and is subject to the Conditions of Zoning attached hereto as Exhibit "B" and made a part hereof by reference; 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, which is designated as zoning designation DT-MR-A (Downtown Medium-Density Residential) is granted a Conditional Use Permit to allow Residential Single Family Attached (Townhomes) on said property. Said conditional use is defined and regulated by the City of Woodstock Land Development Ordinance and is subject to the Conditions of Zoning attached hereto as Exhibit "B" and made a part hereof by reference.

Date of Public Hearing: March 27, 2023

Advertisement: Cherokee Tribune: February 9, 2023

APPROVED, ADOPTED, AND ENACTED this 27th day of March, 2023.

Michael Caldwell, Mayor
City of Woodstock, Georgia

Elle Taylor, City Clerk
City of Woodstock, Georgia

Exhibit A

Legal Description

A parcel of the 15th District, 2nd Section, City of Woodstock, Cherokee County, Georgia and being more particularly described as follows:

Commence at the centerline intersection of Goshen Lane (having a 50' right-of-way) and Dupree Road (having a 35' right-of-way); Thence run South 79 Degrees 41 Minutes 53 Seconds West for a distance of 38.49 feet to a point on the southeasterly right-of-way of Dupree Road and being the POINT OF BEGINNING of the parcel of land herein described (said point being witnessed by a found 1/2 inch open top pipe lying 0.87' northwest inside of the right-of-way of Dupree Road); Thence leaving said right-of-way run South 23 Degrees 38 Minutes 03 Seconds East for a distance of 214.08 feet to a found 1/2-inch rebar; Thence run South 84 Degrees 00 Minutes 25 Seconds West for a distance of 79.14 feet to a point; Thence run South 66 Degrees 24 Minutes 44 Seconds West for a distance of 64.45 feet to a point; Thence run South 26 Degrees 00 Minutes 53 Seconds West for a distance of 20.51 feet to a set capped 5/8-inch rebar (L.S.F. 1322); Thence run North 13 Degrees 31 Minutes 58 Seconds West for a distance of 199.34 feet to a found 2-inch open top pipe on the southeasterly right-of-way of aforementioned Dupree Road, Thence run North 66 Degrees 13 Minutes 29 Seconds East along said right-of-way for a distance of 65.28 feet to a point; Thence run North 59 Degrees 13 Minutes 58 Seconds East along said right-of-way for a distance of 55.69 feet to the Point of Beginning.

Said parcel containing 26,240 Square Feet, or 0.602 Acres

Exhibit "B"

Conditions of Zoning for CUP#071-23

A Conditional Use Permit is granted to First Property Asset Managers, LLC for minimum acreage and to allow a Residential Single Family Attached (Townhome) use at 119 Dupree Road ("Subject Property"), subject to the following conditions:

1. A five-townhome site shall be developed in substantial similarity to the site plan presented (prepared by Alliance and dated 02/14/2023), attached hereto as Exhibit "C", and shall include a rear alley and installation of sidewalk area along Dupree Road.
2. Rear alley shall be pervious material.
3. Retaining wall along alley shall be pervious material (ex: gabion wall), with design to be approved by city engineer.
4. If construction activities for wall or alley encroach into the 50' stream setback, buffer shall be restored to native state.
5. Architecture shall meet downtown standards, with review by staff.
6. Only one (1) unit can be for rent at a time. A statement shall be added to the HOA covenants to enforce this limit.

These conditions of zoning are consented to and approved by Applicant.

FIRST PROPERTY ASSET MANAGERS, LLC

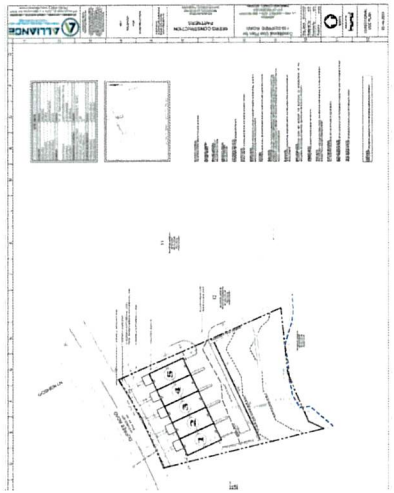
Signed By: Heather Beers Date: 03/31/2023 | 7:08 AM EDT

Printed Name: Heather Beers

Title: Partner

Exhibit "C"

Site Plan



NO.	DATE	DESCRIPTION	BY	CHK.	APV

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS

608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

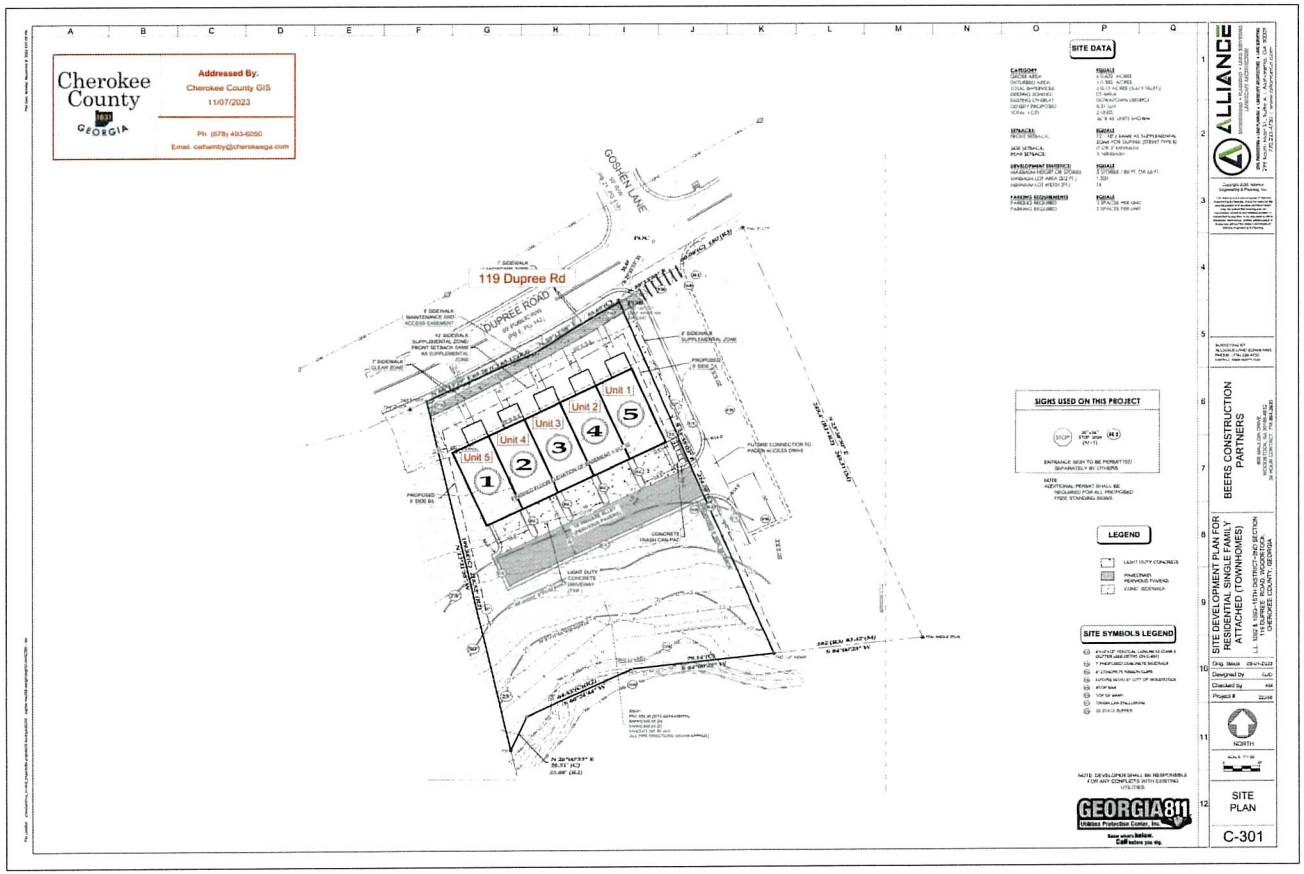
SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093–15TH DISTRICT–2ND SECTION
PARCEL # 15-1092-0082

PROJECT NUMBER
22256

SHEET TITLE
ZONING CONDITIONS

SHEET NUMBER
C-102



ALLIANCE

BEERS CONSTRUCTION PARTNERS

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093-15TH DISTRICT-2ND SECTION
PARCEL # 15-1092-0082

PROJECT NUMBER
22256

SHEET TITLE
ADDRESSING PLAN

SHEET NUMBER
C-103

GENERAL DEMOLITION NOTES:

1. ALL PAVED AREAS AND EXISTING BUILDINGS TO BE DEMOLISHED ON SITE TO THE PROPERTY LINE OF THE SITE.
2. CONTRACTOR TO ENSURE PRESCRIPTIVE RIGHTS OF ADJACENT OWNERS PRIOR TO DEMOLITION OF POSSIBLE ENCROACHMENT AREAS.
3. CONTRACTOR TO PROVIDE SMOOTH SAW CUT LINE FOR NEW ASPHALT CONNECTION.
4. ALL WORK AND MATERIALS ARE TO CONFORM TO CURRENT CITY OF WOODSTOCK / CHEROKEE COUNTY STANDARDS.

SYMBOLS LEGEND

- (RB) REMOVE EXISTING BUILDING
- (RC) REMOVE EXISTING CONCRETE
- (RG) REMOVE EXISTING GRAVEL DRIVEWAY
- (RP) REMOVE EXISTING POWER
- (RS) REMOVE EXISTING SERVICE FROM SITE
- (RSP) REMOVE EXISTING STORM PIPE
- (RT) REMOVE EXISTING TREE

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

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

NO.	DATE	DESCRIPTION	BY	CHK	APV

GEORGIA REGISTERED No. 924680 PROFESSIONAL ENGINEER 12-9-2024 ASATO MASUYAMA

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093–15TH DISTRICT–2ND SECTION
PARCEL # 15-1092-0082

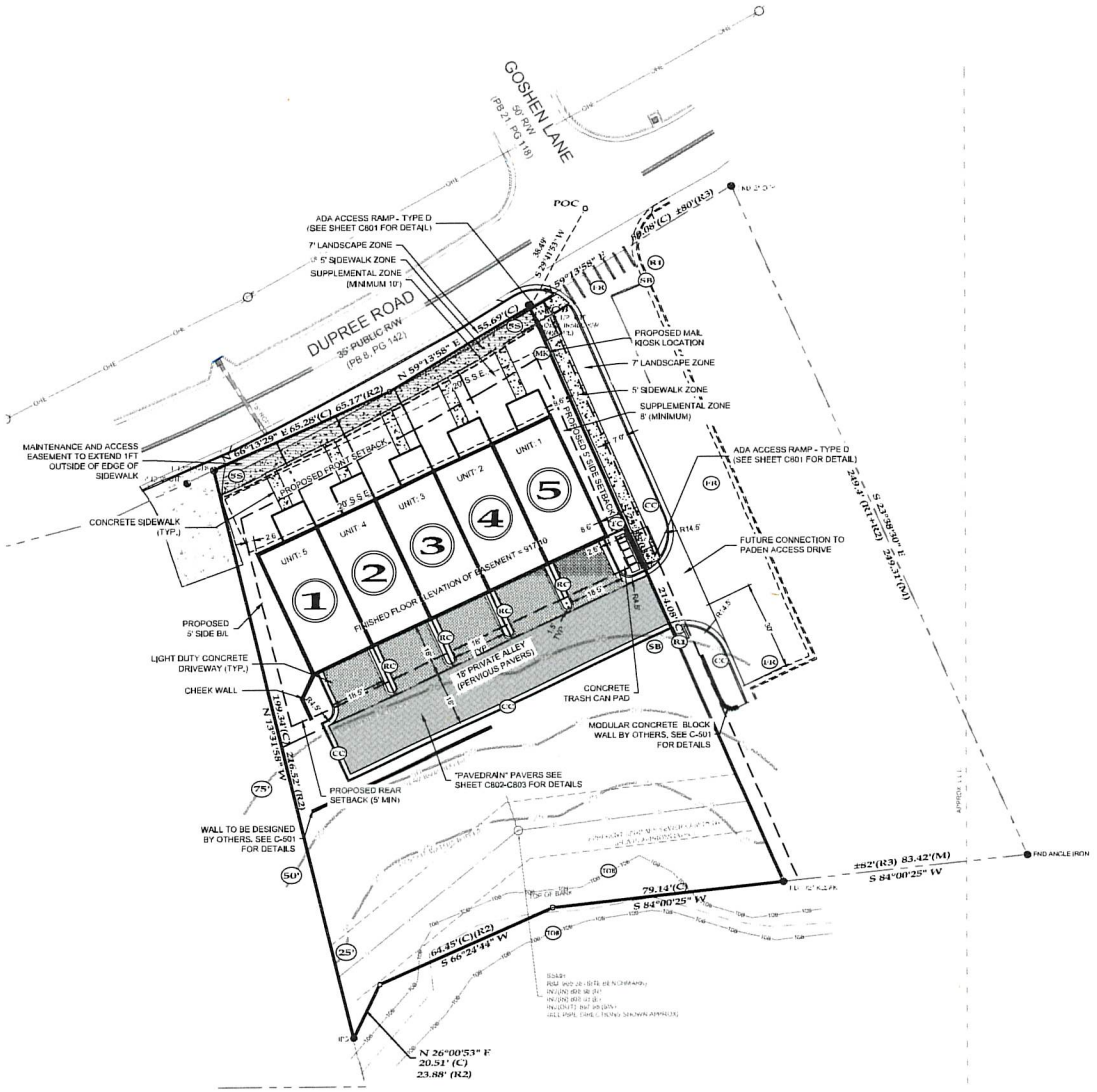
NORTH

SCALE: 1" = 20'

PROJECT NUMBER
22256

SHEET TITLE
DEMO PLAN

SHEET NUMBER
C-201



SITE DATA

CATEGORY	EQUALS
GROSS AREA:	± 0.602 ACRES
DISTURBED AREA	± 0.591 ACRES
TOTAL IMPERVIOUS	± 0.13 ACRES (5,675 SQ. FT.)
EXISTING ZONING:	OI-MFA
EXISTING OVERLAY	DOWNTOWN DISTRICT
DENSITY PROPOSED	8.31 U/A
TOTAL LOTS:	5 UNITS
	26' X 45' UNITS SHOWN
SETBACKS:	**EQUALS**
FRONT SETBACK:	10' - 18' / SAME AS SUPPLEMENTAL ZONE FOR DUPREE (STREET TYPE B)
SIDE SETBACK:	0' OR 5' MINIMUM
REAR SETBACK:	5' MINIMUM
DEVELOPMENT STARTSTICS:	**EQUALS**
MAXIMUM HIGHT OF STORYS	5 STORYS / 85 FT. OR 65 FT
MINIMUM LOT AREA (SQ.FT.)	1,200
MINIMUM LOT WIDTH (FT.)	16
PARKING REQUIREMENTS	**EQUALS**
PARKING REQUIRED	2 SPACES PER UNIT
PARKING REQUIRED	2 SPACES PER UNIT

SIGNS USED ON THIS PROJECT

STOP 36"x36" STOP SIGN (R1-1) (R1)

ENTRANCE SIGN TO BE PERMITTED SEPARATELY BY OTHERS.

NOTE:
ADDITIONAL PERMIT SHALL BE REQUIRED FOR ALL PROPOSED FREE STANDING SIGNS.

LEGEND

- MAINTENANCE AND ACCESS EASEMENT
- LIGHT DUTY CONCRETE
- PAVEDRAIN PERVIOUS PAVERS
- CONC. SIDEWALK

SITE SYMBOLS LEGEND

- (C) 6"x16"x12" VERTICAL CONCRETE CURB & GUTTER (SEE DETAIL ON C-801)
- (SW) 5' PROPOSED CONCRETE SIDEWALK
- (RC) 6" CONCRETE RIBBON CURB.
- (FR) FUTURE ROAD BY CITY OF WOODSTOCK
- (MK) MAIL KIOSK
- (SB) STOP BAR
- (TB) TOP OF BANK
- (TC) TRASH CAN PAD/ DSLR²
- (SB) 25' STATE BUFFER

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

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

NO.	DATE	DESCRIPTION	BY	CHK	APV

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093--15TH DISTRICT--2ND SECTION
PARCEL # 15-1092-0082

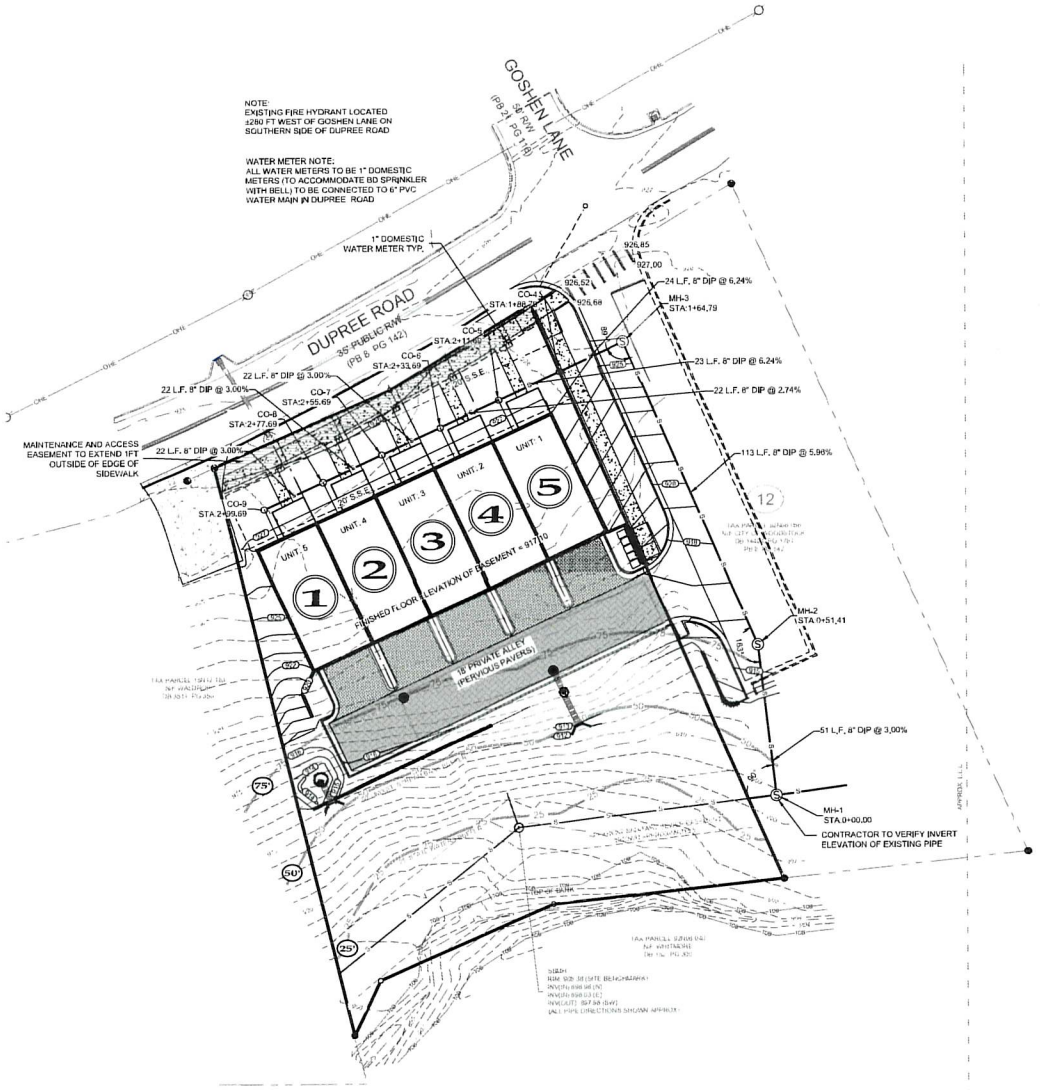
NORTH

SCALE: 1" = 20'

PROJECT NUMBER: 22256

SHEET TITLE: SITE PLAN

SHEET NUMBER: C-301



MISCELLANEOUS NOTES

WATER NOTES:

1. BD SPRINKLER WITH BELL TO BE INSTALLED IN EACH UNIT FROM DOMESTIC METERS.
2. ALL PIPES IN UNITS TO BE FREEZE PROTECTED UNLESS INSTALLED IN INTERNAL WALLS.
3. 1" WATER METERS WILL BE REQUIRED TO BE IN 2 JUMBO PLASTIC METER BOXES WITH PLASTIC DROP IN LID.

SANITARY SEWER NOTES:

1. INVERT ELEVATION AND POSITION OF MH-1 TO BE VERIFIED BY CONTRACTOR ON SITE.

FIRE FLOW TEST

Project: Contractor - LJA — Contractor: Georgia Hydrant Services, Inc.
Address: 121 Dupree Rd. Woodstock, GA (See Attached Map)

Unique Method ID	7654
Latitude °	34.1
Longitude °	-84.54
Elevation	949
Static (PSI)	105
Residual (PSI)	85
Flow (PSI) @ Pitot	43
Flow (GPM) @ 20PSI	1670
Date of Flow Testing	11/6/2023
Condition	STANDARD
Hydrant Color	Blue/Silver

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

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

NO.	DATE	DESCRIPTION	BY	CHK.	APV

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093-15TH DISTRICT-2ND SECTION
PARCEL # 15-1092-0082

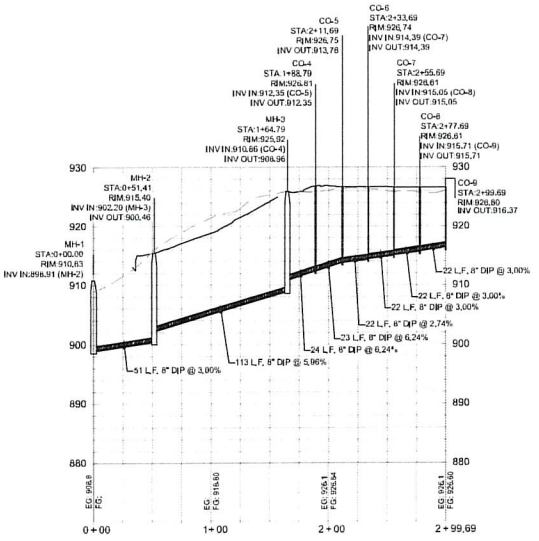
NORTH

SCALE: 1" = 20'

PROJECT NUMBER
22256

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C-401



PROFILE VIEW OF MH-1 - CO-8 FROM 0+00 TO 2+99.69

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

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

NO.	DATE	DESCRIPTION	BY	CHK	APV

GEORGIA REGISTERED No. 0016800 PROFESSIONAL ENGINEER 2-7-2024 ASATO MASUYAMA

EXPIRATION DATE: 12/31/2024

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS

608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093--15TH DISTRICT--2ND SECTION
PARCEL # 15-1092-0082

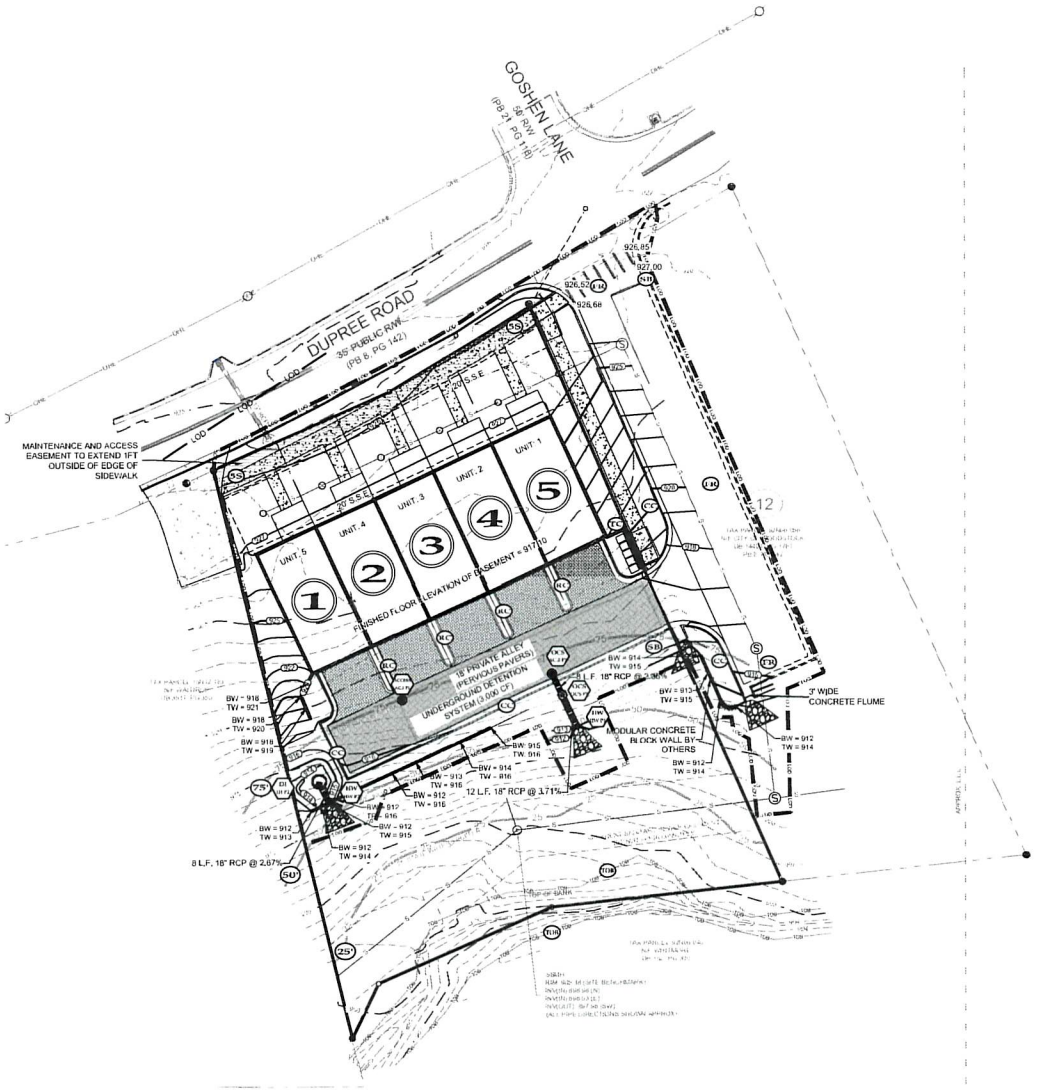
SCALE: 1"= 10'

SCALE: 1"= 50'

PROJECT NUMBER
22256

SHEET TITLE
SANITARY SEWER PROFILE

SHEET NUMBER
C-402



SITE DATA

CATEGORY	EQUALS
GROSS AREA:	±0.602 ACRES
DISTURBED AREA:	±0.591 ACRES
TOTAL IMPERVIOUS	±0.13 ACRES (5,675 SQ.FT.)
EXISTING ZONING:	GI-MR-A
EXISTING OVERLAY	DOWNTOWN DISTRICT
DENSITY PROPOSED	8.31 D/A
TOTAL LOTS:	5 UNITS 26' X 45' UNITS SHOWN
SETBACKS:	**EQUALS**
FRONT SETBACK:	10' - 18' (SAME AS SUP "MEMORIAL ZONE FOR DUPREE (STAFFT TYPE B)
SIDE SETBACK:	0' OR 5' MINIMUM
REAR SETBACK:	5' MINIMUM
DEVELOPMENT STATISTICS:	**EQUALS**
MAXIMUM HEIGHT OR STORIES	3 STORIES / 85 FT. OR 65 FT
MINIMUM LOT AREA (SQ.FT.)	1,700
MINIMUM LOT WIDTH (FT.)	18
PARKING REQUIREMENTS	**EQUALS**
PARKING REQUIRED	2 SPACES PER UNIT
PARKING REQUIRED	2 SPACES PER UNIT

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

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

NO.	DATE	DESCRIPTION	BY	CHK	APV

ASATO MASHIYAMA
REGISTERED
No. PE016630
PROFESSIONAL
ENGINEER
GEORGIA
6-7-2021

EXPIRATION DATE: 12/31/2022

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
1092 & 1093--15TH DISTRICT--2ND SECTION
L.L. PARCEL # 15-1092-0082

NORTH

SCALE: 1" = 20'

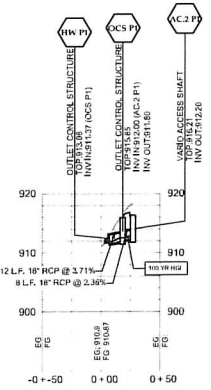
PROJECT NUMBER
22256

SHEET TITLE
GRADING & DRAINAGE PLAN

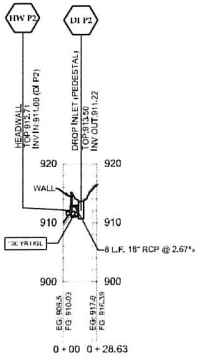
SHEET NUMBER
C-501

100 YR PIPE CHART

LineSize (in)	LineLength (ft)	InvertUp (ft)	InvertDn (ft)	LineSlope (%)	n valuePipe	inlet (in/hr)	CapacityFull (cfs)	FlowRate (cfs)	StAve (%)	VelDn (ft/s)	RunoffCoeff (C)	Tc (min)	DrainageArea (ac)	HGLUp (ft)	HGLDn (ft)	InletID
18	29.9	910.8	910.2	2.01	0.013	0	14.88	1.13	0	0.96	0	5	0	911.20	911.15	OCS P1

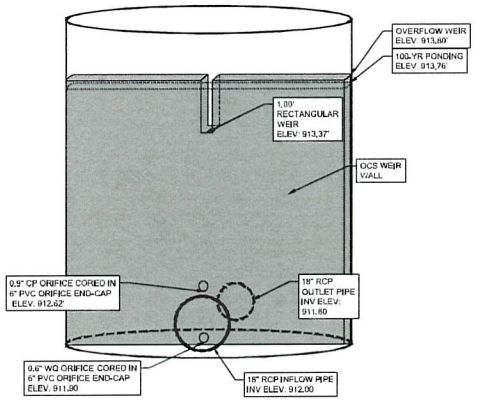


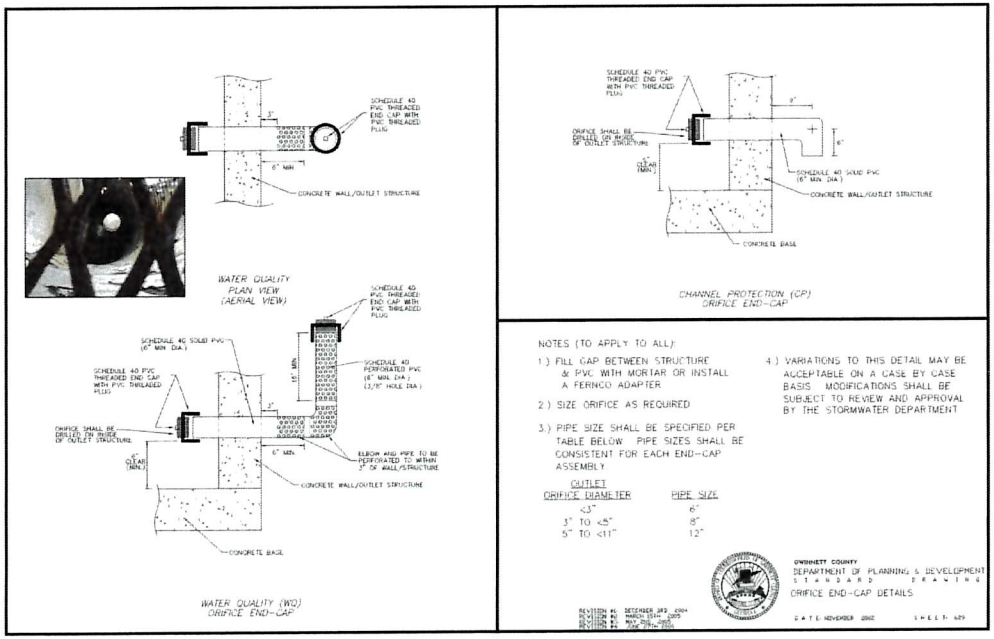
PROFILE VIEW OF HW-P1 - AC.2-P1 FROM -0+50 TO 0+50



PROFILE VIEW OF HW-P2 - DI-P2 FROM 0+00 TO 0+28.63

OCS WEIR WALL





NOTES (TO APPLY TO ALL):

1.) FILL CAP BETWEEN STRUCTURE & PVC WITH MORTAR OR INSTALL A FERNCO ADAPTER

2.) SIZE ORIFICE AS REQUIRED

3.) PIPE SIZE SHALL BE SPECIFIED PER TABLE BELOW. PIPE SIZES SHALL BE CONSISTENT FOR EACH END-CAP ASSEMBLY

OUTLET ORIFICE DIAMETER	PIPE SIZE
<3"	6"
3" TO <5"	8"
5" TO <11"	12"

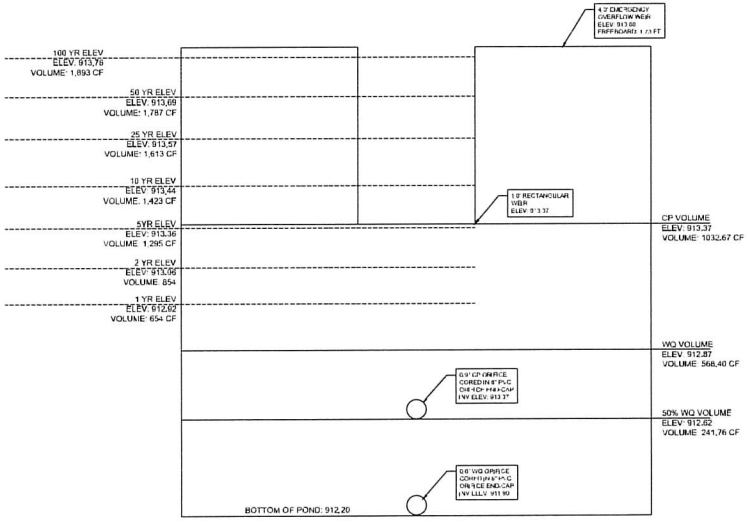
4.) VARIATIONS TO THIS DETAIL MAY BE ACCEPTABLE ON A CASE BY CASE BASIS. MODIFICATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE STORMWATER DEPARTMENT

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING
ORIFICE END-CAP DETAILS
DATE: NOVEMBER 2002 SHEET: 609

REVISION #1: DECEMBER 3RD 2004
REVISION #2: MARCH 15TH 2005
REVISION #3: MAY 7TH 2008

OCS WEIR WALL DETAIL

N.T.S



NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

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

NO.	DATE	DESCRIPTION	BY	CHK.	APV
1					
2					
3					

THIS DRAWING WAS PREPARED BY LJA ENGINEERING, INC. UNDER THE SUPERVISION OF ASATO MASUYAMA, GA REGISTERED PROFESSIONAL ENGINEER, NO. PE036606, EXPIRATION DATE: 10.7.2024

GEORGIA REGISTERED PROFESSIONAL ENGINEER ASATO MASUYAMA 2-7-2023

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS

608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093-15TH DISTRICT-2ND SECTION
PARCEL # 15-1092-0082

NORTH

SCALE: 1" = 20'

PROJECT NUMBER
22256

SHEET TITLE
STORM PROFILE AND DETAILS

SHEET NUMBER
C-502

COMMON DEVELOPMENT CHECKLIST

Page #	Included Y/N	Checklist #:	Checklist Items:
C-601 (#1)	Y	12	Design professional's certification statement and signature that the site was visited prior to development of the ESⅈPC Plan as stated on Part IV page 23 of the permit
C-601 (#2)	Y	13	Design professional's certification statement and signature that the permittee's ESⅈPC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on Part IV pg 22 of the permit.
C-601 (#3)	Y	14	Clearly note the statement that "The design professional who prepared the ESⅈPC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation." in accordance with **Part IV.A.5 page 27** of the permit. "
C-601 (#4)	Y	15	Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50 foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits."
C-601 (#5)	Y	17	Clearly note the statement that "Amendments/revisions to the ESⅈPC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional. "
C-601 (#6)	Y	18	Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit." "
C-601 (#7)	Y	19	Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."
C-601 (#8)	Y	20	Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved Plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."
C-601 (#9)	Y	21	Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."

EROSION, SEDIMENTATION & POLLUTION CONTROL NOTES

1. I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT UNDER MY SUPERVISION.

SIGNATURE

2. I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION'S MANUAL FOR ESⅈPC PLANS PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

SIGNATURE

3. THE DESIGN PROFESSIONAL WILL PREPARE THE ESⅈPC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN SEVEN DAYS AFTER INSTALLATION.

4. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

5. AMENDMENTS REVISIONS TO THE ESⅈPC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

6. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

7. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

8. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

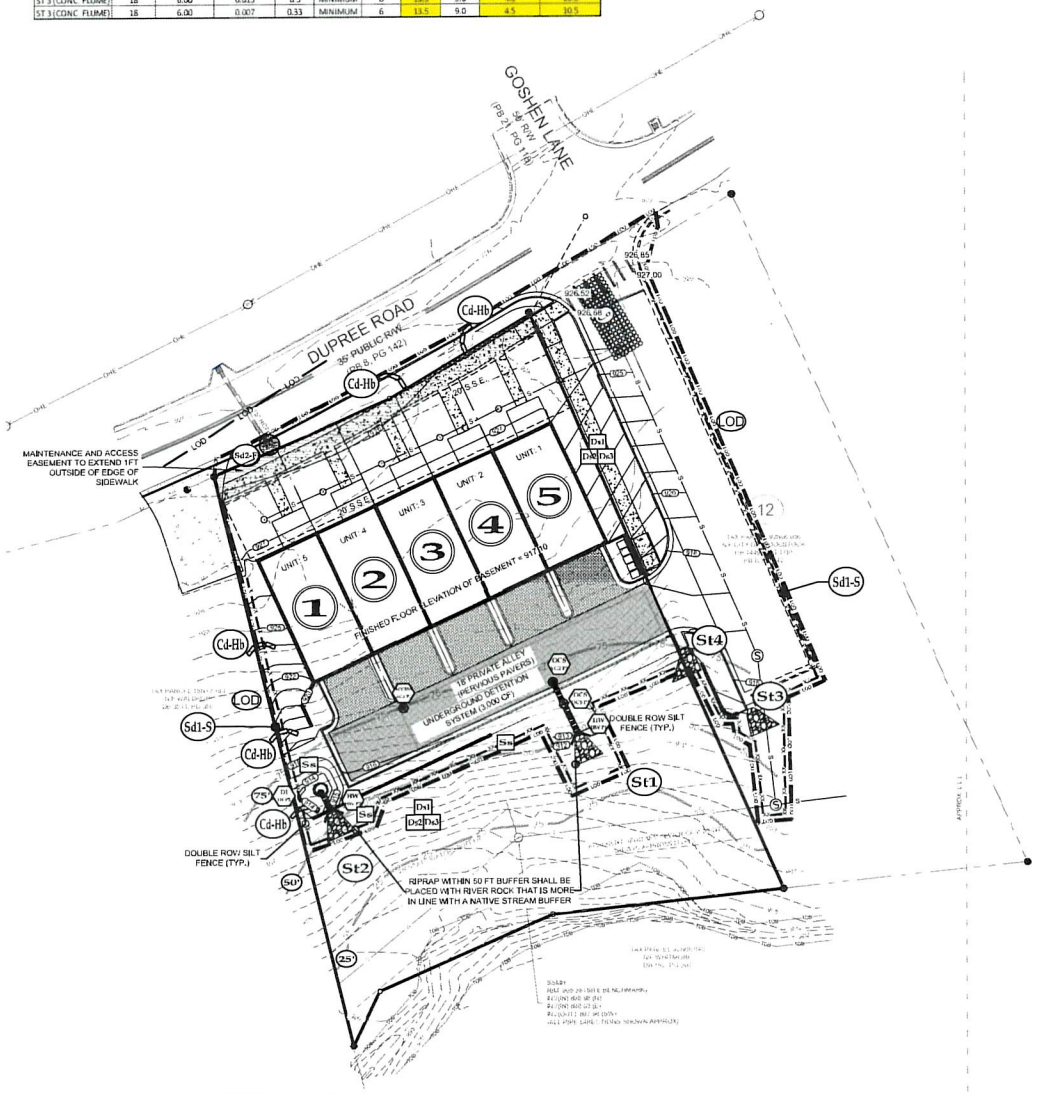
9. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

By:
ASATO MASUYAMA P.E. REGISTERED GEORGIA ENGINEER No. PE046800
LEVEL II CERTIFIED DESIGN PROFESSIONAL – CERTIFICATION NUMBER 0000053880
ISSUED: 10/01/2021
EXPIRES: 10/01/2024

ST CALCULATIONS

TABLE OF FLOW RATE, VELOCITY AND RIPRAP DIMENSIONS AT STORMWATER OUTLET STRUCTURES

STRUCTURE	PIPE DIA Do (inches)	PIPE/CHANNEL SLOPE (%)	PIPE/CHANNEL FULL FLOW RATE (c f.s.)	VELOCITY (f.s.)	TAILWATER CONDITION	RIPRAP SIZE d50 (inches)	STONE DEPTH D (inches)	APRON LENGTH La (feet)	RIPRAP WIDTH AT PIPE W1=3Do (feet)	RIPRAP WIDTH AT END W2 (feet)
ST 1 (HW P1)	18	2.01	0.049	1.59	MINIMUM	6	13.5	9.0	4.5	10.5
ST 2 (HW P2)	18	2.67	0.002	0.5	MINIMUM	6	13.5	9.0	4.5	10.5
ST 3 (CONC. FLUME)	18	6.00	0.015	0.5	MINIMUM	6	13.5	9.0	4.5	10.5
ST 3 (CONC. FLUME)	18	6.00	0.007	0.33	MINIMUM	6	13.5	9.0	4.5	10.5



SITE DATA

CATEGORY	**EQUALS**
GROSS AREA:	± 0.607 ACRES
DISTURBED AREA:	± 0.591 ACRES
TOTAL IMPERVIOUS	± 0.13 ACRES (5,675 SQ.FT.)
EXISTING ZONING:	DT-MX-A
EXISTING OVERLAY	DOWNTOWN DISTRICT
DENSITY PROPOSED	8.31 U/A
TOTAL LOTS:	5 UNITS
	26' X 45' UNITS SHOWN
SETBACKS:	**EQUALS**
FRONT SETBACK:	10' - 18' / SAME AS SUPPLEMENTAL ZONE FOR DUPREE (STREET TYPE B)
SIDE SETBACK:	0' OR 5' MINIMUM
REAR SETBACK:	5' MINIMUM
DEVELOPMENT STATISTICS:	**EQUALS**
MAXIMUM HEIGHT OF STORIES	3.5 STORIES / 55 FT. OR 65 FT
MINIMUM LOT AREA (SQ.FT.)	1,200
MINIMUM LOT WIDTH (FT.)	16
PARKING REQUIREMENTS	**EQUALS**
PARKING REQUIRED	2.5 PACES PER UNIT
PARKING REQUIRED	2.5 PACES PER UNIT

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A trap temporary barrier or dam constructed across a swale, ditch, or area of concentrated flow
Ce	CONSTRUCTION EXIT			A crushed stone pad located at the site entrance to assist to provide a place for removing mud from tires thereby prevent tracking onto streets
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site by filtering sediment laden runoff or ponding runoff to allow for the sediment to settle, typically used below disturbed areas
Sd2	INLET SEDIMENT TRAP			A fast acting protective device formed at or around an inlet to allow runoff to flow into the inlet while trapping sediment
St	STORMWATER OUTLET PROTECTION			A group of rock or riprap channel at the outlet of culvert, storm pipe or conveyance to prevent erosion from the concentrated flow
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	COASTAL DUNE STABILIZATION (DS1 VEGETATION)		Ds1	Stabilize the coastal dune with vegetation for the purpose of protecting the dune from erosion and providing a protective barrier against storm surge
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds2	Stabilize by planting temporary vegetation (fast growing annual or small grain) on disturbed areas
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)		Ds3	Stabilize by planting permanent vegetation (grass, legumes, shrubs, vines, trees, groundcover, or appropriate mixtures) on disturbed areas
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction sites, roadways, and tillage fields
Ss	SLOPE STABILIZATION		Ss	A protective covering used to prevent erosion and establish soil stability on permanent vegetative or steep slopes, stone lines, or channels

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

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

NO.	DATE	DESCRIPTION	BY	CHK.	APV.
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

ASATO MASUYAMA, GA PE NO. PE046800
PHONE: 770-886-1152
EMAIL: MAMP@LJA.COM

GEORGIA REGISTERED No. PE046800 PROFESSIONAL ENGINEER 10-7-2021 ASATO MASUYAMA

CERTIFICATE OF AUTHORIZATION NUMBER EXPIRATION DATE: 10/7/2024

LJA ENGINEERING
259 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093–15TH DISTRICT–2ND SECTION
PARCEL # 15-1092-0082

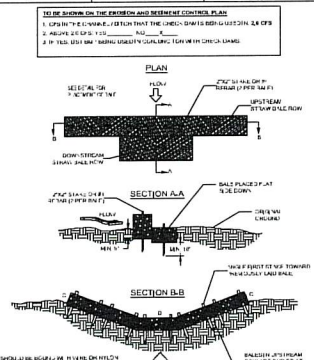
NORTH

SCALE: 1" = 20'

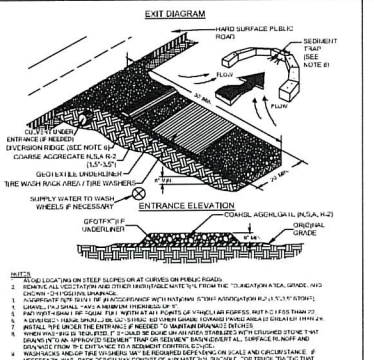
PROJECT NUMBER
22256

SHEET TITLE
EROSION PLAN

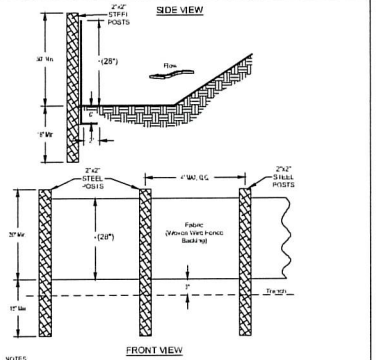
SHEET NUMBER
C-601



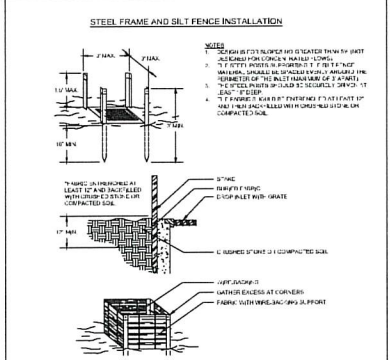
Cd-HB CHECK DAM - STRAW BALE (OPTIONAL)
NTS



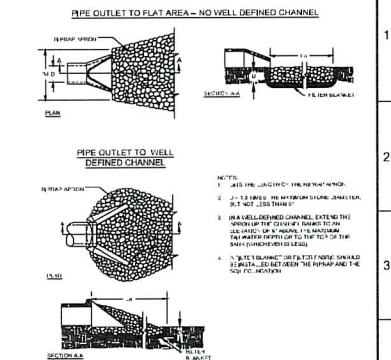
Co CRUSHED STONE CONSTRUCTION EXIT
NTS



Sd1-S SILT FENCE - TYPE SENSITIVE
NTS



Sd2-F FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION
NTS



St RIPRAP OUTLET PROTECTION
NTS

DEFINITION

A TEMPORARY COVER OF PLANT SEEDLINGS APPLIED TO THE SOIL SURFACE FOR A PERIOD OF SIX MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL

PURPOSE

- REDUCE RUNOFF FROM AND SEDIMENTATION
- REDUCE DUST - CONSERVE MOISTURE
- HELP SOIL BUILD ORGANIC MATTER
- CONTROL UNDESIRABLE VEGETATION

INSTALLATION

- INSTALL ALL OTHER SECURED ITEMS FIRST
- GRADE SITE, IF POSSIBLE, TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH
- LOOSEN COMPACTED SOIL IF POSSIBLE, TO A 2" TO 3" TILLED INCHES
- APPLY STRAW OR HAY MULCH WITH "ANTI-LIFT" AND/OR MECHANICAL EQUIPMENT, AND ANCHOR BY PRESSING INTO SOIL OR USING NETTING
- MULCH ONLY AS MUCH AS CAN BE ANCHORED WITH EQUIPMENT AVAILABLE BEFORE WIND OR RAIN
- USE 50 LBS OR GREATER ASPHALT EMULSION WITH SMALL GRAIN MULCH
- SS-1 OR OTHER SUITABLE TACKIFIERS
- WOOD WASTE OR FLOWS FLATTER THAN 3:1 DO NOT NEED ANCHORING
- MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS WITHIN 7 DAYS FOR A TEMPORARY PERIOD OF 14 DAYS

MULCHING APPLICATION REQUIREMENTS

MATERIAL	RATE	DEPTH
STRAW (HAY)	1.5 TONS	2" TO 3"
WOOD WASTE, CHIPS, SAWDUST, BARK	-	2" TO 3"
POLYETHYLENE FILM	6 TO 8 MIL THICK WITH SOIL ANCHORS, WHICH ARE	—
GEOTEXTILE, JUTE MATTING, NETTING, ETC.	SEE MANUFACTURER'S RECOMMENDATIONS	—

TABLE 1

MAINTENANCE

- NEED MULCH REMAINING TO ANCHOR THE SEED AND SOIL UNTIL PLANTS ARE ESTABLISHED
- IF CRUSTING OCCURS TO BE LEFT ON THE GROUND AND TO THE SOIL APPLY 200 POUNDS OF ATTACHED IN ADDITION TO THE FERTILIZER AMOUNTS FOR MAINTENANCE

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION

THE ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS FOR SEASONAL PROTECTION ON EXPOSED SOIL OR DORMANT AREAS.

PURPOSE

- REDUCE RUNOFF & SEDIMENT DAMAGE OF DOWN STREAM RESOURCES
- PROTECT THE SURFACE FROM EROSION DURING THE ESTABLISHMENT PERIOD
- IMPROVE TILTH, INFILTRATION, AND AERATION AS WELL AS ORGANIC MATTER TO THE PERMANENT PLANTINGS

INSTALLATION

- APPLY MULCH OR TEMPORARY SEEDING TO A EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE
- APPLICABLE TO CLEAN GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN 6 MONTHS
- COORDINATE WITH TEMPORARY MEASURES TO ENSURE ECONOMICAL AND EFFECTIVE STABILIZATION
- SEE NOTE OF WHICH SPECIES ARE NOT APPROPRIATE FOR COMPANION CROP PLANTING
- WHEN THE SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH CUT SLOPES, SCARIFY THE SOIL TO A DEPTH TO PROVIDE A KEY FOR THE SEED TO LODGE AND GERMINATE
- APPLY SEEDBED TILLAGE JUST BEFORE THE PLANTING DATE FOR THE SPECIES
- APPLY LIME AND FERTILIZER AS INDICATED BY SOIL TEST RESULTS
- ON STEEP SLOPES, APPLY FERTILIZER HYDRAULICALLY
- SELECT GRASS OR GRASS-LEGUME MIXTURES BASED ON THE AREA AND SEASON OF THE YEAR
- APPLY SEED UNIFORMLY BY HAND, BY CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRAULIC SPRAYER
- FOR HYDROSEEDING, DO NOT PLANT SEED DEEPER THAN 1/2 INCH
- APPLY IRRIGATION AT A RATE THAT WILL NOT CAUSE RUNOFF AND EROSION. THOROUGHLY WET THE SOIL TO ENSURE GERMINATION OF THE SEED.

MAINTENANCE

- REMOVED WEEDS WHERE AN ADEQUATE STAND OF TEMPORARY VEGETATION FAILS TO EMERGE
- IF UNKNOWN CONDITIONS EXIST TEMPORARY VEGETATION IS LACKING MULCH CAN BE USED A NEW AN EROSION CONTROL DEVICE

LIME AND FERTILIZER

AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE DETERMINED BY SOIL TESTS. LIME SHOULD BE INCORPORATED TO MODIFY THE DURING THE GERMINATION PERIOD, BUT SIMULATIONS SHOULD BE CONSIDERED WHEN THERE IS LESS THAN 2% ORGANIC MATTER IN THE SOIL. GRADED AREAS REQUIRE LIME APPLICATION, SOILS MUST BE TESTED TO DETERMINE REQUIRED AMOUNTS OF FERTILIZER AND AMENDMENTS. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER, OR CHISEL. ON SLOPES TOO STEEP FOR CHISELS, TRACK EQUIPMENT, TO EQUIPMENT. FERTILIZER SHALL BE HYDRAULICALLY APPLIED, PREFERABLY IN THE FIRST PASS WITH SEED AND SOME HYDRAULIC MULCH. THEN TOPPED WITH THE REMAINING REQUIRED APPLICATION RATE.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SOME TEMPORARY PLANT SPECIES, SEEDING RATES AND PLANTING DATES

SPECIES	RATES PER 1000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION M-L	P	C
ANNUAL RYEGRASS	3.5 TO 6.5 LBS	150 TO 280 LBS	8/1 - 10/31	8/15 - 11/15	9/1 - 12/31
ANNUAL RYEGRASS AND LESPEDEZA MIXTURES	1.5 LBS 0.2 LBS	65 LBS 10 LBS	8/1 - 10/31	8/15 - 11/15	9/1 - 12/31
LOVEGRASS, WEEPING LOVEGRASS IN MIXTURES	0.1 LBS 0.5 LBS	4 LBS 21 LBS	4/15 - 5/31	4/1 - 5/31	3/15 - 5/31
MILLET, BROOM-CORN MILLET IN MIXTURES	0.9 LBS 0.2 LBS	40 LBS 10 LBS	1/1 - 5/10	12/15 - 4/30	11/15 - 2/15
MILLET, PEARL	1 LBS	50 LBS	5/1 - 8/15	5/15 - 7/31	4/15 - 8/15
OATS ALONE OATS IN MIXTURES	2.5 LBS 0.7 LBS	110 LBS 30 LBS	8/1 - 10/31	8/15 - 11/15	9/1 - 11/15
RYE GRASS ALONE RYE IN MIXTURES	3.5 - 5.5 LBS 0.6 LBS	150 - 250 LBS 25 LBS	8/15 - 10/31	9/1 - 11/30	9/15 - 12/31
RYEGRASS	0.9 LBS	40 LBS	8/15 - 11/15	9/1 - 12/15	9/15 - 12/31
SUDANGRASS	1.4 LBS	60 LBS	5/1 - 7/31	5/1 - 7/31	4/15 - 7/31
TRITICALE (WHEAT X RYE)	1.5 - 2.5 LBS	65 - 110 LBS	N/A	N/A	10/15 - 11/30
WHEAT ALONE WHEAT WITH VETCH	1.4 LBS 2.7 LBS	60 LBS 115 LBS	8/15 - 11/30	9/1 - 12/15	10/15 - 12/31

TABLE 1

1. VARIETIES: SITE CONDITIONS MAY AFFECT VARIETY OPTIONS RATES
2. SEEDING DATES MAY FALL OUTSIDE THE RANGE DUE TO LATITUDE VARIATIONS AND LOCAL CONDITIONS
3. FOR MAJOR LAND DISTURBANCE ALSO ORGANIC SEEDING RATES FOR MAINTENANCE ARE SHOWN
4. SEEDING RATES ARE BASED ON PURE LIVE SEED (PLS)

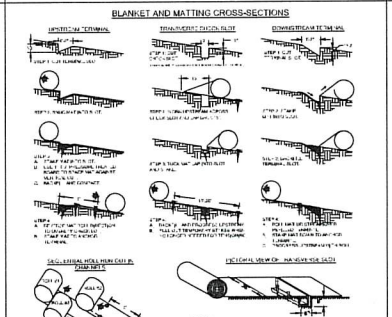
FERTILIZER REQUIREMENTS FOR TEMPORARY VEGETATION

SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS. ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	SEED ESTABLISHMENT	6-12-12 6-12-12 10-10-10	500 1000 400	45-100 — 30
COOL SEASON GRASSES & LEGUMES	SEED ESTABLISHMENT MAINTENANCE	6-12-12 6-10-10 6-10-10	500 1000 400	0-50 — —
TEMPORARY COVER CROPS SEEDED ALONE	FIRST	0-10-10	500	30
WARM SEASON GRASSES	SEED ESTABLISHMENT SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	500 1000 400	50-100 50-100 30

TABLE 2

Ss TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)
NTS

BLANKET AND MATTING CROSS-SECTIONS



St RIPRAP OUTLET PROTECTION
NTS

DEFINITION

THE PLANTING OF PERENNIAL VEGETATION SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES ON EXPOSED AREAS FOR FINAL PERMANENT STABILIZATION.

PURPOSE

- PROTECT THE SOIL SURFACE FROM EROSION
- MINIMIZE DAMAGE FROM SEDIMENT & RUNOFF TO DOWN-STREAM AREAS
- IMPROVE WILDLIFE HABITAT AND VISUAL RESOURCES
- IMPROVE AESTHETICS

INSTALLATION

- USE CONVENTIONAL PLANTING METHODS WHERE POSSIBLE.
- FINAL STABILIZATION MEANS THAT 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS) OR EQUIVALENT PERMANENT STABILIZATION MEASURES.
- SELECT PLANTS SPECIES BASED ON SITE AND SOIL CONDITIONS, PLANNED USE AND MAINTENANCE OF THE AREA, TIME OF YEAR, METHOD OF PLANTING, AND THE NEEDS OF THE LAND USER. (REFER TO TABLE 1)
- APPLY AGRICULTURAL LIME AT A RATE OF 1-2 TONS/ACRE UNLESS SOIL TESTS INDICATE OTHERWISE. PLEASE REFER TO TABLE 2 FOR TYPICAL FERTILIZATION. NITROGEN, TOP DRESSING AND MAINTENANCE FERTILIZER REQUIREMENTS FOR EACH SPECIES.
- APPLY SEED HYDRAULICALLY, IF USING CONVENTIONAL METHODS, USE A CULTIPACKER SEEDER, DRILL, ROTARY SEEDER, OR BY HAND.
- COVER THE SEED LIGHTLY WITH 1/8 - 1/4" OF SOIL FOR SMALL SEED AND 1/2" - 1" OF SOIL FOR LARGE SEED WHEN USING A CULTIPACKER.
- CHECK SEED TAGS FOR % GERMINATION & % PURITY IN ORDER TO CALCULATE PURE LIVE SEED (PLS). WHICH IS THE PERCENTAGE OF THE SEEDS THAT ARE PURE AND WILL GERMINATE.
- MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. PLEASE REFER TO DS1 FOR APPLICATION RATES AND MULCHING METHODS FOR DIFFERENT MATERIALS.
- IRRIGATE WHEN THE SOILS DRY AND AT A RATE THAT WILL NOT CAUSE RUNOFF.

MAINTENANCE

RE-SEED AREAS WHERE AN ADEQUATE STAND OF VEGETATION FAILS TO EMERGE OR WHERE A POOR STAND EXISTS.

- MAINTAIN AT LEAST 6" OF TOP GROWTH UNDER 4 WAY USE AND MANAGEMENT.
- FAIR HEAVY TRAFFIC LIMIT THE PLANTS ARE WELL ESTABLISHED.
- PLEASE REFER TO TABLE 2 FOR SECOND YEAR AND MAINTENANCE FERTILIZER RATES.
- APPLY ONE TON OF AGRICULTURAL LIME EVERY 4-5 YEARS OR AS INDICATED BY SOIL TESTS.
- MOW BERMUDA GRASS, BAHIA GRASS, AND TALL FESCUE AS REQUIRED.
- MOW SERICEA LESPEDEZA ONLY AFTER FROST TO ENSURE THAT THE SEEDS ARE MATURE.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)

SOME PERMANENT PLANT SPECIES, SEEDING RATES, AND PLANTING DATES

SPECIES	RATES PER ACRE	RATES PER 1,000 SQ. FT.	PLANTING DATES BY REGION M-L	P	C	REMARKS
BAHIA, PENSACOLA ALONE OR WITH TEMPORARY COVER WITH OTHER PERENNIALS	60 LBS 30 LBS	1.4 LBS 0.7 LBS	—	3/1 - 5/31	3/1 - 5/31	LOW GROWING SOD FORMING, NO SEEDLING IN BERMUDA LAWNS
BAHIA, WILMINGTON ALONE OR WITH TEMPORARY COVER WITH OTHER PERENNIALS	60 LBS 30 LBS	1.4 LBS 0.7 LBS	2/15 - 5/31	2/1 - 5/31	—	SAME AS ABOVE
BERMUDA, COMMON HULLED BOTH ALONE WITH OTHER PERENNIALS	10 LBS 5 LBS	0.2 LBS 0.1 LBS	—	4/1 - 5/31	3/15 - 5/31	QUICK GROWING SOD FORMING, NEEDS FULL SUN
BERMUDA SPRIGS COMMON, VARIAND HYBRIDS	10 TO 11 BU SOD TO PRODUCE	0.2 TO 0.3 BU SOD TO PRODUCE	4/15 - 6/15	4/1 - 6/15	4/1 - 6/30	1 TO 1.5 BU PLOT OR SOD FARMING NEEDS FULL SUN
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD 2' X 2'	—	11/1 - 5/31	11/1 - 5/31	DROUGHT TOLERANT, FULL SUN TO PARTIAL SHADE
CROWN VETCH WITH PERENNIALS ON LOAM, SEASON GRASSES	15 LBS	0.3 LBS	3/15 - 5/15	3/1 - 5/15	—	MIX WITH 30 LBS. TALL FESCUE OR 5 LBS. PERENNIAL RYE. INOCULATE SEED. PLANT ONLY NORTH OF GA. AREA
FESCUE, TALL ALONE WITH OTHER PERENNIALS	50 LBS 30 LBS	1.1 LBS 0.7 LBS	8/1 - 9/15 OR 2/15 - 10/15	9/1 - 10/15	—	CAN BE MIXED WITH PERENNIALS LESPEDEZA OR CROWN VETCH. NOT FOR DROUGHTY SOILS. SHADE TOLERANT
LESPEDEZA, SERICEA ALONE OR WITH OTHER PERENNIALS	60 LBS	1.4 LBS	4/15 - 5/31	3/15 - 5/31	3/15 - 5/31	MIX WITH 30 LBS. TALL FESCUE OR 5 LBS. PERENNIAL RYE. INOCULATE SEED WITH SPECIFIC INOCULANT
LESPEDEZA, SERICEA SCARIFIED	50 LBS	1.1 LBS	4/15 - 5/31	3/15 - 5/31	3/15 - 5/31	SAME AS ABOVE
LESPEDEZA, SERICEA (COMMON BERMUDA) PLANTS	3 X 3 SPACING		5/1 - 6/30	4/15 - 6/15	4/15 - 6/30	PLANT IN SMALL CLUMPS OR HOLES, FERTILIZE AND MULCH
LOVEGRASS, WEEPING ALONE WITH OTHER PERENNIALS	4 LBS 2 LBS	0.1 LBS 0.05 LBS	4/15 - 5/31	3/15 - 5/31	3/15 - 5/31	QUICK GROWER, DROUGHT TOLERANT, GRASS WELL WITH SERICEA LESPEDEZA ON RIVER BANKS AND STREAM BANKS. SHORT LIVED
MILLET, BROOM-CORN	2 TO 3 BU SOD TO PRODUCE		2/15 - 5/31	2/15 - 5/31	2/15 - 5/31	FOR VERY WET SITES WHICH ARE PERENNIALS AND GRASSES DO NOT GROW. USE ANNUAL
MILLET, PEARL SEEDS	2 TO 3 BU SOD TO PRODUCE		2/15 - 5/31	2/15 - 5/31	2/15 - 5/31	FOR VERY WET SITES WHICH ARE PERENNIALS AND GRASSES DO NOT GROW. USE ANNUAL

TABLE 1

SOME PERMANENT PLANT SPECIES, SEEDING RATES, AND PLANTING DATES

SPECIES	RATES PER ACRE	RATES PER 1,000 SQ. FT.	PLANTING DATES BY REGION M-L	P	C	REMARKS
LESPEDEZA, SERICEA (CONT.) UNSCARIFIED	70 LBS	1.7 LBS	3/1 - 7/15	3/1 - 2/28	3/1 - 2/28	MIX WITH TALL FESCUE OR WINTER ANNUALS
SEED-BEARING HAY	3 TONS	130 LBS	10/1 - 1/31	10/1 - 1/31	10/1 - 1/31	DO WHEN SEED IS RIPE BUT BEFORE IT SHATTERS. ADD TALL FESCUE OR WINTER ANNUALS
LESPEDEZA, AWARU IRRIGATA OR APPALOW SCARIFIED	60 LBS	1.4 LBS	4/15 - 5/31	3/15 - 5/31	3/15 - 5/31	SPREAD AS CHOWDER WITH HOOF OF RIVER. GOOD IN WARM AREAS. DO NOT TO DEVELOP SEED 5 ACRES. MIX WITH SERICEA LOVEGRASS COMMON BERMUDA WHEN TWO PLANTED IN WINTER ANNUALS AND NOT MIX WITH SERICEA LESPEDEZA INOCULATE SEED WITH SPECIFIC INOCULANT
UNSCARIFIED	70 LBS	1.7 LBS	4/15 - 5/31	3/15 - 5/31	3/15 - 5/31	
LESPEDEZA SHRUB (THUNBERG, KOREAN OR LESPEDEZA THUNBERGII) PLANTS	3 X 3 SPACING		10/1 - 3/31	11/1 - 3/31	11/15 - 2/28	PLANT IN SMALL CLUMPS OR HOLES, FERTILIZE AND MULCH
LOVEGRASS, WEEPING ALONE WITH OTHER PERENNIALS	4 LBS 2 LBS	0.1 LBS 0.05 LBS	4/15 - 5/31	3/15 - 5/31	3/15 - 5/31	QUICK GROWER, DROUGHT TOLERANT, GRASS WELL WITH SERICEA LESPEDEZA ON RIVER BANKS AND STREAM BANKS. SHORT LIVED
MILLET, BROOM-CORN	2 TO 3 BU SOD TO PRODUCE		2/15 - 5/31	2/15 - 5/31	2/15 - 5/31	FOR VERY WET SITES WHICH ARE PERENNIALS AND GRASSES DO NOT GROW. USE ANNUAL
MILLET, PEARL SEEDS	2 TO 3 BU SOD TO PRODUCE		2/15 - 5/31	2/15 - 5/31	2/15 - 5/31	FOR VERY WET SITES WHICH ARE PERENNIALS AND GRASSES DO NOT GROW. USE ANNUAL

TABLE 1 (CONT.)

SOME PERMANENT PLANT SPECIES, SEEDING RATES, AND PLANTING DATES

SPECIES	RATES PER ACRE	RATES PER 1,000 SQ. FT.	PLANTING DATES BY REGION M-L	P	C	REMARKS
RYEGRASS, ATLANTIC COASTAL	200 LBS	4.5 LBS	—	8/1 - 9/30	8/1 - 9/30	SLOW TO ESTABLISH, BUT VIGOROUS. MIX WITH SERICEA LESPEDEZA BUFF OR DARK 30-40%
REED CANARY GRASS WITH OTHER PERENNIALS	50 LBS 10 LBS	1.1 LBS 0.2 LBS	4/15 - 5/31	4/1 - 5/15	—	GROWS SIMILAR TO TALL FESCUE, FOR WET SITES
SUNFLOWER, ANNUAL MAXIMILIAN	10 LBS	0.2 LBS	4/15 - 5/31	4/15 - 5/31	4/15 - 5/31	MIX WITH ANNUAL LOVEGRASS OR OTHER LOW GROWING GRASSES OR LEGUMES

TABLE 1 (CONT.)

1. RATES ARE FOR BROADCASTED SEED. IF A SEED DRILL IS USED, REDUCE THE RATES BY ONE-HALF.
2. PLS IS AN ABBREVIATION FOR PURE LIVE SEED. REFER TO GLOSSARY FOR AN EXPLANATION OF THIS TERM.
3. THE REDUCED AREAS ARE DEFINED BY THE DIVISION BY SITE PRACTICE OR FREQUENCY AREA.
4. NEEDING RATES ARE BASED ON PURE LIVE SEED (PLS).

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 — 30
COOL SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10 0-10-10	1000 1000 400	0-50 — —
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 10-10-10	1000 400	50-100 30
WARM SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10 0-10-10	1000 1000 400	50 — —

TABLE 2

BY ASATO MASUYAMA P.E. REGISTERED GEORGIA ENGINEER No. PE046800
LEVEL II CERTIFIED DESIGN PROFESSIONAL – CERTIFICATION NUMBER 0000063980
ISSUED: 10/01/2021
EXPIRES: 10/01/2024

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

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

NO.	DATE	DESCRIPTION	BY	CHK'L APV
1				
2				
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11				
12				

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE046800 10-1-2021 ASATO MASUYAMA

LICENSED PROFESSIONAL ENGINEER
ASATO MASUYAMA, CATEGORY(IES)
PHONE: 770-886-3424
EMAIL: MASUYAMA@LJACOM
EXPIRATION DATE: 10/1/2024

LJA ENGINEERING
3053 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
1092 & 1093-15TH DISTRICT-2ND SECTION
L.L. PARCEL # 15-1092-0082

PROJECT NUMBER: 22256

SHEET TITLE: EROSION DETAILS

SHEET NUMBER: C-602

Specimen Tree Report
City of Woodstock

Client

LJA

Address

119 Dupree Rd

Project

23077

Survey Date

11/13/2023

Alex Phillips
ISA Certified Arborist MA-4868A
Tree Risk Assessment Qualified
American Society of Landscape Architects

Canopy Consultants
www.canopy-consultants.com

Dupree Road

Specimen Tree Inventory

Some trees on a site warrant special consideration and encouragement for preservation. Specifications for these trees are established under City of Woodstock Tree Preservation and Replacement Ordinance. The intent of these specifications is to provide the necessary information to facilitate project design, plan review and enforcement processes. The purpose is to make City of Woodstock a more attractive place to live, provide a healthy living environment, and better control of stormwater runoff, noise, glare and soil erosion.

City of Woodstock Specimen tree specifications are organized by size:

- Deciduous Hardwood trees over 24" DBH
- Conifer Softwood trees over 30" DBH
- Flowering Understory trees over 10" DBH

and condition:

- Life expectancy greater than 15 years
- Relatively sound and solid trunk with no visible decay.
- No more than one major and several minor dead limbs (hardwoods)
- No major insect or pathological problem

Site Location

The site is located in a developed area of the city. It is a single family lot with one structure located near the right of way. There are a few very large trees on the property. The rest of the landscape is turf or overgrown with Kudzu. The trees do show signs of decline due to the use of the landscape around the trees. Severe compaction from vehicle parking and foot traffic.

A creek delineates the southern property line and there are few trees along the bank. The property to the East is owned by the city and has a cluster of Pine and Poplar trees at the southeast corner

Definitions

Tree Number: Trees are tagged with an aluminum disk that shows a unique number to identify the tree.

Species: Trees are listed by a regional common name and botanical name

Diameter at Breast Height (DBH): The diameter of a trunk at 4.5' above ground level. Measured in inches.

Condition:

Good: A specimen tree with healthy productive tip growth. A sound trunk with no visible damage or decay. No major limb loss and healthy branch unions. No visible insect or

Dupree Road

disease infestations. Life expectancy of more than 15 years.

Fair: A specimen tree with healthy but not vigorous tip growth. Less than 30% of crown is dead. No major dead limbs and no major trunk cavities or damage. Branch unions show some signs of stress. Tree is expected to live longer than 10 years.

Poor: More than 30% of the crown is dead or has significant tip die back. More than one major limb is dead and are large trunk cavities with visible decay. Severe insect or disease damage leading to immediate death. Roots are visible and show signs of decay and rot. Life expectancy is less than 5 years.

Dead: Tree has no bud or leaf production. All limbs are barren and rot is visible.

Invasive: Tree species whose native range is not within the Piedmont classification.

Hazardous: Severe or uncorrectable damage that will lead to a loss of property or life if there is tree failure.

Dupree Road

Specimen Tree Report

Tree #	DBH	Species	Condition	Comments
2920	34"	Quercus nigra Water Oak	Poor	Poor 1: Decline with tip dieback. Pic 1
2921	52"	Quercus falcata S Red Oak	Poor	Poor 2: Decline with tip dieback. Pic 2
2922	26"	Acer rubrum Red Maple	Good	Tree is in good health.
2923	29"	Quercus falcata S Red Oak	Good	Tree is in good health.
2924	33"	Quercus falcata S Red Oak	Poor	Poor 3: 25 degree lean. Pic 3
2925	37"	Quercus falcata S Red Oak	Fair	Fair 1: 10 degree lean. Pic 4
2926	47"	Quercus falcata S Red Oak	Good	Tree is in good health.

Total Specimen Sized Trees: 7
Good Condition: 3
Fair Condition: 1
Poor Condition: 3

Dupree Road

Off- Site Specimen Tree Report

Tree #	DBH	Species	Condition	Comments
2927	28"	Ulmus americana Elm	Poor	Poor 4: Trunk wound and poor structural rooting. Pic 5
2928	32"	Quercus nigra Water Oak	Poor	Poor 5: Major trunk wound from vehicle accidents. Pic 6
2929	28"	Acer saccharinum Silver Maple	Good	Tree is in good health.
2930	25"	Acer saccharinum Silver Maple	Poor	Poor 6: Major leader loss. Pic 7
2931	32"	Liriodendron tulipifera Poplar	Good	Tree is in good health.
2932	37"	Liriodendron tulipifera Poplar	Poor	Poor 7: Major trunk wound with hollow. pic 8

Total Specimen Sized Trees: 6
Good Condition: 2
Fair Condition: 0
Poor Condition: 4

Dupree Road

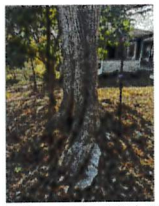
Pic 1: Decline with tip dieback. Poor 1

Pic 2: Decline with tip dieback. Poor 2

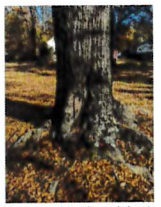
Pic 3: 25 degree lean. Poor 3

Pic 4: 10 degree lean. Fair 1

Dupree Road

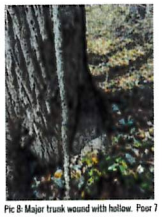


Pic 5: Trunk wound and poor structural rooting. Poor 4



Pic 6: Major trunk wound from vehicle accidents. Poor 5

Pic 7: Major leader loss. Poor 6



Pic 8: Major trunk wound with hollow. Poor 7

NO.	DATE	BY	CHK	APV	DESCRIPTION

02/07/2024

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS

608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093-15TH DISTRICT-2ND SECTION
PARCEL # 15-1092-0082

PROJECT NUMBER
22256

SHEET TITLE
SPECIMEN TREE REPORT

SHEET NUMBER
C-700

SITE SYMBOLS LEGEND

- TPF: TREE PROTECTION FENCE
- LOD: LIMITS OF DISTURBANCE
- 25': 25' STATE STREAM BUFFER
- 50': 50' VEGETATIVE BUFFER
- 75': 75' NON-IMPERVIOUS SETBACK

- GATE VALVE
- BUTTERFLY VALVE
- ANTITHRUST
- FIRE HYDRANT
- SIGHT SIGN OF PUBLIC UTILITIES PHASE
- FENCE
- POWER LINE
- TELEPHONE LINE
- GAS - PIPE
- WATER LINE
- SANITARY SEWER LINE
- STORM LINE
- SILT
- TRANSIT UP-TAPPING BRANCH/CREEK
- DRAINAGE FLOW ARROW

SEE C-703 FOR ADDITIONAL CALCS

TREE LEGEND

- TREE SAVE AREA
- CRITICAL ROOT ZONE OF EXISTING TREES TO BE SAVED, RADIUS (FEET) = 1.5* DBH (INCHES)
- TREE TO BE REMOVED

TREE SURVEY NOTES

Trees are tagged with an aluminum disk that indicates their number to identify the tree.

SEE SHEET C-700 FOR TREE REPORT / SURVEY

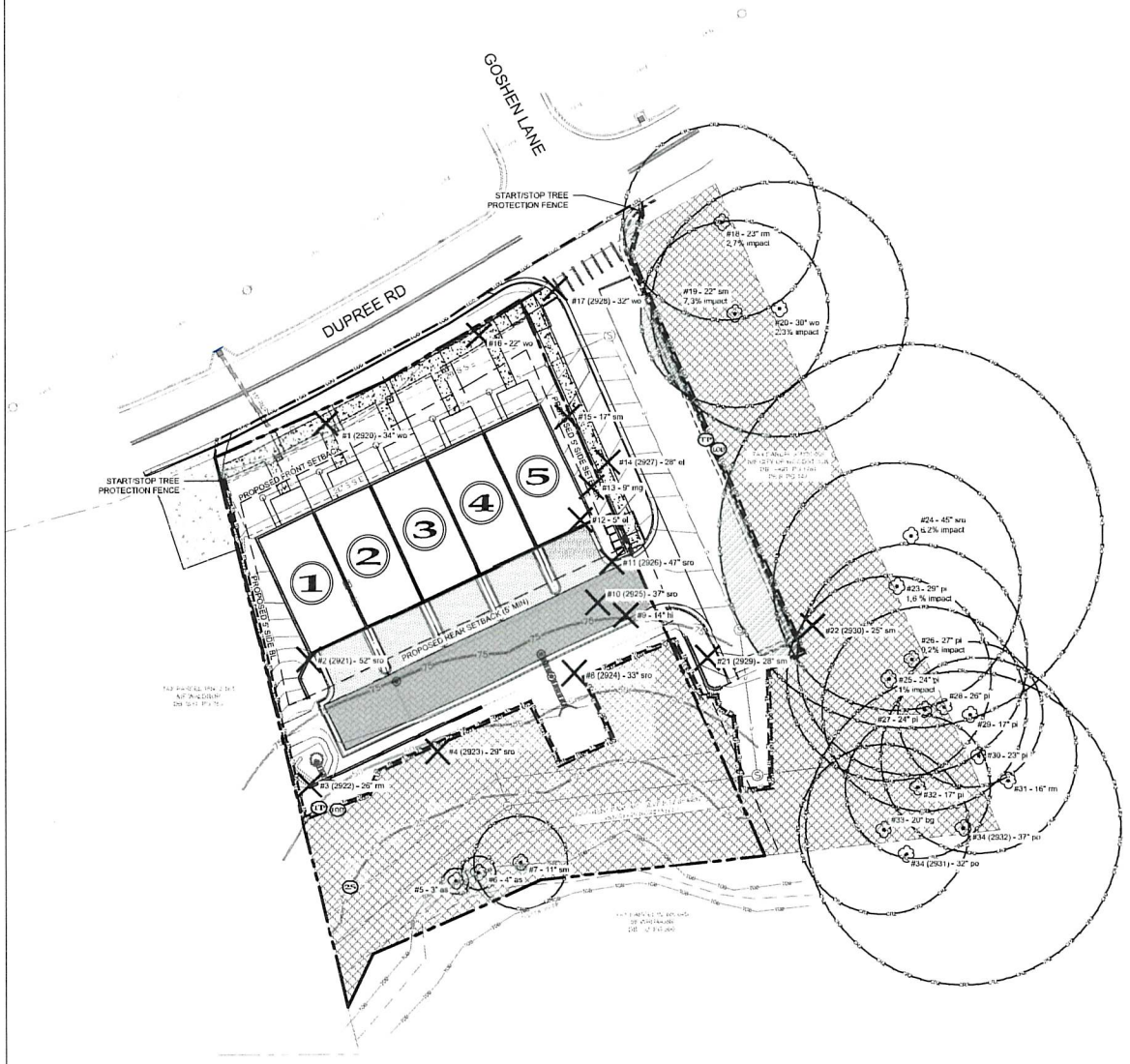
TREE SURVEY DATED NOVEMBER 13, 2023, PROVIDED BY:

Canopy Consultants LLC
Alex Phillips
(404) 858 - 7471
aphilips@canopy-consultants.com
ISA Certified Arborist MA-4868A

Abbreviation	Type (Common Name)
as	Ash
bg	Blackgum
el	Elm
hi	Hickory
mg	Magnolia
pi	Pine
po	Poplar
rm	Red Maple
sm	Silver Maple
sro	Southern Red Oak
wo	Water Oak

Tree Survey Data

Tree #	Specimen Tree Tag #	DBH	Species	Condition	Comment	Proposal	Credit (Tree Density Units)
1	2920	34	Water Oak	Poor	Decline with tip dieback.	Remove	-
2	2921	52	S Red Oak	Poor	Decline with tip dieback.	Remove	-
3	2922	26	Red Maple	Good	Tree is in good health.	Remove	26
4	2923	29	S Red Oak	Good	Tree is in good health.	Remove	29
5		3	Ash			Preserve	No Credit (Buffer)
6		4	Ash			Preserve	No Credit (Buffer)
7		11	Silver Maple			Preserve	No Credit (Buffer)
8	2924	33	S Red Oak	Poor	25 degree lean.	Remove	-
9		14	Hickory			Remove	-
10	2925	37	S Red Oak	Fair	10 degree lean	Remove	37
11	2926	47	S Red Oak	Good	Tree is in good health.	Remove	47
12		5	Elm			Remove	-
13		9	Magnolia			Remove	-
14	2927	28	Elm	Poor	Trunk wound and poor structural rooting.	Remove (Off-Site)	-
15		17	Silver Maple			Remove	-
16		22	Water Oak			Remove	-
17	2928	32	Water Oak	Poor	Major trunk wound from vehicle accidents.	Remove (Off-Site)	-
18		23	Red Maple			Preserve (Off-Site)	-
19		22	Silver Maple			Preserve (Off-Site)	-
20		30	Water Oak			Preserve (Off-Site)	-
21	2929	28	Silver Maple	Good	Tree is in good health.	Remove (Off-Site)	-
22	2930	25	Silver Maple	Poor	Major leader loss.	Remove (Off-Site)	-
23		29	Pine			Preserve (Off-Site)	-
24		45	S Red Oak			Preserve (Off-Site)	-
25		24	Pine			Preserve (Off-Site)	-
26		27	Pine			Preserve (Off-Site)	-
27		24	Pine			Preserve (Off-Site)	-
28		26	Pine			Preserve (Off-Site)	-
29		17	Pine			Preserve (Off-Site)	-
30		23	Pine			Preserve (Off-Site)	-
31		16	Red Maple			Preserve (Off-Site)	-
32		17	Pine			Preserve (Off-Site)	-
33		20	Blackgum			Preserve (Off-Site)	-
34	2931	32	Poplar	Good	Tree is in good health.	Preserve (Off-Site)	-
35	2932	37	Poplar	Poor	Major trunk wound with hollow.	Preserve (Off-Site)	-
						Total TDU Removed	**139 Units**
						Total TDU Preserved	**-**



811 CALL BEFORE YOU DIG

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY	CHK	APV

GEORGIA REGISTERED No. LA001962 LANDSCAPE ARCHITECT JUSTIN R. WHITENER
02/07/2024

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093 - 15TH DISTRICT - 2ND SECTION
PARCEL # 15-1092-0082

NORTH

SCALE: 1" = 30'

PROJECT NUMBER: 22256

SHEET TITLE: TREE PROTECTION PLAN

SHEET NUMBER: C-701

SITE SYMBOLS LEGEND

- LOD — LIMITS OF DISTURBANCE
- TPF — TREE PROTECTION FENCE
- 25' — 25' STATE STREAM BUFFER
- 50' — 50' VEGETATIVE BUFFER
- 75' — 75' NONIMPERVIOUS SETBACK
- C.C. — 6"x18"x2' VERTICAL CONCRETE CURB & GUTTER (SEE DETAIL ON C-601)
- 7'S — 7' PROPOSED CONCRETE SIDEWALK
- R.C. — 6" CONCRETE RIBBON CURB
- F.R. — FUTURE ROAD BY CITY OF WOODSTOCK
- MB — MAIL KIOSK
- S.B. — STOP BAR
- T.O.B. — TOP OF BANK
- T.C. — TRASH CAN ENCLOSURE

- GAS VALVE
- BUTTERFLY VALVE
- WATER METER
- WELL (GRAVITY)
- SEWER MANHOLE
- POWER TO PEDESTAL
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- SIGN
- TRAVERSE LINE POINT
- HEADWALL/FLARE END
- DRAINAGE FLOW FLOW DIRECTION

SEE C-703 FOR ADDITIONAL CALCS

TREE LEGEND

- TREE SAVE AREA
- CRITICAL ROOT ZONE OF EXISTING TREES TO BE SAVED. RADIUS (FEET) = 1.5* DBH (INCHES)

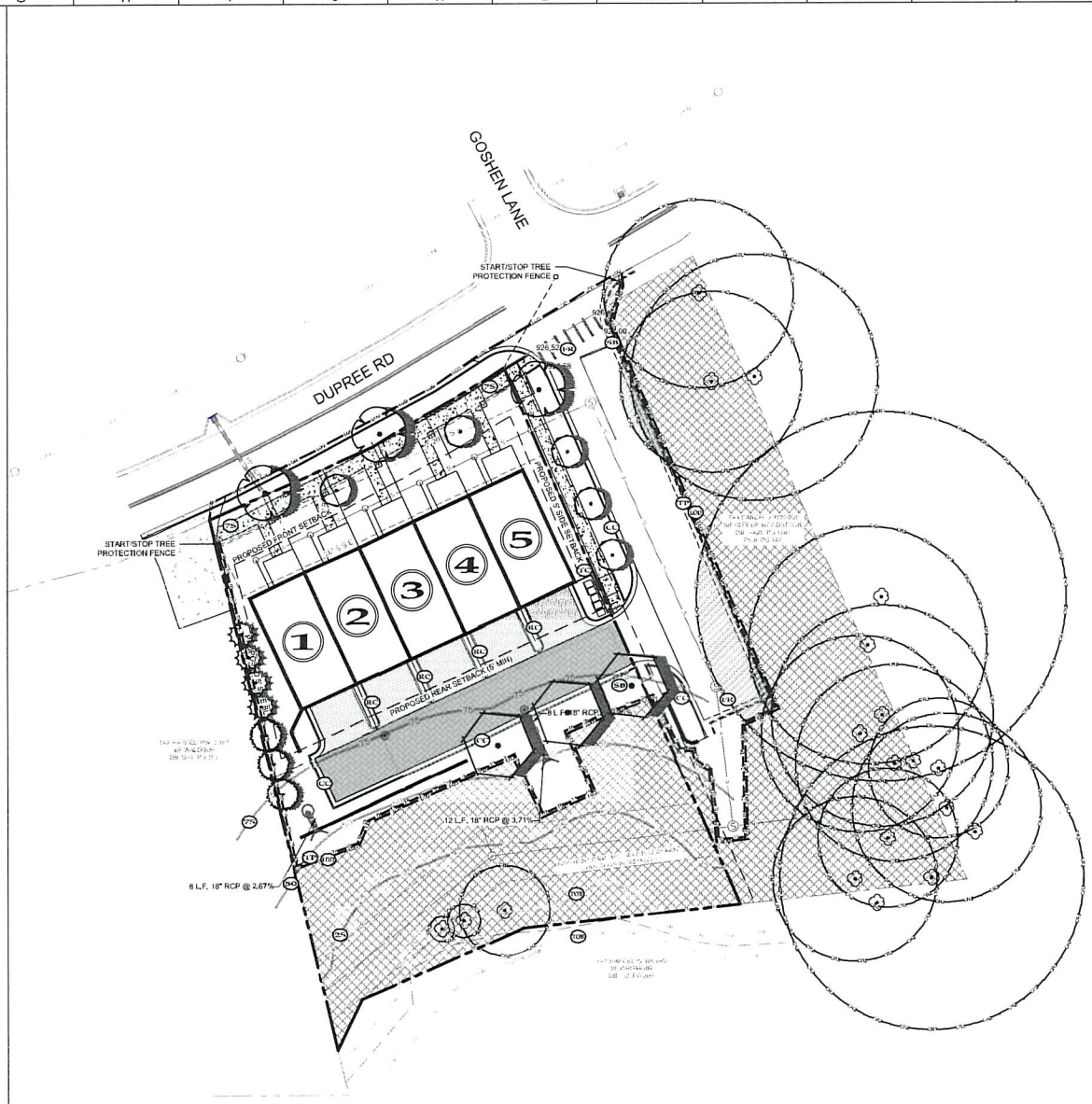
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	AF	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	4" Cal.	B&B	3
	JV	Juniperus virginiana 'Brodie' Brodie Eastern Redcedar	8` Ht.	B&B	3
	MG	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	8` Ht.	B&B	4
	QUE LNG	Quercus robur x bicolor 'Long' / Regal Prince® Oak	4" Cal.	B&B	6
	ULM PRI	Ulmus americana 'Princeton' / Princeton American Elm	4" Cal.	B&B	3

*TREE (QUERCUS ROBUR X BICOLOR 'LONG') IS NOT INCLUDED ON APPENDIX A "TREE SPECIES LIST". REASONING FOR USING THIS TREE IS DUE TO THE CONSTRAINTS OF THE SMALL SITE. THIS IS A NARROW TREE THAT IS GOOD FOR TIGHT SPACES. THE OAK SPECIES IS SELECTED DUE TO THE CONSIDERATION OF REMOVED SPECIMEN TREES.

811 CALL BEFORE YOU DIG

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.



NO.	DATE	DESCRIPTION	BY	CHK	APP

GEORGIA REGISTERED No. LA001952 LANDSCAPE ARCHITECT JUSTIN B. WHITEHORN
02/07/2024

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093--15TH DISTRICT--2ND SECTION
PARCEL # 15-1092-0082

NORTH

SCALE 1" = 20'

PROJECT NUMBER
22256

SHEET TITLE
TREE REPLACEMENT PLAN

SHEET NUMBER
C-702

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	SPECIMEN RECOMPENSE TREE
TREES						
	AF	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	4" Cal.	B&B	3	✓
	JV	Juniperus virginiana 'Brodie' / Brodie Eastern Redcedar	8' Ht.	B&B	3	
	MG	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	8' Ht.	B&B	4	
*	QUE LNG	Quercus robur x bicolor 'Long' / Regal Prince® Oak	4" Cal.	B&B	5	✓
	ULM PRI	Ulmus americana 'Princeton' / Princeton American Elm	4" Cal.	B&B	3	✓

*TREE (QUERCUS ROBUR X BICOLOR 'LONG') IS NOT INCLUDED ON APPENDIX A "TREE SPECIES LIST". REASONING FOR USING THIS TREE IS DUE TO THE CONSTRAINTS OF THE SMALL / TIGHT SITE. THIS IS A NARROW TREE THAT IS GOOD FOR TIGHT SPACES. THE OAK SPECIES IS SELECTED DUE TO THE CONSIDERATION OF REMOVED SPECIMEN TREES.

CALL BEFORE YOU DIG

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

ORDINANCE REQUIREMENTS CHART

TOTAL SITE ACREAGE	=	0.6	ACRES
25' AND 50' STREAM BUFFER	MINUS	0.21	ACRES
NET ACREAGE	=	0.39	ACRES
(SDF)TREE DENSITY FACTOR (100 INCHES/ACRE)	=	39	INCHES/ACRE
RECOMPENSE REQUIRED	PLUS	139	TOTAL INCHES
TOTAL TREE DENSITY UNITS REQUIRED	**=**	**178**	**TOTAL UNITS**
TREE SAVE CREDITS	=	-	TOTAL INCHES
(RDF) INCHES PLANTED	=	65	TOTAL INCHES
TOTAL TREE DENSITY UNITS PROVIDED	**=**	**65.0**	**TOTAL UNITS**

SPECIMEN RECOMPENSE NOTES:

1. REMOVAL OF ANY SPECIMEN TREE MUST BE REPLACED WITH 4" MINIMUM CALIPER TREE OF COMPARABLE SPECIES ON AN INCH-FOR-INCH BASIS
2. SPECIMEN RECOMPENSE REQUIREMENT NOT MET. 44 TREE DENSITY UNITS PROVIDED FROM 4" CALIPER TREES TOWARDS SPECIMEN RECOMPENSE OF REQUIRED 139 UNITS. (SEE UNIT CALCATION TABLE)

SITE DENSITY AND MITIGATION NOTES:

1. TREES LOCATED IN STREAM BUFFER ARE EXCLUDED FROM DENSITY CREDITS
2. **TOTAL TDU REQUIREMENT NOT MET (178 REQUIRED - 65 PROVIDED = 113 UNITS DELINQUENT). SEE NOTES # 4 AND #5 BELOW FOR A BREAKDOWN OF UNIT DELINQUENT UNITS.**
3. **MITIGATION FEES FOR REPLACEMENT UNITS TO THE WOODSTOCK TREE PRESERVATION TRUST FUND ARE $150.00 PER INCH OF NON-RECOMPENSE AND $175.00 PER INCH OF RECOMPENSE**
4. **NON-RECOMPENSE MITIGATION REQUIRED: 39 INCHES (SDF REQUIRED) - 21 INCHES (NON SPECIMEN RECOMPENSE TREE UNITS PROVIDED) = 18 INCHES DELINQUENT (SEE UNIT CALC TABLE)**
5. **RECOMPENSE MITIGATION REQUIRED: 139 INCHES (SPECIMEN RECOMPENSE REQUIRED) - 44 INCHES (SPECIMEN RECOMPENSE TREE UNITS PROVIDED) = 95 INCHES DELINQUENT (SEE UNIT CALC TABLE)**

NEW TREES PLANTED NOTES:

1. DECIDUOUS TREES SHALL BE A MINIMUM OF 2" CALIPER AT TIME OF PLANTING
2. EVERGREEN TREES SHALL BE A MINIMUM OF 6' IN HEIGHT AT TIME OF PLANTING
3. NO MORE THAN 30% OF ALL TREES PLANTED FOR REPLACEMENT DENSITY CREDIT MAY BE OF ANY (1) SPECIES
4. STREET TREES SHALL BE A MINIMUM OF 3.5" CALIPER AT TIME OF PLANTING.
5. EACH SINGLE-FAMILY RESIDENTIAL LOT SHALL CONTAIN A MINIMUM OF ONE 2" CAUPER OVERSTORY TREE. **IN CASES WHERE PLANTING AREA IS NOT AVAILABLE ON SINGLE FAMILY LOTS, A NUMBER OF 2" CALIPER OVERSTORY TREES EQUAL TO THE TOTAL NUMBER OF SINGLE FAMILY RESIDENTAL LOTS IN THE DEVELOPMENT SHALL BE PLANTED IN OTHER AREAS OF THE DEVELOPMENT.**

TREE PERCENTAGE, SIZE AND UNIT CALCULATION

COMMON/BOTANICAL NAME	QTY	PERC.	SIZE	UNIT (INCHES)	UNITS PROVIDED (INCHES)
ACER X FREEMANII 'JEFFERSRED' / AUTUMN BLAZE FREEMAN MAPLE	3	16.67%	LARGE	4	12
JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE EASTERN REDCEDAR	3	16.67%	MEDIUM	3	9
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	4	22.22%	MEDIUM	3	12
QUERCUS ROBUR X BICOLOR 'LONG' / REGAL PRINCE OAK	5	27.78%		4	20
ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	3	16.67%	LARGE	4	12
TOTAL PERCENTAGE/UNITS		**100.00%**			**65**
PROPOSED TOTAL CANOPY	**18**				

7' SIDEWALK LANDSCAPE ZONE

DUPREE ROAD SIDEWALK LANDSCAPE ZONE LENGTH	=	122 LF
TREES REQUIRED (50 FT O.C.)	=	2.44
TREES PROVIDED	=	*2
ACCESS DRIVE SIDEWALK LANDSCAPE ZONE LENGTH	=	98 LF
TREES REQUIRED (50 FT O.C.)	=	1.96
TREES PROVIDED	=	4

*DUE TO SIGHT DISTANCE CONCERNS, ONLY 2 OVERSTORY LANDSCAPE ZONE STREET TREES WILL FIT INTO THE DUPREE FRONTAGE. ADDITIONAL TREES SHIFTED TO THE ACCESS DRIVE AS COMPENSATION.

NO.	DATE	DESCRIPTION	BY	CHK	APP

GEORGIA REGISTERED No. LA001962 LANDSCAPE ARCHITECT JUSTIN R. WHITEHORN

02/07/2024

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093-15TH DISTRICT-2ND SECTION
PARCEL # 15-1092-0082

PROJECT NUMBER: 22256

SHEET TITLE: TREE CALCS

SHEET NUMBER: C-703

LANDSCAPE NOTES:

1. ALL LANDSCAPE ACTIVITY SHALL COMPLY WITH THE LATEST VERSION OF THE CITY OF WOODSTOCK TREE ORDINANCE .
2. OWNER/DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO SUFFICIENT WATER, WEEDING AND REPLACEMENT OF DEAD PLANT MATERIALS.
3. A 3' DIAMETER RING OF MULCH SHALL BE PLACED AROUND ALL NEW TREES PLANTED ON SITE.
4. ROOT BARRIERS SHALL BE PLACED WHERE APPLICABLE AND SHALL BE PLACED AT TIME OF PLANTING.
5. ALL TREE WRAP, BURLAP, WIRE BASKETS, TIED OR OTHER BINDING DEVICES SHALL BE REMOVED PRIOR TO PLANTING.
6. CONTRACTOR TO PRESERVE ALL TREES POSSIBLE ON SITE.
7. ANY CRUSHED OR TORN ROOT SHALL BE CLEAVED BACK TO GOOD WOOD AND A SHARP CLEAN CUT MADE TO PROMOTE GROWTH.
8. ALL WORK IN THE AREA AND FOOT TRAFFIC SHOULD BE ON THE FARTHEST SIDE OF THE TRENCH AWAY FROM TREES.
9. ALL EXPOSED ROOT END SHALL BE KEPT MOIST.
10. ALL TREE PRUNING SHALL BE IN ACCORDANCE WITH ANSI A300-1995 STANDARD PRACTICES FOR TREE CARE OPERATIONS FOR TREES, SHRUBS AND OTHER WOODY PLANT MAINTENANCE.

TREE PROTECTION NOTES:

1. TREE PROTECTION FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING. CALL THE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR AN INSPECTION.
2. TREE PROTECTION SHALL BE ENFORCED ACCORDING TO THE CITY OF WOODSTOCK PROTECTION AND REPLACEMENT ORDINANCE.

TREE REPLACEMENT NOTES:

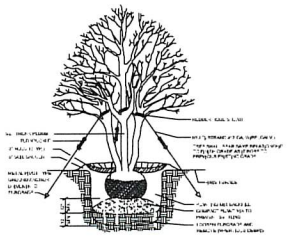
1. TREE DENSITY REQUIREMENTS SHOWN ON THE TREE PROTECTION AND/OR REPLACEMENT PLAN MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE PROJECT. CALL THE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR AN INSPECTION.
3. ALL PROPOSED PLANT MATERIALS ARE TO CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL TREES SHALL BE HAND WATERED OR IRRIGATED UNTIL ESTABLISHED.

SPECIMEN TREE NOTES:

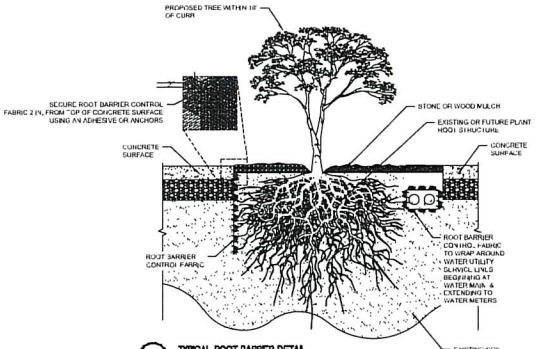
1. THINNING IS ALLOWED AND MAY INCLUDE MANUAL REMOVAL OF NON-SPECIMEN TREES WITHIN THE CRITICAL ROOT ZONE OR DRIPLINE OF THE SPECIMEN TREE IN THE LANDSCAPE INSTALLATION PHASE OF THE DEVELOPMENT ONLY. THINNING INCLUDES MANUAL REMOVAL (NO MOTORIZED / WHEELED OR TRACK VEHICLES ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE SPECIMEN TREE).
2. A COMMERCIAL APPLICATOR LICENSE AND A PESTICIDE CONTRACTOR LICENSE ARE REQUIRED BY THE CONTRACTOR IF THE USE OF HERBICIDES ARE NECESSARY FOR NOXIOUS PLANT MATERIAL REMOVAL.
3. NON-VEGETATIVE MATERIAL TO BE REMOVED MANUALLY.
4. THINNING AND CLEARING OF ANY VEGETATIVE MATERIAL IN THE CRITICAL ROOT ZONE SHALL BE DONE IN THE LANDSCAPE INSTALLATION PHASE OF DEVELOPMENT.
5. TREE SAVE SIGNS SHALL BE EVERY 20 FEET OR A MINIMUM OF 4 SIGNS PER SPECIMEN TREE.
6. CONTRACTOR SHALL INSTALL ORANGE/RED PLASTIC PROTECTIVE TREE FENCING ADJOINING ALL ZONING BUFFERS AND TREE SAVE AREAS.
7. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.
8. IF A SPECIMEN TREE IS TO BE REMOVED, A PLAN OR WRITTEN DOCUMENTATION INDICATING THE REASON FOR REMOVAL MUST BE SUBMITTED TO THE CITY.
9. THE REMOVAL OF ANY SPECIMEN TREE IMPACTED MUST BE MITIGATED BY REPLACING THE REMOVED SPECIMEN TREE WITH MINIMUM FOUR-INCH CALIPER TREES OF COMPARABLE SPECIES ON AN INCH-FOR-INCH REPLACEMENT BASIS.

811 CALL BEFORE YOU DIG

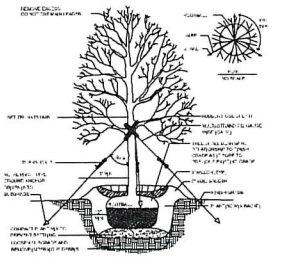
NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.



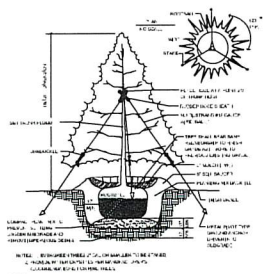
1 MULTI-TRUNK TREE PLANTING AND GUYING
SECTION SCALE: NTS



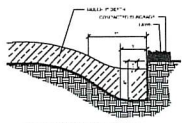
2 TYPICAL ROOT BARRIER DETAIL
SECTION SCALE: NTS



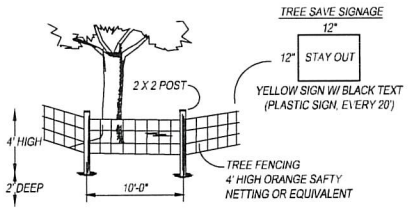
3 SHADE TREE PLANTING AND GUYING
SECTION SCALE: NTS



4 EVERGREEN TREE PLANTING AND GUYING
SECTION SCALE: NTS



5 TRENCH EDGER DETAIL FOR ALL BEDS
SECTION SCALE: NTS



6 TREE PROTECTION FENCE

NO.	DATE	DESCRIPTION	BY	CHK	APV

GEORGIA REGISTERED No. LA001962 LANDSCAPE ARCHITECT JUSTIN R. WHITHORN
02/07/2024

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

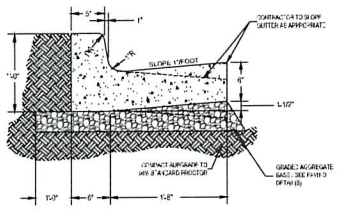
SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093--15TH DISTRICT--2ND SECTION
PARCEL # 15-1092-0082

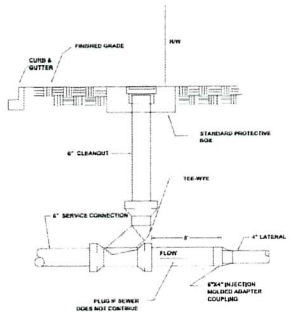
PROJECT NUMBER: 22256

SHEET TITLE: TREE DETAILS & NOTES

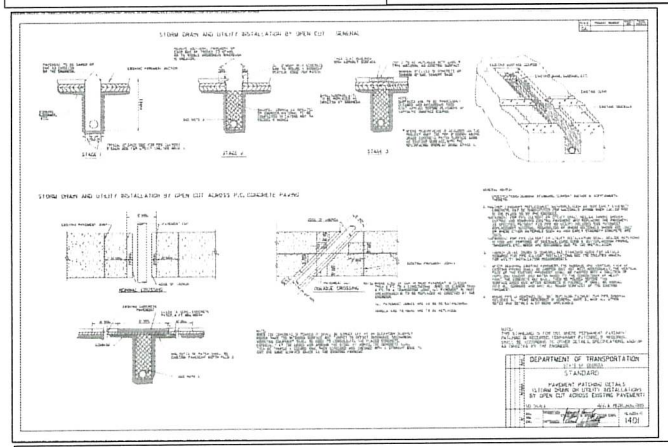
SHEET NUMBER: C-704

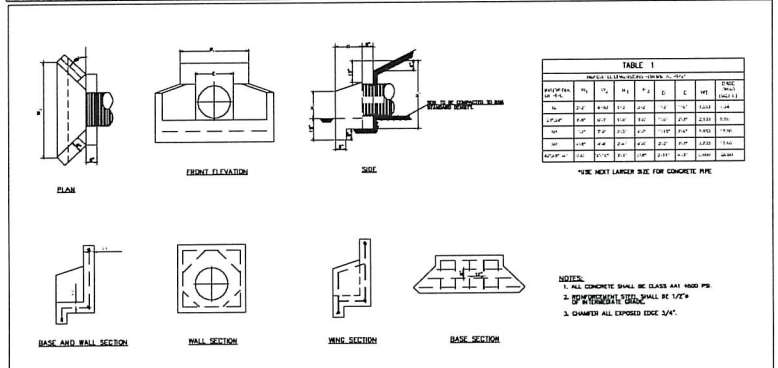


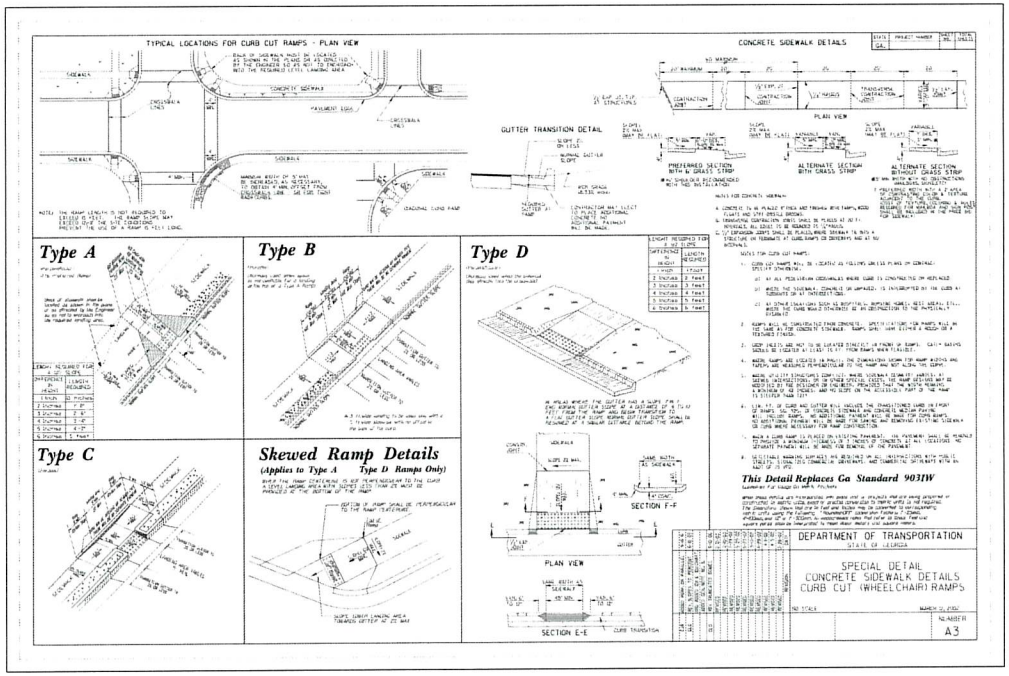
CURB & GUTTER 24"
CONCRETE
N.T.S.

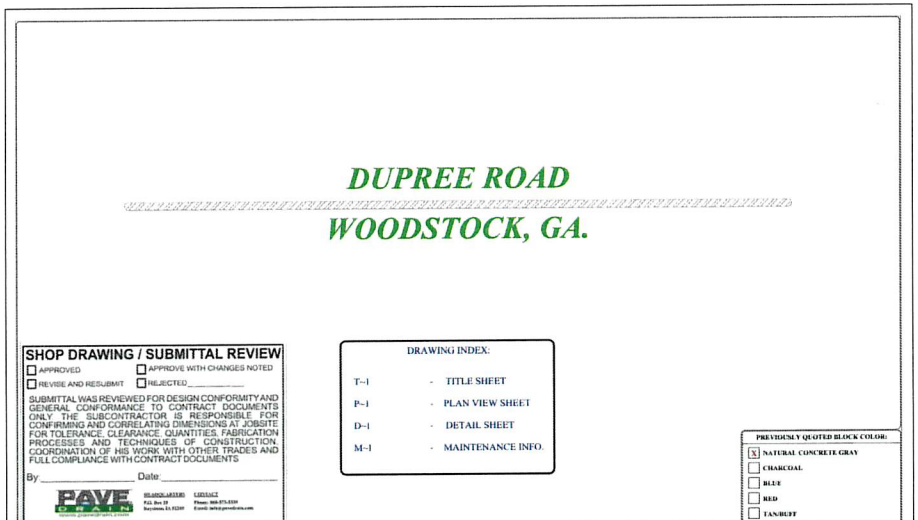


6" CLEAN-OUT DETAIL
N.T.S.









PRECAST CONCRETE HEADWALL SYSTEM
NOT TO SCALE

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

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

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
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WOODSTOCK, GA 30188-4912
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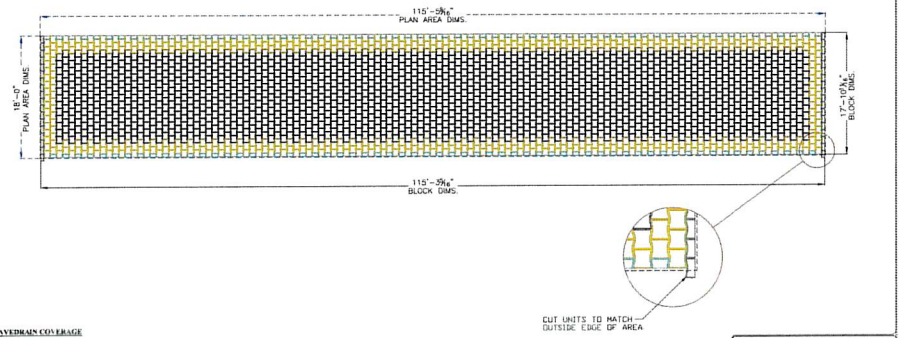
SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093--15TH DISTRICT--2ND SECTION
PARCEL # 15-1092-0082

PROJECT NUMBER
22256
SHEET TITLE
DETAILS PLAN
SHEET NUMBER
C-801

NOTES:

1. - - - INDICATES AREA OF COVERAGE, AS TAKEN FROM DWG FILES PROVIDED BY: ALLIANCE.



PAVEDRAIN COVERAGE

ARCHED BLOCK	1,573 +/- UNITS (1,479 SF.)
SOLID BLOCK	552 +/- UNITS (519 SF.)
HALF BLOCK	124 +/- UNITS (58 SF.)
END BLOCK	32 +/- UNITS (15 SF.)
PROJECT TOTAL:	**2,071 SF.**

PREVIOUSLY QUOTED BLOCK COLOR:

- [X] NATURAL CONCRETE GRAY
- [ ] CHARCOAL
- [ ] BLUE
- [ ] RED
- [ ] TAN/BUFF

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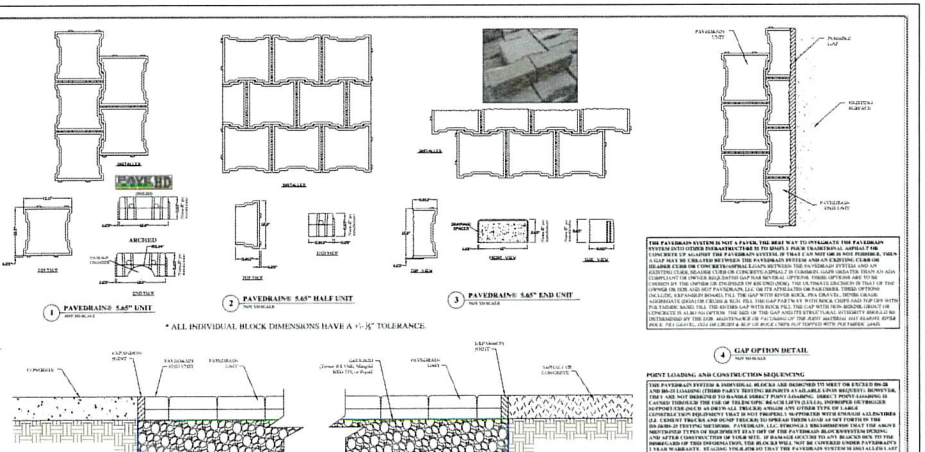
PAVEDRAIN, LLC AND ITS LICENSEES, DISTRIBUTORS AND MANUFACTURERS MAKE NO WARRANTY OR REPRESENTATION AND SHALL HAVE NO LIABILITY TO CUSTOMER OR ANY THIRD PARTY WITH RESPECT TO ANY PROPOSAL OR SUBMITTAL TO THE EXTENT IT CONFLICTS WITH ANY ENGINEERED PLANS AND/OR SPECIFICATIONS.
PAVEDRAIN, LLC AND ITS LICENSEES, DISTRIBUTORS AND MANUFACTURERS MAKE NO WARRANTY OR REPRESENTATION AND ARE NOT RESPONSIBLE FOR PROPER SUBGRADE PREPARATION (INCLUDING AGGREGATE TYPE, AGGREGATE DEPTH), AGGREGATE CONNECTION, GEOSYNTHETIC AND ANY OTHER SOIL CONDITION.
THIS DRAWING IS BEING FURNISHED FOR THIS SPECIFIC PROJECT ONLY. ANY PARTY ACCEPTING THIS DOCUMENT AGREES TO ITS CONTENTS AND AGREES THAT IT SHALL NOT BE DUPLICATED IN WHOLE OR IN PART, NOR USED/USED TO OTHERS WITHOUT THE CONSENT OF PAVEDRAIN, LLC.

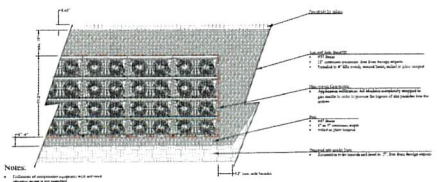
REVISIONS		
DATE	DESCRIPTION	

PROJECT NAME: **DUPREE ROAD WOODSTOCK, GA.**
PREPARED BY: Mallett & Martinez & Barnes, LLC
PREPARED FOR: PAVEDRAIN, LLC
PAVE
PH.(901) 573-1189 sls@pavedrain.com www.pavedrain.com
PAVEDRAIN 5.65" UNIT
DATE: 11-27-23 DRAWING NAME: PLAN VIEW LAYOUT
CHECKED BY: SLS SCALE: NOT TO SCALE
ID & R/VA: L

P~1

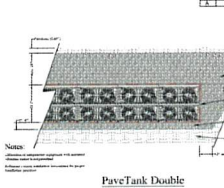


THE PAVEDRAIN SYSTEM IS NOT A PAVER, THE BEST WAY TO INTEGRATE THE PAVEDRAIN SYSTEM INTO EITHER INFRASTRUCTURE IS TO SIMPLY POUR TRADITIONAL ASPHALT OR CONCRETE UP AGAINST THE PAVEDRAIN SYSTEM. IF THAT CAN NOT OR IS NOT FEASIBLE, THEN A GAP MAY BE CREATED BETWEEN THE PAVEDRAIN SYSTEM AND AN EXISTING CURB OR HEADER CURB OR CONCRETE/ASPHALT LEAPS BETWEEN THE PAVEDRAIN SYSTEM AND AN EXISTING CURB OR HEADER CURB OR CONCRETE/ASPHALT LEAPS. THE GAP OPTION IS AN ADA COMPLIANT OR OWNER BUILDER/DIY GAP FOR MATERIAL OPTIONS, THERE OPTIONS ARE TO BE CHOSEN BY THE OWNER OR ENGINEER OF RECORD (EOR). THE ULTIMATE DECISION IS THAT OF THE OWNER OR EOR AND NOT PAVEDRAIN, LLC. OR ITS AFFILIATES OR TRADEMEN. THREE OPTIONS (INCLUDE, EXPANDED BOARD, FILL THE GAP WITH RIVER ROCK, PEA GRAVEL, DEPEND ORADED AGGREGATE OR ALL SIDES TIED BY CONCRETE. THE GAP WITH EXPANDED BOARD OR FILLED WITH PEA GRAVEL, OR GRADED AGGREGATE FILL THE GAP WITH NON-REBOUND GRADE OR CONCRETE IS ALSO AN OPTION. THE SIZE OF THE GAP AND ITS STRUCTURAL INTEGRITY SHOULD BE DETERMINED BY THE EOR. MAINTENANC



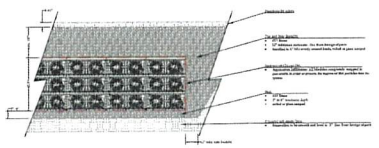
PaveTank Quad

HS-20 max. load



PaveTank Double

HS-20 max. load



PaveTank Triple

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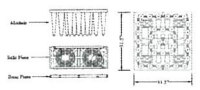
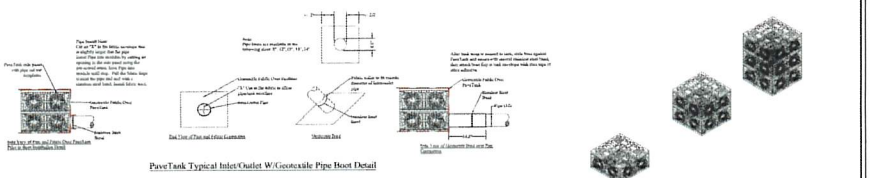


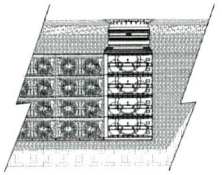
PaveTank Module Detail

For Technical and Sales Information contact
SRG Storm Water 770-519-9785

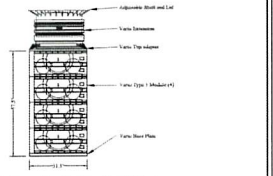
PaveTank Details



PaveTank Typical Inlet/Outlet W/Geotextile Pipe Boot Detail



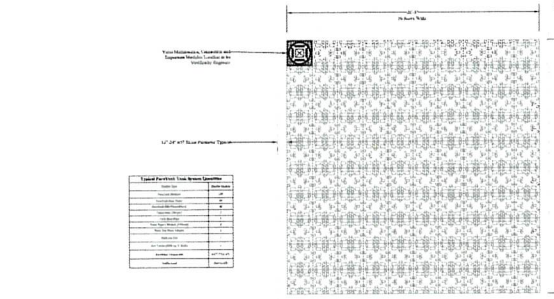
PaveTank Vario Access/ Inspection Shaft Detail

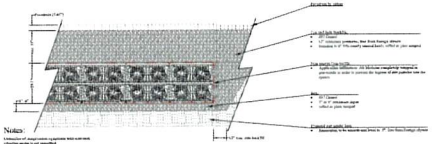


Vario Inspection Shaft for Quad System
(Adjust as needed for other systems)

For Technical and Sales Information contact
SRG Storm Water 770-519-9785

PaveTank Details





Typical PaveTank Layout Plan View

PaveTank Double

HS-20 max. load

For Technical and Sales Information contact
SRG Storm Water 770-519-9785

PaveTank Details

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

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SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

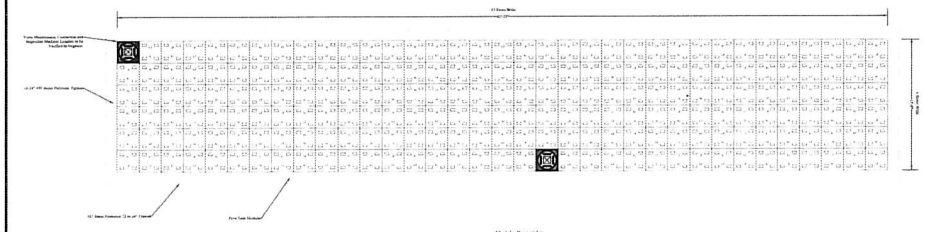
119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
1092 & 1093-15TH DISTRICT-2ND SECTION
L.L. PARCEL # 15-1092-0082

PROJECT NUMBER
22256

SHEET TITLE
DETAILS PLAN

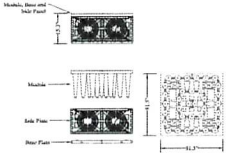
SHEET NUMBER
C-803

REVISIONS			
REV	DESCRIPTION	DATE	APV'D
A	Created	7/2023	



Proposed Layout	
Module Footprint	1443 sq. ft.
Stormwater Footprint	1745 sq. ft.
Installed System Storage + Water (Including Stone)	1952 cu. ft.
Incremental Installed System Storage Volume (Including Stone)	1808 cu. ft.

PaveTank Configured with Graf EcoBloc Tank System Quantities	
Module Type	Single Module
Number of Module Type	320
PaveTank with Graf EcoBloc Modules	360
PaveTank with Graf EcoBloc Base Plates	360
PaveTank with Graf EcoBloc Side Plates (Pairs)	45
Connectors (320 per)	1
Varia Inlet Tees	1
Varia Type 1 Single Module (4 Pieces)	2
Varia Type 2 Double Module (4 Pieces)	
Varia Base and Top Pave Shell/ Embedded Adapter	2
Inlet2 and Lid	2
12" Shell Extensions	2
48" Shell Extensions	9
Geo Textile (4600 sq. ft. Rolls)	1
PaveTank with Graf EcoBloc Volume Net	1952 CU. FT
Traffic Load	Traffic



PaveTank Configured with Graf EcoBloc Module Detail

Textured Gate for Main Primary Module	
Weight	22.3 lbs.
Gross Volume	7.89 cu. ft./ 59.4 Gal
Net Volume	7.79 cu. ft./ 57.9 Gal
	Storage coefficient 98%
Textured Gate for Main Headpiece	
Weight	8.8 lbs.
Gross Volume	.86 cu. ft./ 6.4 Gal
Net Volume	.80 cu. ft./ 5.2 Gal

SHOP DRAWING / SUBMITTAL REVIEW

☐ APPROVED ☐ APPROVED WITH CHANGES NOTED

☐ REVISE AND RESUBMIT ☐ REJECTED

Submittal was reviewed for design conformity and general conformance. The subcontractor is responsible for confirming and correlating dimensions at jobsite for quantities and fabrication and all other job related processes.

BY: DATE:

PAVE TANK

For Technical and Sales Information contact
SRG Stormwater 770-519-9785

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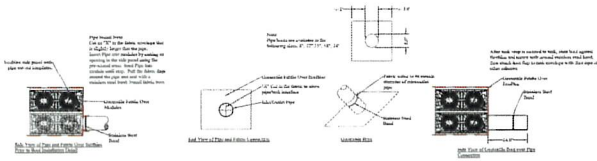
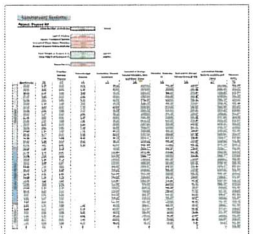
PaveDrain with PaveTank

RainHarvest Systems LLC
4475 Alicia Lane
Cumming, GA 30028
Tel: 770-889-2333 www.rainharvest.com

REVISIONS			
REV	DESCRIPTION	DATE	APV'D
A	Created	7/2023	



PaveTank Configured with Graf EcoBloc Typical Inlet/Outlet W/Geotextile Pipe Boot Detail



SHOP DRAWING / SUBMITTAL REVIEW

☐ APPROVED ☐ APPROVED WITH CHANGES NOTED

☐ REVISE AND RESUBMIT ☐ REJECTED

Submittal was reviewed for design conformity and general conformance. The subcontractor is responsible for confirming and correlating dimensions at jobsite for quantities and fabrication and all other job related processes.

BY: DATE:

PAVE TANK

For Technical and Sales Information contact
SRG Stormwater 770-519-9785

THIS DRAWING IS A CERTIFICATED DOCUMENT. RAINHARVEST SYSTEMS. ALL RIGHTS RESERVED

PaveDrain with PaveTank

RainHarvest Systems LLC
4475 Alicia Lane
Cumming, GA 30028
Tel: 770-889-2333 www.rainharvest.com

REVISIONS			
REV	DESCRIPTION	DATE	APV'D
A	Created	7/2023	

Grate Specifications - PaveTank configured with Graf EcoBloc Matrix System

Steel Grate

The contractor shall provide a system for stormwater infiltration, retention, retention, rainwater harvesting or rainwater reuse. The system shall consist of exceptable modules and components to provide an integrated water management solution. The modules and components shall be the PaveTank configured with EcoBloc Matrix and the Varia 800 shaft system and accessories. All system components should be manufactured by the same manufacturer and compatible with other components in the system. The modules and components shall be manufactured by Otto Graf GmbH.

Loads from
Part 1. General
1.01 Description of Work
Work Included:

1. Excavation and base preparation shall be provided per Engineer's recommendations and/or as shown on drawings, to provide adequate support for project design loads. Excavation safety shall be provided in accordance with OSHA requirements.
2. System shall be provided safely, constructed and installed per the manufacturer's instructions.

A. Related Work

1. Sub-grade Preparation and Preparation: shall be reviewed according to Under Catchment Section of drawings and specifications.
2. Sub-surface Drainage Materials shall be reviewed according to Under Sub-surface Drainage and Stormwater Section of drawings and specifications as needed.

1.02 Quality Assurance

A. Acceptable Manufacturer, Otto Graf GmbH

B. Manufacturer recommendations, as applicable.

1. System has to be sized in accordance with national standards and by-laws stipes
2. Installer shall test, inspect and discuss condition of sub-grade, drainage arrangements and other preparatory work.
3. Installer shall review required inspections & testing, procedures per ROM Manual.
4. Installer shall review safety precautions relating to installation
5. Installer shall use products manufactured or approved by the Otto Graf GmbH
6. Installer shall follow the manufacturer instructions and other relevant documents (drawings, specifications, approvals, certificates, system and manufacturer's recommendations).
7. Installer shall only use construction machinery described in the manufacturer's installation and maintenance instructions.

1.03 Delivery, Storage and Handling

1. All materials shall be protected from damage during delivery. Storage should occur on smooth surfaces, free from dirt, sand and debris
2. System components shall continue UV-stabilizer to be performed from sunlight exposure.
3. System components shall be handled with appropriate equipment like forklifts or equal or transport and site construction
4. System shall be assembled and installed without additional equipment.

Part II. Products

2.02 PaveTank configured with Graf EcoBloc

A. Loading Conditions - Modules and components shall meet the following design criteria:
1. Loading conditions shall be verified through measurements tests during production.
2. Long term resistance shall be verified in laboratory tests of modified body
3. System shall achieve equal lateral strength in every direction.
4. General limits of installation shall include safety factors.
5. System shall be able to achieve a structural bezel depth of 2 m (13' 4.8").
6. System shall be able to achieve a load height 4.75 m (15' 7.0" with earth coverage) in pedestrian loading applications and 4.2 m (13' 9.6" with earth covering) to HS-20 applications.
7. System shall achieve HS-20 without additional soil stabilization equipment and without Geogrid.
8. System shall be able to achieve a sustainable life of 50 years including safety factors due to the operating guidelines.

B. Quality management in production

1. Product manufacturer shall maintain ISO 9001 production facilities.
2. System shall have quality management protocols for every production batch

C. Product Storage

1. System shall be capable of storing water products with specific gravity up to 1.1
2. System shall be stored to atmospheric pressure
3. System shall be capable of storing products identified in the manufacturer's current standard limited warranty.
4. Long term properties shall be reported by laboratory test.

G. Materials

1. System shall be manufactured with upcycled post-consumer recycled material
2. System shall maximize quality management ISO 9001 production facilities

E. Dimensions

1. System modules shall have gross volume of 2.55 t (88.4 Cft gal.)
2. System modules shall have net volume of 2.17 t (57.3 Cft gal.)
3. System modules shall have nominal area of 800 (31.5") x 800 (31.5") x 350 (13.8") mm.

F. Connections

1. System shall have perforated openings up to 10" and four adapter plates for pipes up to 20"
2. System shall have perforated openings to allow full drainage and washing of the tank.

G. Inspectability

1. System shall be able to continue with modules who could be inspectable.

H. Accessories

1. System shall be able to use PaveTank EcoBloc base plates.
2. System shall be able to use PaveTank EcoBloc end plates.

2.04 Varia 800 shaft system

A. Loading Conditions - Module and components shall meet the following design criteria:
1. Short term resistance shall be verified in laboratory tests of modified body
2. Shaft system shall exhibit equal lateral strength in every direction.
3. General limits of installation shall include safety factors.
4. Shaft system shall be able to achieve a structural bezel depth of 3 m (10' 4 8").
5. Soil surface shall be able to achieve a load height 4.75 m (15' 7.0") in pedestrian loading application and 4.2 m (13' 9.6") to HS-20 application.
6. Shaft system shall achieve HS-20 without additional soil stabilization equipment and without Geogrid.
7. Shaft system shall be able to achieve sustainable life of 50 years including safety factors due to the operating guidelines.
8. Shaft system shall be able to use in inlet, filter, inspection and clean shaft.
9. Shaft system shall enable free positioning within the EcoBloc system.

(a) Shaft system shall grant an easy access with a clear width of 600 mm (23.6").

B. Quality management in production

1. Product manufacturer shall maintain ISO 9001 production facilities.
2. System/Shaft shall have quality management protocols for every production batch.

C. Product Storage

1. Shaft system shall be capable of storing water products with specific gravity up to 1.1
2. Shaft system shall be stored to atmospheric pressure.
3. Shaft system shall be capable of storing products identified in the manufacturer's current standard limited warranty.
4. Use/Storage of critical biological and chemical ingredients or concentration shall be requested from Otto Graf GmbH.

D. Materials

1. Shaft system shall be manufactured with upcycled post-consumer recycled material and glass-fiber reinforcement
2. Shall system shall maximize quality management ISO 9001 production facilities.

E. Dimensions

1. Shaft system shall have gross volume of 230 l (60.7 US gal.).
2. Shaft system shall have nominal size of 800 (31.5") x 800 (31.5") x 355 (14.0") mm.

F. Connections

1. Shaft system shall have perforated openings up to 8" for inspection access and matching with inspection hose.
2. Shaft system shall have perforated openings up to 8", 12" and 18".

H. Accessories

1. System shall be able to use Varia 800 flex SmartSaver set.

2.03 Accessories

A. Connectors

1. System modules shall be able to be interconnected with a bendable clip system to create a stable uniform system
2. System modules shall be able to use connectors only for horizontal connections.

B. Geotextile

1. System shall have a geotextile with a specific weight of 200 g/m2 (6 oz/yd2).
2. System shall have a geotextile with a CBR of 2.35 - 2.80 kN (528.3 - 539.5 lb)
3. System shall have a geotextile with an opening width of 0 - 180 µm (0 - 0.004").
4. System shall have a geotextile with a water permeability of 80-90 l/m2s (1.200 - 1427 US gpm)

C. Adapter plate

1. System shall be able to use adapter plates for pipes up to 20".

D. Venting unit

1. System shall be able to use venting unit 4"pipe.

E. Geomembrane

1. System shall be able to use a PE-HD-Geomembrane.
2. System shall have a geomembrane with a thickness of at least 2 mm (0.08").

SHOP DRAWING / SUBMITTAL REVIEW

☐ APPROVED ☐ APPROVED WITH CHANGES NOTED

☐ REVISE AND RESUBMIT ☐ REJECTED

Submittal was reviewed for design conformity and general conformance. The subcontractor is responsible for confirming and correlating dimensions at jobsite for quantities and fabrication and all other job related processes.

BY: DATE:

PAVE TANK

For Technical and Sales Information contact
SRG Stormwater 770-519-9785

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PaveDrain with PaveTank

RainHarvest Systems LLC
4475 Alicia Lane
Cumming, GA 30028
Tel: 770-889-2333 www.rainharvest.com

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

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

NO.	DATE	DESCRIPTION	BY	CHK	APV

CIVIL ENGINEER:
ASHTO MASHTAKA, GA PE#16500
PHONE: 770.886.3122
ASHTO.MASHTAKA@LJACOM

GEORGIA REGISTERED PE#16500 PROFESSIONAL ASHTO MASHTAKA 2-7-2024 EXPIRATION DATE

LANDSCAPE ARCHITECTURE PE#N/A EXPIRATION DATE: N/A

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS

608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093-15TH DISTRICT-2ND SECTION
PARCEL # 15-1092-0082

PROJECT NUMBER
22256

SHEET TITLE
DETAILS PLAN

SHEET NUMBER
C-804

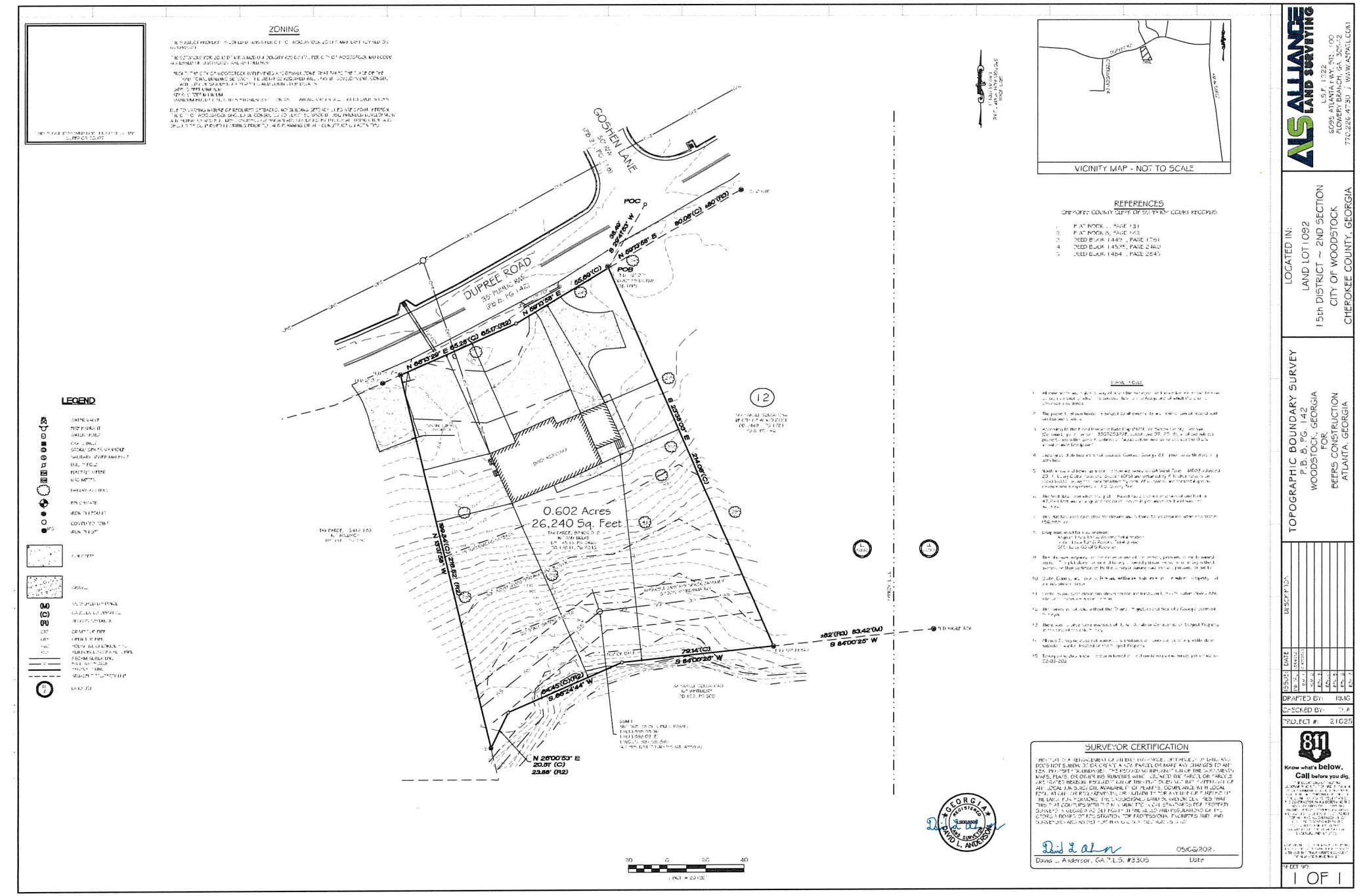

ZONING
REFERENCES
CHEROKEE COUNTY CLERK OF SUPERIOR COURT RECORDS
1. PLAT BOOK ... PAGE 131
2. PLAT BOOK 5, PAGE 142
3. DEED BOOK 1449 , PAGE 1751
4. DEED BOOK 14535, PAGE 2462
5. DEED BOOK 1484 , PAGE 2845
VICINITY MAP - NOT TO SCALE
LEGEND
GOSHEN LANE
DUPREE ROAD
35' PUBLIC R/W
(PB 5, PG 142)
POC
POB
0.602 Acres
26,240 Sq. Feet
TAX PARCEL 21N23 153
N 66°13'59" E 65.28'(C) 65.17'(R2)
N 66°13'59" E 55.69'(C)
S 23°39'01" E 214.08'(C)
S 84°00'25" W 79.14'(C)
S 82°22'44" W 64.45'(C1)(R2)
N 26°00'53" E 20.51' (C) 23.68' (R2)
N 53°59'35" W 89.84'(C) 89.52' (R2)
S 84°00'25" W 82'(R2) 83.42'(M)
N 66°13'59" E 60.08'(C) 60'(R2)
S 23°46'01" W 38.46'
(12)
SURVEYOR CERTIFICATION
GENERAL NOTES
REFERENCES
TOPOGRAPHIC BOUNDARY SURVEY
P.B. 8, PG. 142
WOODSTOCK, GEORGIA
FOR
BEERS CONSTRUCTION
ATLANTA, GEORGIA
LOCATED IN:
LAND LOT 1082
15th DISTRICT ~ 2ND SECTION
CITY OF WOODSTOCK
CHEROKEE COUNTY, GEORGIA
ALLIANCE LAND SURVEYING
LSF 1322
6695 ATLANTA HWY, STE. 100
FLOWERY BRANCH, GA. 30542
770.226.4730 / WWW.ASPALL.COM
DRAFTED BY: RMG
CHECKED BY: DLA
PROJECT #: 21025
Know what's below. Call before you dig.
SHEET NO.
1 OF 1

EXHIBIT B

608 Mauldin Drive • Woodstock, GA 30188 • Phone: 770-485-3631

FPAM
Phone: 770-485-3631

Job Address:
119 Dupree Road
Woodstock, GA 30188

Print Date: 1-20-2026

Dupree roadway

Change Order ID: **CO-119-TH-0001**

Items	Description	Price
Clearing, grading and tree removal 3200 - Renovation Subcontractor Scope		$32,400.00
Erosion control Silt Fence	Erosion control. Level spreader needed for proper filtered runoff. Includes all stone on leveled areas and rip rap to finish at the bottom. Install prior to any grading. Includes silt fence.	$14,654.00
Traffic control 3200 - Renovation Subcontractor Scope	Traffic control as needed. All inclusive for roadway project. Includs Stop sign and street sign only at the end of the road construction process.	$4,500.00
Asphalt paving 3200 - Renovation Subcontractor Scope	Asphalt paving construction. Prep site for approx. 250' x 24' for new paving construction. Install 10' of GAB fine grade and prep for paving. Prime area with tack coat. Pave with 25 mm hot mix asphalt at 2'. Prime with tack coat. Pave with 19 mm hot mix asphalt at 2'. Prime with tack coat. Pave with 12.5 mm hot mix asphalt at 2'. Asphalt paving construction. Prep site for approx. 250' x 24' for new paving construction. Install 10' of GAB fine grade and prep for paving. Prime area with tack coat. Pave with 25 mm hot mix asphalt at 2'. Prime with tack coat. Pave with 19 mm hot mix asphalt at 2'. Prime with tack coat. Pave with 12.5 mm hot mix asphalt at 2'.	$194,400.00
Concrete curb and gutter 3200 - Renovation Subcontractor Scope		$15,840.00
Modular block wall 3200 - Renovation Subcontractor Scope		$28,768.00

Items	Description	Price
Contractor blend seed/ straw all disturbed areasContractor blend seed and straw all disturbed areasContractor blend seed and straw all disturbed areas 3200 - Renovation Subcontractor Scope	Contractor blend seed and straw all disturbed areas	$1,800.00

Total price: $292,362.00

I confirm that my action here represents my electronic signature and is binding.

Signature: _____

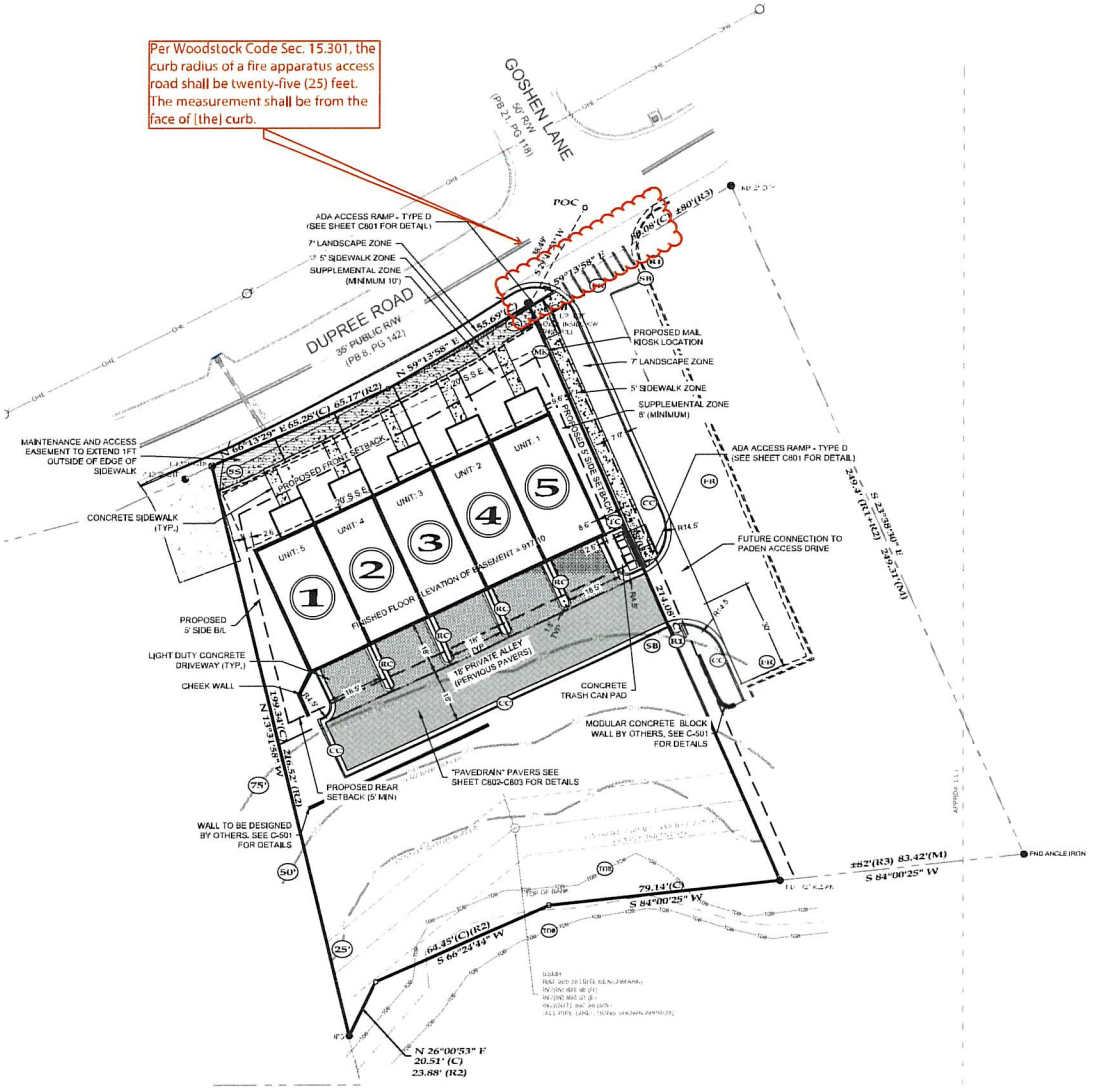
Date: _____

Print Name: _____

EXHIBIT C

APPROVED
CITY OF WOODSTOCK
FIRE PREVENTION OFFICE
NOTE: THESE DRAWINGS WERE REVIEWED UNDER THE APPLICABLE LAWS ADOPTED AT THIS TIME. EVERY EFFORT WAS MADE TO CATCH CODE VIOLATIONS, BUT THIS DOES NOT RELIEVE THE OWNER OF RESPONSIBILITY TO COMPLY WITH ITEMS MISSED OR UNKNOWN TO THE REVIEWER.

Per Woodstock Code Sec. 15.301, the curb radius of a fire apparatus access road shall be twenty-five (25) feet. The measurement shall be from the face of [the] curb.



SITE DATA

CATEGORY	**EQUALS**	
GROSS AREA:	± 0.602 ACRES	
DISTURBED AREA	± 0.591 ACRES	
TOTAL IMPERVIOUS	± 0.13 ACRES (5,675 SQ.FT.)	
EXISTING ZONING:	DT-MIX-A	
EXISTING OVERLAY	DOWNTOWN DISTRICT	
DENSITY PROPOSED	8.31 U/A	
TOTAL LOTS:	5 UNITS	
	26' X 45' UNITS SHOWN	
SETBACKS:	**EQUALS**	
FRONT SETBACK:	10' - 18' / SAME AS SUPPLEMENTAL ZONE FOR DUPREE (STREET TYPE B)	
SIDE SETBACK:	0' OR 5' MINIMUM	
REAR SETBACK:	5' MINIMUM	
DEVELOPMENT STANDARDS:	**EQUALS**	
MAXIMUM HEIGHT OF STORIES	3 STORIES / 85 FT. OR 65 FT	
MINIMUM LOT AREA (SQ.FT.)	1,200	
MINIMUM LOT WIDTH (FT.)	16	
PARKING REQUIREMENTS	**EQUALS**	
PARKING REQUIRED	2 SPACES PER UNIT	
PARKING REQUIRED	2 SPACES PER UNIT	

SIGNS USED ON THIS PROJECT

STOP — 36"x36" STOP SIGN (R1-1)

ENTRANCE SIGN TO BE PERMITTED SEPARATELY BY OTHERS.

NOTE:
ADDITIONAL PERMIT SHALL BE REQUIRED FOR ALL PROPOSED FREE STANDING SIGNS.

LEGEND

- MAINTENANCE AND ACCESS EASEMENT
- LIGHT DUTY CONCRETE
- PAVEDRAIN PERVIOUS PAVERS
- CONC. SIDEWALK

SITE SYMBOLS LEGEND

- 6"x18"x12" VERTICAL CONCRETE CURB & GUTTER (SEE DETAIL ON C-601)
- 5' PROPOSED CONCRETE SIDEWALK
- 6" CONCRETE RIBBON CURB.
- FUTURE ROAD BY CITY OF WOODSTOCK
- MAIL KIOSK
- STOP BAR
- TOP OF BANK
- TRASH CAN PAD ENCLOSURE
- 25' STATE BUFFER

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

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

NO.	DATE	DESCRIPTION	BY	CHK	APV

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093-15TH DISTRICT-2ND SECTION
PARCEL # 15-1092-0082

NORTH

SCALE: 1" = 20'

PROJECT NUMBER
22256

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-301

EXHIBIT D

AGENDA ITEM NO. 6.5

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 23, 2026
SUBMITTED BY:	Crystal Welch, Finance Department
ITEM TYPE:	Budget Approval/Amendment
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Approve FY 2026 Merit Increase & MAJBA JE 20927**
SUGGESTED ACTION:	Request for approval of the FY 2026 merit increase as approved in FY 2026 budget and approval of related MAJBA JE 20927. The merit increase is for eligible employees (non-probationary) and in recognition of their performance over the 2025 calendar year as reflected in their most recent employee performance evaluation. The increase is effective the first full pay period in April.

ATTACHMENTS:
MAJBA JE 20927 - 9999 Merit Increase.pdf

City of Woodstock, GA
Major Budget Amendment

Name of Department Various
Budget Amendment # MAJBA JE 20927 **Date** 3/23/2026

Account Number	Account Title	Debit Amount	Credit Amount
101-1320-511110-00	Salary & Wages	$ 1,840.82	
101-1320-512215-00	Social Security Taxes	$ 140.82	
101-1320-512412-00	401A - City Match	$ 92.04	
101-1335-511110-00	Salary & Wages	$ 918.71	
101-1335-512215-00	Social Security Taxes	$ 70.28	
101-1335-512412-00	401A - City Match	$ 45.94	
101-1510-511110-00	Salary & Wages	$ 4,510.12	
101-1510-512215-00	Social Security Taxes	$ 345.02	
101-1510-512412-00	401A - City Match	$ 225.51	
101-1535-511110-00	Salary & Wages	$ 2,957.17	
101-1535-512215-00	Social Security Taxes	$ 226.22	
101-1535-512412-00	401A - City Match	$ 147.86	
101-1545-511110-00	Salary & Wages	$ 2,345.41	
101-1545-512215-00	Social Security Taxes	$ 179.42	
101-1545-512412-00	401A - City Match	$ 117.27	
101-2115-511110-00	Salary & Wages	$ 1,441.98	
101-2115-512215-00	Social Security Taxes	$ 110.31	
101-2115-512412-00	401A - City Match	$ 72.10	
101-3210-511110-00	Salary & Wages	$ 28,864.77	
101-3210-512215-00	Social Security Taxes	$ 2,208.15	
101-3210-512412-00	401A - City Match	$ 1,443.24	
101-3510-511110-00	Salary & Wages	$ 27,532.76	
101-3510-512215-00	Social Security Taxes	$ 2,106.26	
101-3510-512412-00	401A - City Match	$ 1,376.65	
101-4121-511110-00	Salary & Wages	$ 849.08	
101-4121-512215-00	Social Security Taxes	$ 64.95	
101-4121-512412-00	401A - City Match	$ 42.45	
101-4215-511110-00	Salary & Wages	$ 2,900.37	
101-4215-512215-00	Social Security Taxes	$ 221.88	
101-4215-512412-00	401A - City Match	$ 145.02	
101-5525-511110-00	Salary & Wages	$ 1,228.49	
101-5525-512215-00	Social Security Taxes	$ 93.98	
101-5525-512412-00	401A - City Match	$ 61.42	
101-5535-511110-00	Salary & Wages	$ 4,720.14	
101-5535-512215-00	Social Security Taxes	$ 361.09	
101-5535-512412-00	401A - City Match	$ 236.01	
101-7220-511110-00	Salary & Wages	$ 3,835.73	
101-7220-512215-00	Social Security Taxes	$ 293.43	

Account Number	Account Title	Debit Amount	Credit Amount
101-7220-512412-00	401A - City Match	$ 191.79	
101-7410-511110-00	Salary & Wages	$ 3,291.37	
101-7410-512215-00	Social Security Taxes	$ 251.79	
101-7410-512412-00	401A - City Match	$ 164.57	
101-7510-511110-00	Salary & Wages	$ 1,259.09	
101-7510-512215-00	Social Security Taxes	$ 96.32	
101-7510-512412-00	401A - City Match	$ 62.95	
505-1512-511110-00	Salary & Wages	$ 850.26	
505-1512-512215-00	Social Security Taxes	$ 65.04	
505-1512-512412-00	401A - City Match	$ 42.51	
505-4335-511110-00	Salary & Wages	$ 3,942.27	
505-4335-512215-00	Social Security Taxes	$ 301.58	
505-4335-512412-00	401A - City Match	$ 197.11	
505-4415-511110-00	Salary & Wages	$ 921.49	
505-4415-512215-00	Social Security Taxes	$ 70.49	
505-4415-512412-00	401A - City Match	$ 46.07	
507-4325-511110-00	Salary & Wages	$ 3,516.83	
507-4325-512215-00	Social Security Taxes	$ 269.04	
507-4325-512412-00	401A - City Match	$ 175.84	
742-7610-511110-00	Salary & Wages	$ 2,202.28	
742-7610-512215-00	Social Security Taxes	$ 168.47	
742-7610-512412-00	401A - City Match	$ 110.12	
101-9999-511110-00	Salary & Wages		$ 99,690.75
505-9999-511110-00	Salary & Wages		$ 6,436.84
507-9999-511110-00	Salary & Wages		$ 3,961.71
742-9999-511110-00	Salary & Wages		$ 1,840.14
742-7610-572111-00	CVB Contribution		$ 640.73
	Total Amount of Transfers	$ 112,570.17	$ 112,570.17

Explanation of Request Allocation of expenses from Other General Uses Department to respective departments for merit increase application.

City Council Meeting Date: 3/23/2026

AGENDA ITEM NO. 6.6

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 23, 2026
SUBMITTED BY:	Connor Jenkins, Finance Department
ITEM TYPE:	Surplus Request
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Approve Surplus & Disposal of Police Department Vehicle**
SUGGESTED ACTION:	Request for approval to surplus police vehicle # 1916 - a 2019 Ford F-150. This vehicle is no longer in use.

ATTACHMENTS:
FXA 2907 Asset Retirement.pdf

CITY OF WOODSTOCK, GEORGIA

ASSET RETIREMENT / TRANSFER ORDER

DATE 4-Mar-26

DEPARTMENT TRANSFERRED FROM **Police-3210**

DEPARTMENT/VENDOR TRANSFERRED TO

PROPERTY TAG # (if a vehicle this is the tag #)	SERIAL # (if a vehicle this is the VIN #)	DESCRIPTION (Year, Make, Model)	METHOD OF RETIREMENT * & REASON FOR RETIREMENT
1916 GV5760F	1FTEW1P45KKD30419	2019 Ford F-150	Surplus

*** Transfer, Sell, Trade, Surplus, Destroy, Other (Describe)**

REQUESTED BY R (Department Head) DATE 3/4/26

REVIEWED C Donnell (Finance) DATE 03/05/26

APPROVED (City Manager) DATE

DELIVERED BY (Print & Sign Name) DATE

RECEIVED BY (Print & Sign Name) DATE

AGENDA ITEM NO. 6.7

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 23, 2026
SUBMITTED BY:	Chris Luly, Special Projects
ITEM TYPE:	Contracts, Agreements, Leases
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Approve Arcadis Work Authorization #57A for Construction Review Submittal and RFI Services (Neese North)**
SUGGESTED ACTION:	Request for approval of Arcadis Work Authorization #57A to provide on-call miscellaneous construction review submittals and RFI services related to the Neese North project from March 31, 2026 to July 31, 2026. The agreement contemplates Arcadis performing specified activities related to the project at certain hourly rates with the total cost not to exceed $10,000 unless otherwise directed by the City. This is a time extension of a previous agreement that was approved by Mayor and City Council on 12/8/2025.

ATTACHMENTS:
WA_57A_AsNeeded.pdf

EXHIBIT C
WORK AUTHORIZATION
NO. 57A – Amendment No.1

This Work Authorization is entered into by and between ARCADIS US, Inc. , a Delaware corporation ("Arcadis") and City of Woodstock, GA ("Client"). This Work Authorization incorporates by reference the Professional Service Agreement entered into by the Parties dated July 12, 2016 (the "Services Agreement"). The Services Agreement is hereby amended and supplemented as follows:

GENERAL DESCRIPTION OF BASIC SERVICES

Client hereby authorizes Arcadis to provide On-Call miscellaneous construction review submittals and RFI services to support the Neese Road North Segment Project from March 31, 2026, to July 31, 2026.

COMPENSATION FOR SERVICES

Time and Material Method:

Client shall pay Arcadis for Services as follows:

Arcadis' labor hours at the hourly rates specified herein. The hourly rate includes wages, overhead, general and administrative expenses, and profit.

Other provisions concerning payment are as follows:

Reimbursable Expenses as specified herein.

Arcadis' current fee schedule is attached.

The parties agree that the attached fee schedule shall be adjusted on each anniversary of this agreement to reflect the then-current standard rates then in effect for Arcadis.

If the Agreement or Work Authorization contains a "not to exceed" or such other budgetary amount and terms, Arcadis shall be paid for the time and materials, as provided in this paragraph up to the not to exceed amount, plus any increase approved or directed by the Client.

Payment for services performed in furtherance of the Basic Services to be performed shall not exceed $10,000, unless otherwise increased as directed by the Client. Arcadis shall provide notice to the Client in the event that the forgoing amount will be exceeded to complete or continue the services.

REMITTANCE INFORMATION

Removed per Client Request

SCHEDULE FOR SERVICES

Arcadis shall perform the Basic Services described above from March 31, 2026, to July 31, 2026, as requested by the Client.

CLIENT	Arcadis
By:	By: Digitally signed by Matt McDow DN: C=US, E=matt.mcdow@arcadis.com, O="Arcadis U.S., Inc.", OU=Mobility, CN=Matt McDow Reason: I am approving this document Date: 2026.03.12 10:24:03 04'00'
	Matt McDow
Title:	Title: Associate Vice President
Date:	Date: 03/12/2026

Personnel Classification	*(Fee per hour)*
Senior Project Manager / Senior Technical Expert	$305.00
Project Manager / Department Manager / Senior Engineer	$221.00
Senior Planner	$190.00
Project Engineer / Designer / Scientist / GIS Analyst / Planner	$168.00
Staff Engineer / Designer / Scientist / GIS Analyst / Planner	$146.00
Engineer / Designer / Scientist / GIS Specialist / Planner	$125.00
CADD Technician	$101.00
Senior Professional Land Surveyor / Survey Supervisor	$168.00
Project Surveyor	$129.00
Survey Technician	$104.00
3-person Survey Crew	$257.00
2-person Survey Crew	$196.00
Senior Construction Manager / Senior Field Manager	$156.00
Construction Manager / Field Supervisor / Senior Field Technician	$129.00
Field Technician	$82.00
Technical Editor / Senior Project Assistant	$104.00
Clerk/Project Assistant	$82.00

Reimbursable Expenses: Reimbursable expenses are in addition to compensation for professional services and include out-of-pocket expenditures advanced in the interest of the project.

Automobile, Company, or Personal Car	(*per mile)* at current IRS rate
Travel, Meals, Lodging, Postage, Long Distance Telephone, Outside Consultant, Misc. Expenses	cost + 5%

Invoicing: Invoices shall be issued monthly for services rendered and are payable upon receipt.
Overtime Hours: Consultant will charge a premium for overtime hours worked by its employees.
Rate Changes: Fee schedule will be reviewed and revised as needed on an annual basis.

This proposal and its contents shall not be duplicated, used or disclosed — in whole or in part — for any purpose other than to evaluate the proposal. This proposal is not intended to be binding or form the terms of a contract. The scope and price of this proposal will be superseded by the contract. If this proposal is accepted and a contract is awarded to Arcadis as a result of — or in connection with — the submission of this proposal, Arcadis and/or the client shall have the right to make appropriate revisions of its terms, including scope and price, for purposes of the contract. Further, client shall have the right to duplicate, use or disclose the data contained in this proposal only to the extent provided in the resulting contract.

AGENDA ITEM NO. 6.8

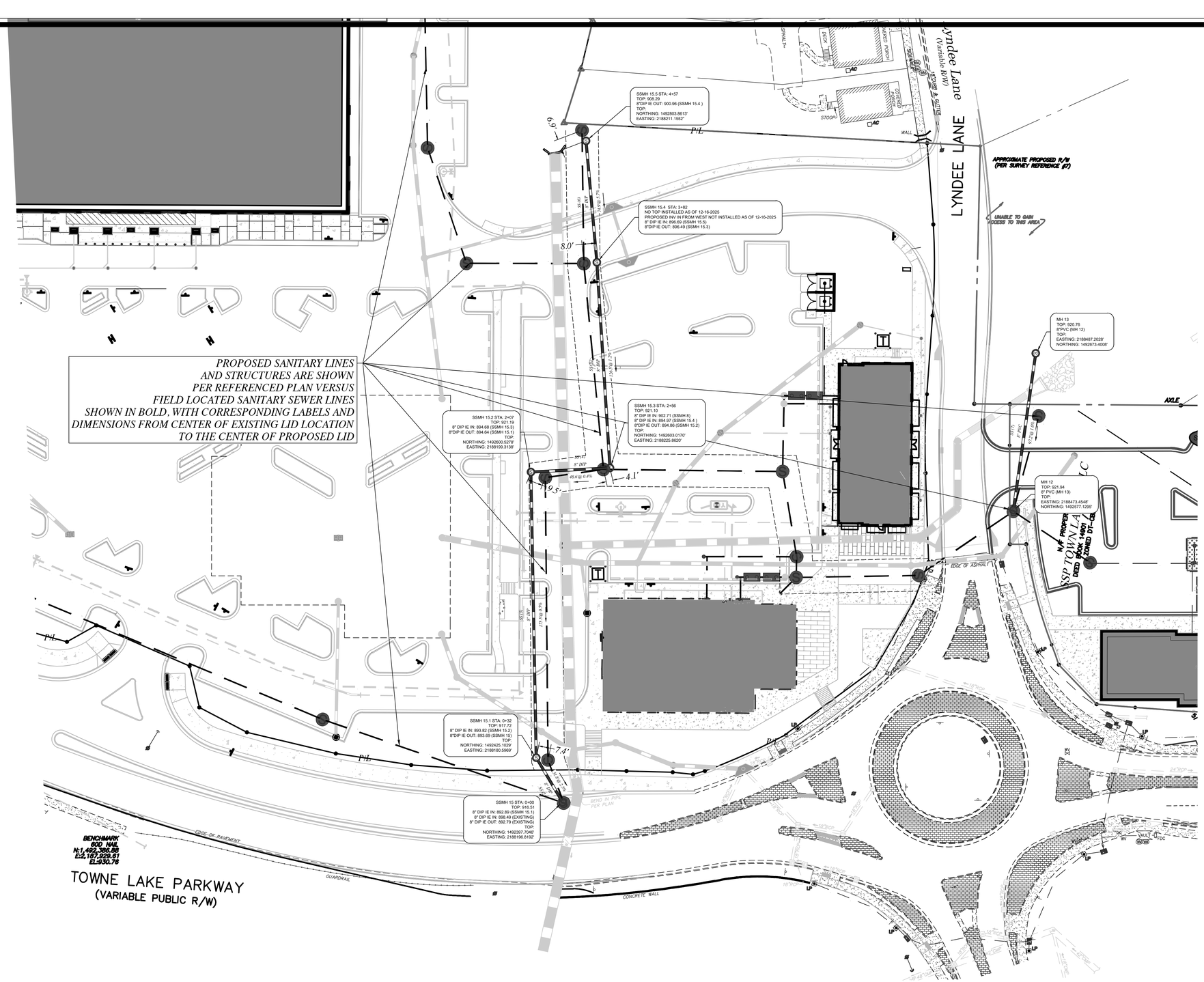
Item Cover Page

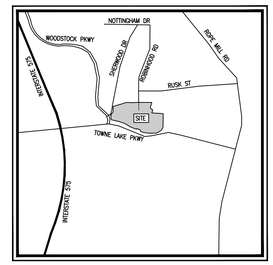
CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 23, 2026
SUBMITTED BY:	Chris Luly, Special Projects
ITEM TYPE:	Deeds, Easements, ROW Abandonments
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Approve Amendment to Sewer Easement with SSP Woodstock, LLC for Sanitary Sewer Infrastructure (Woodstock Mill)**
SUGGESTED ACTION:	Request for approval of an amendment to a previously approved sewer easement agreement with SSP Woodstock, LLC. The original approval was given by Mayor and City Council on 10/13/2025. The purpose of the agreement is to accept an easement from SSP Woodstock, LLC for a public sanitary sewer "trunk line" currently running internal to SSP Woodstock, LLC's shopping center site. The original agreement contemplated the need to adopt an amendment following the sewer line relocation. The easement area has been modified slightly from the area given in the original approved easement.

ATTACHMENTS:

260217 WMD - Existing Sanitary Sewer Re-Route Asbuilt - Not Certified.pdf
260304 WMD - Sewer trunk line easement to City - First Amendment.pdf
Recorded Sewer Easement.pdf





VICINITY MAP

NOT TO SCALE

SURVEY LEGEND

DIP – DUCTILE IRON PIPE
CMP – CORRUGATED METAL PIPE
DE – DRAINAGE EASEMENT
DIP – DUCTILE IRON PIPE
FDC – FIRE DEPARTMENT CONNECTION
FES – FLARED END SECTION (STORM)
FFE – FINISHED FLOOR ELEVATION
GI – GRATE INLET
HDPE – HIGH DENSITY POLYETHYLENE
IE – INVERT ELEVATION
OCS – OUTLET CONTROL STRUCTURE
RCP – REINFORCED CONCRETE PIPE
SSE – SANITARY SEWER EASEMENT
R/W – RIGHT-OF-WAY
CB – CATCHBASIN
CO – CLEANOUT
FH – FIRE HYDRANT
GAS VALVE
GM GAS METER
GAS MARKER
HW – HEADWALL
JB – JUNCTION BOX
MH – MANHOLE
SSMH–SANITARY SEWER MANHOLE
WI – WEIR INLET
WM – WATER METER
WV – WATER VALVE

OVERHEAD UTILITY — UTL —
OVERHEAD POWER — P —
UNDERGROUND POWER — P —
OVERHEAD TELEPHONE — T —
UNDERGROUND TELEPHONE — T —
TRAFFIC UTILITY — TR —
FIBER–OPTIC — FO —
NATURAL GAS —GAS—
SANITARY SEWER — SS —
SEWER FORCEMAIN — FM —
SANITARY SEWER SERVICE —SVC—
WATERLINE — W —

REFERENCES

CIVIL DRAWINGS PREPARED FOR SSP WOODSTOCK, LLC. PREPARED BY ROBERTSON/LOIA/ROOF ARCHITECTS AND ENGINEERS. ISSUE DATE OF 03/04/2025.

SURVEY NOTES

1. *THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A GEOMAX SOOM 95 SERIES TOTAL STATION.*
2. *ALL UNDERGROUND AND ABOVE GROUND UTILITIES OTHER THAN SSMH 15 TO SSMH 15.5 ARE SHOWN PER REFERENCED PLAN.*
3. *FIELD WORK FOR THIS EXHIBIT WAS COMPLETED ON 12/16/2025.*
4. *PROPERTY LINE IS SHOWN PER REFERENCED PLAN.*
5. *PROPOSED SANITARY LINES AND STRUCTURES ARE SHOWN PER REFERENCED PLAN.*
6. *THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE INSTALLED LOCATION OF SANITARY SEWER RN SSJH 15 TO SSMH 15.5.*

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
355 Oneta Street, Ste. D100
Athens, GA 30601
P: (706) 310-0400
www.waengineering.com | info@waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING AND SHALL NOT BE USED BY ANY PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT W&A ENGINEERING SHALL BE CONSULTED. ANY REVISIONS TO THE DRAWINGS SHALL BE MADE ONLY BY W&A ENGINEERING AND SHALL BE RELEASED TO THE PUBLIC OR USED UNDER UNITED STATES COPYRIGHT LAW.

N
W E
S
GA WEST, ZONE 1002
NAD 83

0 15 30 60
SCALE 1" = 30'

DATE	02/17/2026
REVISIONS	
SHEET 1 OF 1	

SANITARY SEWER EXHIBIT FOR:

WOODSTOCK MILL
GORMAN CONSTRUCTION, INC.

NE CORNER OF WOODSTOCK PARKWAY AND TOWNE LAKE PARKWAY
WOODSTOCK, GA, 30188
CHEROKEE COUNTY
LAND LOT 1020 & 1021, 15TH DISTRICT, 2ND SECTION

JOB NUMBER	25-00196
DRAFTED BY	LH
REVIEWED BY	JB/ST

X:\Projects\2025\25-00196 - Woodstock Mill\Gorman\W&A Survey\As-built Survey\25-00196-SSMH15.5 2026-01-13.dwg, 2/17/26 10:08:33 AM, Blake

Prepared by and after Recording Return to:
Martin Bagwell Luke, P.C.
400 Northridge Road, Suite 1225
Atlanta, Georgia 30350
Attn: Mitchell T. Bagwell

Cross Reference:
Deed Book 15061, Page 495

FIRST AMENDMENT TO SEWER EASEMENT

This First Amendment to Easement Agreement (the "**Amendment**") is made as of this ___ day of March, 2026 by **SSP WOODSTOCK, LLC,** a Georgia limited liability company ("SSP") and **CITY OF WOODSTOCK, GEORGIA,** a municipal corporation of the State of Georgia (the "City");

RECITALS

WHEREAS, the City and SSP entered into that certain Sewer Easement dated October 13, 2025, and recorded October 16, 2025, in Deed Book 15061, Page 495 in the office of the Clerk of Superior Court, Cherokee County, Georgia (the "**Easement**");

WHEREAS, the Easement contemplates that the Easement Areas described therein may be relocated upon the reconfiguration of the sewer facilities;

NOW THEREFORE, in consideration of the foregoing, Ten Dollars ($10.00), the agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Recitals; Defined Terms. The aforementioned Recitals are incorporated herein by reference. Capitalized terms that are not otherwise defined shall have the same meaning as set forth in the Easement.

2. Amendment. The Easement is hereby amended as follows:

A. The Sewer Plan attached to the Easement as Exhibit "B" is hereby deleted, and the Sewer Plan attached hereto as Exhibit "A", entitled "Exhibit "B" to Sewer Easement", is hereby inserted in lieu thereof.
B. The legal description of Sewer Easement #1 in Exhibit "B-1" is hereby deleted in its entirety and replaced with the legal description attached hereto as Exhibit "B".

3. Ratification. In all other respects, the Easement is hereby ratified and confirmed.

4. Miscellaneous. This Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original, and all counterparts together shall constitute one agreement. This Amendment shall be governed pursuant to the terms of the State of Georgia.

IN WITNESS WHEREOF, this Amendment has been executed under seal by the undersigned, this __ day of March, 2026.

GRANTOR:

SSP WOODSTOCK, LLC,
a Georgia limited liability company

By: SSP WMD, LLC
a Georgia limited liability company
its Manager

By: SSP WOODSTOCK INVESTOR, LLC,
a Georgia limited liability company,
its Manager

By: CONNOLLY MANAGER, INC.,
a Georgia corporation,
its Manager

By:_____
Name: T. David Connolly
Title: Vice President

(seal)

Signed, sealed and delivered in the presence of:

_____
Witness

_____
Notary Public

(NOTARY SEAL)

My commission expires:_____

[*Signatures continued on next page]*

#1627738v1

SIGNATURE PAGE OF GRANTEE TO EASEMENT AGREEMENT BETWEEN SSP WOODSTOCK, LLC AS GRANTOR AND CITY OF WOODSTOCK, GEORGIA AS GRANTEE.

GRANTEE:

CITY OF WOODSTOCK, GEORGIA a municipal corporation of the State of Georgia

By:_____
Print name: _____
Title**:** _____

(corporate seal)

Signed, sealed and delivered in the presence of:

_____
Witness

_____
Notary Public

(NOTARY SEAL)

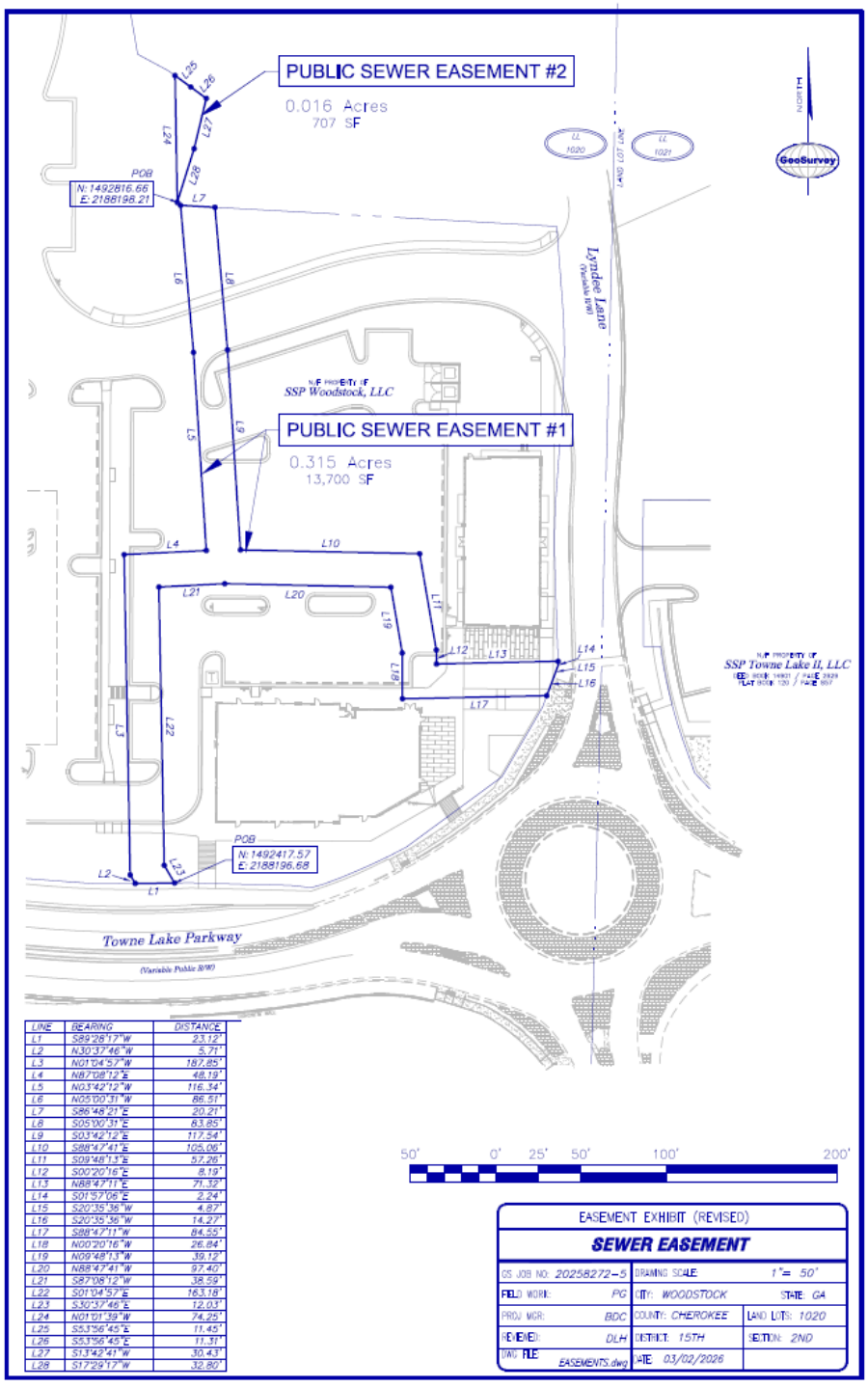
My commission expires:_____

#1627738v1

EXHIBIT "A"

EXHIBIT "B" TO SEWER EASEMENT

SEWER PLAN



LINE	BEARING	DISTANCE
L1	S89°28'17"W	23.12'
L2	N30°37'46"W	5.71'
L3	N01°04'57"W	187.85'
L4	N87°08'12"E	48.19'
L5	N03°42'12"W	116.54'
L6	N05°00'31"W	86.51'
L7	S86°48'21"E	20.21'
L8	S05°00'31"E	83.85'
L9	S03°42'12"E	117.54'
L10	S88°47'41"E	105.06'
L11	S09°48'13"E	57.26'
L12	S00°20'16"E	8.19'
L13	N88°47'11"E	71.32'
L14	S01°57'06"E	2.24'
L15	S20°35'36"W	4.87'
L16	S20°35'36"W	14.27'
L17	S88°47'11"W	84.55'
L18	N00°20'16"W	26.84'
L19	N09°48'13"W	39.12'
L20	N88°47'41"W	97.40'
L21	S87°08'12"W	38.59'
L22	S01°04'57"E	163.18'
L23	S30°37'46"E	12.03'
L24	N01°01'39"W	74.25'
L25	S53°56'45"E	11.45'
L26	S53°56'45"E	11.31'
L27	S13°42'41"W	30.43'
L28	S17°29'17"W	32.80'

#1627738v1

EXHIBIT "B"

(revision to Exhibit B-1 of the Sewer Easement)

SEWER EASEMENT #1 (Public) (REVISED 03/02/2026)

All that tract or parcel of land Lying and being in Land Lot 1020 of the 15th District, 2nd Section, Cherokee County, Georgia, and being more particularly described as follows:

Beginning at a point along the Northerly right-of-way line of Towne Lake Parkway (variable right-of-way), said point having Georgia State Plane Coordinate values of North 1492417.57 feet and East: 2188196.68 feet, said point being the TRUE POINT OF BEGINNING;
Thence South 89 degrees 28 minutes 17 seconds West, a distance of 23.12 feet to a point;
Thence North 30 degrees 37 minutes 46 seconds West, a distance of 5.71 feet to a point;
Thence North 01 degrees 04 minutes 57 seconds West, a distance of 187.85 feet to a point;
Thence North 87 degrees 08 minutes 12 seconds East, a distance of 48.19 feet to a point;
Thence North 03 degrees 42 minutes 12 seconds West, a distance of 116.34 feet to a point;
Thence North 05 degrees 00 minutes 31 seconds West, a distance of 86.51 feet to a point;
Thence South 86 degrees 48 minutes 21 seconds East, a distance of 20.21 feet to a point;
Thence South 05 degrees 00 minutes 31 seconds East, a distance of 83.85 feet to a point;
Thence South 03 degrees 42 minutes 12 seconds East, a distance of 117.54 feet to a point;
Thence South 88 degrees 47 minutes 41 seconds East, a distance of 105.06 feet to a point;
Thence South 09 degrees 48 minutes 13 seconds East, a distance of 57.26 feet to a point;
Thence South 00 degrees 20 minutes 16 seconds East, a distance of 8.19 feet to a point;
Thence North 88 degrees 47 minutes 11 seconds East, a distance of 71.32 feet to a point;
Thence South 01 degrees 57 minutes 06 seconds East, a distance of 2.24 feet to a point;
Thence South 20 degrees 35 minutes 36 seconds West, a distance of 4.87 feet to a point;
Thence South 20 degrees 35 minutes 36 seconds West, a distance of 14.27 feet to a point;
Thence South 88 degrees 47 minutes 11 seconds West, a distance of 84.55 feet to a point;
Thence North 00 degrees 20 minutes 16 seconds West, a distance of 26.84 feet to a point;
Thence North 09 degrees 48 minutes 13 seconds West, a distance of 39.12 feet to a point;
Thence North 88 degrees 47 minutes 41 seconds West, a distance of 97.40 feet to a point;
Thence South 87 degrees 08 minutes 12 seconds West, a distance of 38.59 feet to a point;
Thence South 01 degrees 04 minutes 57 seconds East, a distance of 163.18 feet to a point;
Thence South 30 degrees 37 minutes 46 seconds East, a distance of 12.03 feet to a point;
which is the point of beginning,
Said tract or parcel of land contains 0.315 Acres, and 13700 Square Feet.

CONSENT AND JOINDER

THE UNDERSIGNED, Ameris Bank, a Georgia banking corporation, as Grantee of that Construction Deed to Secure Debt, Assignment of Leases and Rents, Security Agreement, and Fixture Filing dated September 23, 2025, filed and recorded September 29, 2025, Deed Book 15056, Page 2468, Cherokee County, Georgia records, (hereinafter referred to as the "Security Deed"), which Security Deed encumbers the real property described in that certain Easement Agreement dated October 13, 2025, by and between SSP Woodstock, LLC and City of Woodstock, Georgia, recorded in Deed Book 15061, Page 525, aforesaid records hereby consents to and joins in the First Amendment to Easement Agreement to which this Consent and Joinder is attached, it being the intent of such Consent and Joinder that all rights pursuant to the First Amendment to Easement Agreement shall be unaffected and continue in full force and effect if the undersigned, or its successors or assigns, should foreclose upon the real property described in the Security Deed or otherwise exercises its rights thereunder.

IN WITNESS WHEREOF, the undersigned has caused this Consent and Joinder to be executed by its duly authorized officers and its seal to be affixed hereto this ___ day of March, 2026.

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public

(NOTARY SEAL)

My Commission Expires:

AMERIS BANK**,** a Georgia banking corporation

By:_____
Title:

Attest: _____
Title:

(COMPANY SEAL)

DEED BOOK:15061 PG:495 Filed: 10/16/2025 04:44 PM Clerk File Number: 28-2025-028848
Rec: $25.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
e-Filed

Prepared by and Return to:

Martin Bagwell Luke, P.C.
400 Northridge Road, Suite 1225
Atlanta, Georgia 30350
Attn: Mitchell T. Bagwell

(Recorder's Use Above this Line)

STATE OF GEORGIA

COUNTY OF CHEROKEE

SEWER EASEMENT

This SEWER EASEMENT (this "***Agreement***") is made effective as of the latter signature date hereof (the "***Effective Date***") by and between the **City of Woodstock**, a body corporate and politic and a political subdivision of the State of Georgia (the "***City***") and **SSP Woodstock, LLC**, a Georgia limited liability company ("***SSP***") (the City and SSP being collectively referred to herein as the "***Parties***").

RECITALS

WHEREAS, SSP is contemplating constructing a shopping center on that certain real property described on **Exhibit A** attached hereto and by this reference made a part hereof (the "***SSP Parcel***"); and

WHEREAS, an existing sanitary sewer line and related facilities are located on the SSP Parcel, and SSP intends to relocate an existing sanitary sewer line on the SSP Parcel (the "***Sewer Lines***"), in accordance with the Sanitary Sewer Plan attached hereto as **Exhibit B** and by this reference made a part hereof (the "***Sewer Plan***");

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants set forth herein and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

DEED BOOK:15061 PG:496 Filed: 10/16/2025 04:44 PM Clerk File Number: 28-2025-028848
Rec: $25.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
e-Filed

1. **Grant of Sewer Easement.** SSP hereby grants and conveys unto the City a perpetual non-exclusive easement in, to, over, across, on, through and under those areas shown and labeled on the Sewer Plan as Public Sewer Easement #1 and Public Sewer Easement #2 (the *"Easement Areas")* and legally described on **Exhibit B-1** for the operation, maintenance, repair, replacement, testing, inspection and use of the Sewer Lines after their initial construction has been completed by SSP, together with the right to go upon said Easement Area to inspect, maintain, replace or repair the Sewer Lines, as may from time to time be necessary. The Easement Area is twenty (20) feet in width except where otherwise indicated. SSP reserves the right to use the land above the Easement Area for all purposes that are not inconsistent with the City's rights herein, including, but not limited to, paving and landscaping.

2. **Interference with Grantor's Business.** The City shall exercise its rights under this Easement at all times in such a fashion so as to minimize any negative impact on the SSP Parcel and the business conducted thereon.

3. **Repair and Restoration.** The City shall promptly repair any damage caused by the exercise of its rights under this Easement, and shall promptly restore the SSP Parcel to substantially its prior condition.

4. **Right of Relocation.** SSP shall have the right to relocate the Easement Area, and to relocate and reconfigure the related facilities, so long as the rights granted to the City by this Easement are not materially adversely affected.

5. **Binding Effect**. The rights, covenants and agreement contained herein shall run with the land and shall bind and benefit the Parties and their respective transferees, successors, assigns and any person claiming by, through or under either party to this instrument.

6. **Miscellaneous**. This Agreement shall be recorded at the sole expense of SSP and shall be governed by and construed in all respects in accordance with the laws of the State of Georgia. The captions and headings herein are for convenience and shall not be held or deemed to define, limit, describe, explain, modify, amplify or add to the interpretation, construction or meaning of any provisions, scope or intent of this Agreement. This Agreement may not be modified, amended, altered or changed in any respect except by written agreement that is signed by each of the Parties hereto.

7. **Execution in Counterparts**. This Agreement may be executed in several counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument, even though the City and SSP are not signatories to the original or the same counterpart.

8. **Notices**. All notices must be in writing and shall be valid upon receipt when delivered by hand, by nationally recognized courier service, or by First Class United States Mail, certified, return receipt requested to the addresses set forth below:

To the City: City of Woodstock, Georgia
12453 Highway 92
Woodstock, Georgia 30188

With copy to: Phillip E. Friduss
Hall Booth Smith P.C.
191 Peachtree Street NE Suite 2900
Atlanta, GA 30303-1775

To SSP: SSP Woodstock, LLC
5080 Peachtree Blvd, Ste 210
Atlanta, Georgia 30341
Attn: T. David Connolly

With copy to: Martin Bagwell Luke, P.C.
400 Northridge Road, Suite 1225
Atlanta, Georgia 30350
Attn: Mitchell T. Bagwell

The City or SSP, by thirty (30) days prior written notice to the other in the manner provided herein, may designate one or more different notice addresses from those set forth above. Refusal to accept delivery of any notice or the inability to deliver any notice because of a changed address for which no notice was given as required herein, shall be deemed to be receipt of any such notice.

[END OF DOCUMENT – SIGNATURE PAGES AND EXHIBITS TO FOLLOW]

DEED BOOK:15061 PG:498 Filed: 10/16/2025 04:44 PM Clerk File Number: 28-2025-028848
Rec: $25.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
e-Filed

IN WITNESS WHEREOF, the Parties have executed this Agreement under seal as of the day and year set forth below.

THE CITY:

City of Woodstock

By: Michael Caldwell
Name: Michael Caldwell
Title: Mayor

Date: 13 OCT 2025

Signed, sealed and delivered
in the presence of:

Witness

Robyn L. Adams
Notary Public

[NOTARY SEAL]

My commission expires: 10/23/2028

ROBYN L ADAMS NOTARY PUBLIC PICKENS COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 23, 2028

DEED BOOK:15061 PG:499 Filed: 10/16/2025 04:44 PM Clerk File Number: 28-2025-028848
Rec: $25.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
e-Filed

SSP:

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

My Commission Expires:

(NOTARY SEAL)

Kimberly Costa
NOTARY PUBLIC
FORSYTH COUNTY, GEORGIA
My Commission Expires 02/05/2029

SSP WOODSTOCK, LLC,
a Georgia limited liability company

By: SSP WMD, LLC
a Georgia limited liability company
its Manager

By: CONNOLLY MANAGER, INC.,
a Georgia corporation
its Manager

By: T. David Connolly
Name: T. David Connolly
Title: Vice - President

(seal)

Attachments:
Exhibit "A" – SSP Parcel
Exhibit "B" – Maintenance Area

DEED BOOK:15061 PG:500 Filed: 10/16/2025 04:44 PM Clerk File Number: 28-2025-028848
Rec: $25.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
e-Filed

EXHIBIT A

SSP PARCEL

All that tract or parcel of land lying and being in Land Lot 1020 of the 15th District, 2nd Section, Cherokee County, Georgia, and being more particularly described as follows:

BEGINNING at a concrete monument found at the intersection of the Easterly right-of-way line of Sherwood Drive (variable right-of-way) and the Southeasterly right-of-way line of Little John Lane (50-foot right-of-way), said point being the TRUE POINT OF BEGINNING;
Thence along the Southeasterly right-of-way line of Little John Lane North 72 degrees 54 minutes 40 seconds East, a distance of 150.47 feet to a 1/2-inch open top pipe found; Thence North 73 degrees 26 minutes 49 seconds East, a distance of 110.55 feet to a 5/8-inch rebar set; Thence South 89 degrees 36 minutes 06 seconds East, a distance of 99.77 feet to a 1/2-inch rebar found; Thence North 89 degrees 33 minutes 58 seconds East, a distance of 99.91 feet to a 1/2-inch rebar found; Thence North 89 degrees 17 minutes 32 seconds East, a distance of 50.15 feet to a railroad spike found; Thence North 89 degrees 37 minutes 52 seconds East, a distance of 246.77 feet to a point located at the centerline of a stream; Thence along the centerline of said stream South 00 degrees 21 minutes 42 seconds West, a distance of 14.30 feet to a point; Thence South 13 degrees 17 minutes 51 seconds West, a distance of 45.15 feet to a point; Thence South 23 degrees 19 minutes 00 seconds West, a distance of 35.53 feet to a point; Thence South 09 degrees 35 minutes 01 seconds East, a distance of 9.36 feet to a point; Thence South 09 degrees 35 minutes 01 seconds East, a distance of 10.20 feet to a point; Thence South 09 degrees 35 minutes 01 seconds East, a distance of 11.19 feet to a point; Thence South 61 degrees 41 minutes 55 seconds East, a distance of 20.54 feet to a point; Thence South 53 degrees 56 minutes 45 seconds East, a distance of 16.15 feet to a point; Thence South 53 degrees 56 minutes 45 seconds East, a distance of 11.31 feet to a point; Thence South 13 degrees 42 minutes 41 seconds West, a distance of 30.43 feet to a point; Thence South 17 degrees 29 minutes 17 seconds West, a distance of 34.63 feet to a point; Thence departing the centerline of said stream South 86 degrees 48 minutes 21 seconds East, a distance of 223.27 feet to a point located on the proposed Westerly right-of-way line of Lyndee Lane (variable right-of-way); Thence along said right-of-way line South 04 degrees 17 minutes 42 seconds East, a distance of 50.09 feet to a point; Thence along a curve to the right having an arc length of 55.97 feet, with a radius of 423.42 feet, being subtended by a chord bearing of South 00 degrees 26 minutes 31 seconds West, for a distance of 55.93 feet to a point; Thence South 04 degrees 09 minutes 01 seconds West, a distance of 48.46 feet to a point; Thence along a curve to the left having an arc length of 48.46 feet, with a radius of 420.42 feet, being subtended by a chord bearing of South 00 degrees 55 minutes 54 seconds West, for a distance of 48.44 feet to a point; Thence South 01 degrees 57 minutes 06 seconds East, a distance of 54.58 feet to a point located on the proposed Northerly right-of-way line of Towne Lake Parkway (variable right-of-way); Thence along said proposed right-of-way line South 20 degrees 35 minutes 36 seconds West, a distance of 26.49 feet to a point; Thence South 30 degrees 11 minutes 05 seconds West, a distance of 46.94 feet to a point; Thence South 53 degrees 38 minutes 45 seconds West, a distance of 69.68 feet to a point; Thence along a curve to the right having an arc length of 53.02 feet, with a radius of 374.67 feet, being subtended by a chord bearing of South 65 degrees 52 minutes 08 seconds West, for a distance of 52.97 feet to a point; Thence South 73 degrees 58 minutes 53 seconds West, a distance of 7.52 feet to a point; Thence North 83 degrees 59 minutes 39 seconds West, a distance of 12.55 feet to a point; Thence North 88 degrees 32 minutes 25 seconds West, a distance of 28.39 feet to a point; Thence North 88 degrees 32 minutes 25 seconds West, a distance of 29.89 feet to a point; Thence South 89 degrees 28 minutes 17 seconds West, a distance of 55.67 feet to a point; Thence North 85 degrees 44 minutes 21 seconds West, a distance of 46.78 feet to a point; Thence North 81 degrees 21 minutes 56 seconds West, a distance of 46.78 feet to a point; Thence North 76 degrees 33 minutes 16 seconds West, a distance of 56.13 feet to a point; Thence North 62 degrees 22 minutes 54 seconds West, a distance of 32.94 feet to a point; Thence North 13 degrees 10 minutes 47 seconds West, a distance of 26.12 feet to a point; Thence North 66 degrees 31 minutes 16 seconds West, a

distance of 62.53 feet to a point; Thence South 60 degrees 44 minutes 21 seconds West, a distance of 20.56 feet to a point; Thence along a curve to the right having an arc length of 46.19 feet, with a radius of 699.97 feet, being subtended by a chord bearing of North 73 degrees 48 minutes 11 seconds West, for a distance of 46.18 feet to a point; Thence North 65 degrees 18 minutes 46 seconds West, a distance of 97.65 feet to a point; Thence North 55 degrees 11 minutes 12 seconds West, a distance of 59.14 feet to a point; Thence North 64 degrees 46 minutes 22 seconds West, a distance of 48.77 feet to a point; Thence North 68 degrees 37 minutes 19 seconds West, a distance of 53.81 feet to a point; Thence North 72 degrees 47 minutes 32 seconds West, a distance of 86.85 feet to a point; Thence North 72 degrees 41 minutes 05 seconds West, a distance of 14.88 feet to a point; Thence North 77 degrees 57 minutes 48 seconds West, a distance of 76.41 feet to a point; Thence North 75 degrees 36 minutes 53 seconds West, a distance of 40.17 feet to a point located on the proposed Easterly right-of-way line of Woodstock Parkway (variable right-of-way);Thence along said right-of-way line North 27 degrees 56 minutes 16 seconds West, a distance of 28.45 feet to a point; Thence North 09 degrees 03 minutes 36 seconds West, a distance of 19.42 feet to a point; Thence along a curve to the right having an arc length of 45.08 feet, with a radius of 77.95 feet, being subtended by a chord bearing of North 07 degrees 30 minutes 30 seconds East, for a distance of 44.46 feet to a point; Thence North 66 degrees 08 minutes 33 seconds West, a distance of 13.00 feet to a point located on the proposed Easterly right-of-way line of Sherwood Drive (variable right-of-way); Thence along said right-of-way line and following along a curve to the right having an arc length of 38.35 feet, with a radius of 93.50 feet, being subtended by a chord bearing of North 35 degrees 36 minutes 26 seconds East, for a distance of 38.08 feet to a point; Thence along a curve to the right having an arc length of 3.58 feet, with a radius of 93.50 feet, being subtended by a chord bearing of North 48 degrees 27 minutes 11 seconds East, for a distance of 3.58 feet to a point; Thence North 49 degrees 32 minutes 56 seconds East, a distance of 15.81 feet to a point; Thence along a curve to the left having an arc length of 15.52 feet, with a radius of 182.89 feet, being subtended by a chord bearing of North 24 degrees 10 minutes 39 seconds East, for a distance of 15.52 feet to a point; Thence along a curve to the left having an arc length of 15.87 feet, with a radius of 182.89 feet, being subtended by a chord bearing of North 19 degrees 15 minutes 41 seconds East, for a distance of 15.86 feet to a point; Thence North 10 degrees 50 minutes 41 seconds East, a distance of 13.83 feet to a point; Thence North 00 degrees 00 minutes 13 seconds West, a distance of 41.14 feet to a point; Thence North 00 degrees 00 minutes 13 seconds West, a distance of 17.82 feet to a point; Thence along a curve to the right having an arc length of 19.28 feet, with a radius of 62.79 feet, being subtended by a chord bearing of North 03 degrees 52 minutes 54 seconds West, for a distance of 19.20 feet to a point; Thence North 05 degrees 48 minutes 55 seconds East, a distance of 3.97 feet to a point located on the proposed Southerly right-of-way line of Little John Lane (50-foot right-of-way); Thence along said right-of-way line North 72 degrees 54 minutes 40 seconds East, a distance of 15.16 feet to a concrete monument found, said point being the TRUE POINT OF BEGINNING.

DEED BOOK:15061 PG:502 Filed: 10/16/2025 04:44 PM Clerk File Number: 28-2025-028848
Rec: $25.00
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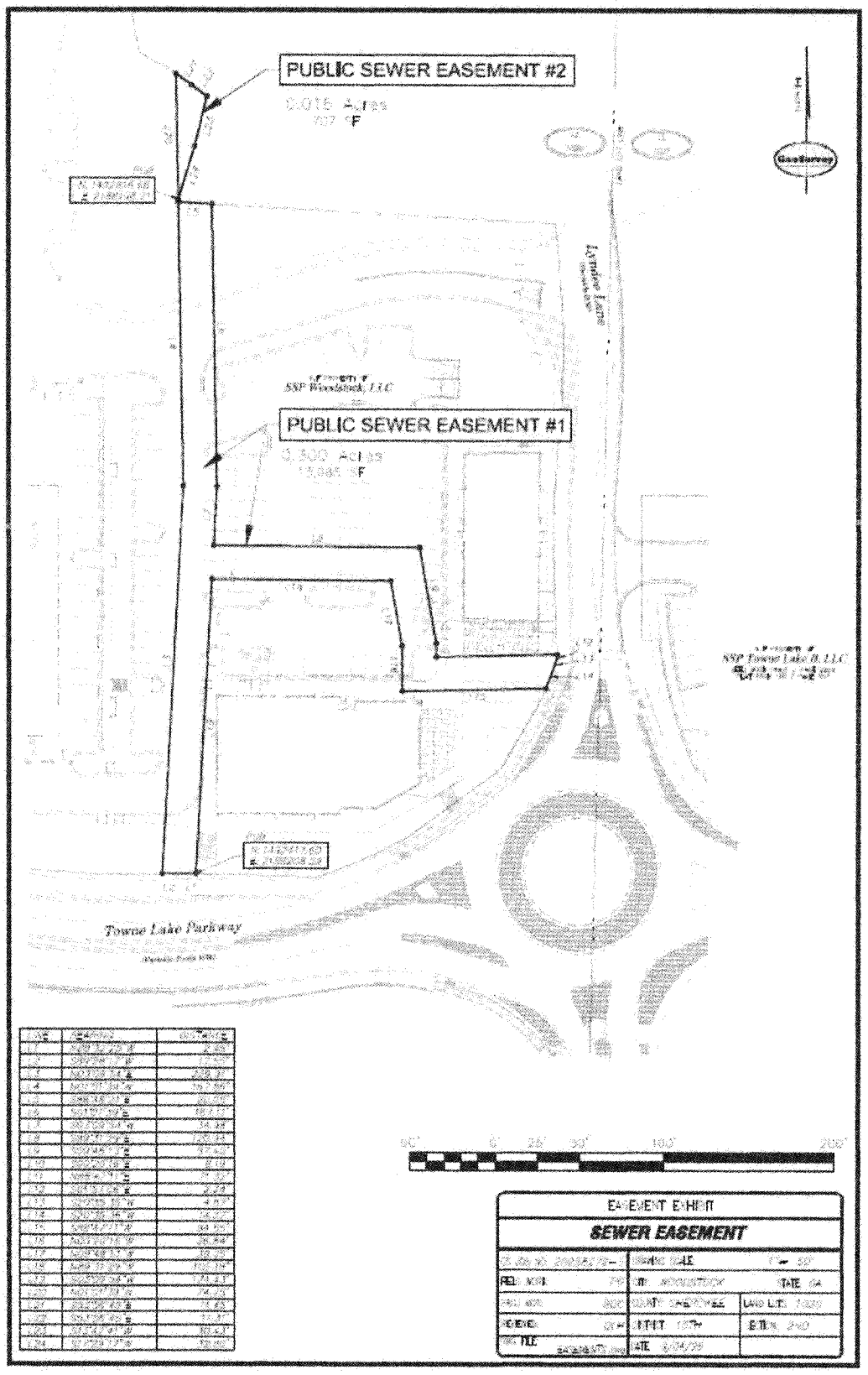
EXHIBIT B

SEWER PLAN



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Rec: $25.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
e-Filed

EXHIBIT B-1

SEWER PLAN LEGAL DESCRIPTIONS

SEWER EASEMENT #1 (Public)

All that tract or parcel of land Lying and being in Land Lot 1020 of the 15th District, 2nd Section, Cherokee County, Georgia, and being more particularly described as follows:

Beginning at a point along the Northerly right-of-way line of Towne Lake Parkway (variable right-of-way), said point having Georgia State Plane Coordinate values of North 1492417.60 feet and East: 2188208.59 feet, said point being the TRUE POINT OF BEGINNING;
Thence North 88 degrees 32 minutes 25 seconds West, a distance of 2.48 feet to a point;
Thence South 89 degrees 28 minutes 17 seconds West, a distance of 17.55 feet to a point;
Thence North 03 degrees 09 minutes 54 seconds East, a distance of 229.91 feet to a point;
Thence North 01 degrees 01 minutes 39 seconds West, a distance of 167.86 feet to a point;
Thence South 86 degrees 48 minutes 21 seconds East, a distance of 20.05 feet to a point;
Thence South 01 degrees 01 minutes 39 seconds East, a distance of 167.11 feet to a point;
Thence South 03 degrees 09 minutes 54 seconds West, a distance of 34.98 feet to a point;
Thence South 89 degrees 31 minutes 29 seconds East, a distance of 120.94 feet to a point;
Thence South 09 degrees 48 minutes 13 seconds East, a distance of 57.40 feet to a point;
Thence South 00 degrees 20 minutes 16 seconds East, a distance of 8.19 feet to a point;
Thence North 88 degrees 47 minutes 11 seconds East, a distance of 71.32 feet to a point;
Thence South 01 degrees 57 minutes 06 seconds East, a distance of 2.24 feet to a point;
Thence South 20 degrees 35 minutes 36 seconds West, a distance of 4.87 feet to a point;
Thence South 20 degrees 35 minutes 36 seconds West, a distance of 14.27 feet to a point;
Thence South 88 degrees 47 minutes 11 seconds West, a distance of 84.55 feet to a point;
Thence North 00 degrees 20 minutes 16 seconds West, a distance of 26.84 feet to a point;
Thence North 09 degrees 48 minutes 13 seconds West, a distance of 39.05 feet to a point;
Thence North 89 degrees 31 minutes 29 seconds West, a distance of 105.18 feet to a point;
Thence South 03 degrees 09 minutes 54 seconds West, a distance of 174.43 feet to a point;
which is the point of beginning,
Said tract or parcel of land contains 0.300 Acres, and 13085 Square Feet.

SEWER EASEMENT #2 (Public)

All that tract or parcel of land Lying and being in Land Lot 1020 of the 15th District, 2nd Section, Cherokee County, Georgia, and being more particularly described as follows:

Beginning at a point along the Easterly property line of property owned by SSP Woodstock, LLC, said point having Georgia State Plane Coordinate values of North 1492816.66 feet and East: 2188198.21 feet, said point being the TRUE POINT OF BEGINNING;
Thence North 01 degrees 01 minutes 39 seconds West, a distance of 74.25 feet to a point;
Thence South 53 degrees 56 minutes 45 seconds East, a distance of 11.45 feet to a point;

DEED BOOK:15061 PG:504 Filed: 10/16/2025 04:44 PM Clerk File Number: 28-2025-028848
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Thence South 53 degrees 56 minutes 45 seconds East, a distance of 11.31 feet to a point;
Thence South 13 degrees 42 minutes 41 seconds West, a distance of 30.43 feet to a point;
Thence South 17 degrees 29 minutes 17 seconds West, a distance of 32.80 feet to a point;
which is the point of beginning,
Said tract or parcel of land contains 0.016 Acres, and 707 Square Feet.

AGENDA ITEM NO. 7.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 23, 2026
SUBMITTED BY:	Cameron Dunn, Community Development
ITEM TYPE:	Presentation and Discussion Items
AGENDA SECTION:	PUBLIC HEARING
SUBJECT:	**Consideration of CUP#093-25: 706 Robin Court (Public Hearing & Vote)**
SUGGESTED ACTION:	Request for consideration for Council to remand the case back to Planning Commission to allow for consideration of new entitlements that have arisen from updated site designs for a proposed single-family residential development at 706 Robin Court.

ATTACHMENTS:

CUP#093-25 MCSR.pdf

Attachment A PC Agenda.pdf

DATE: March 23, 2026

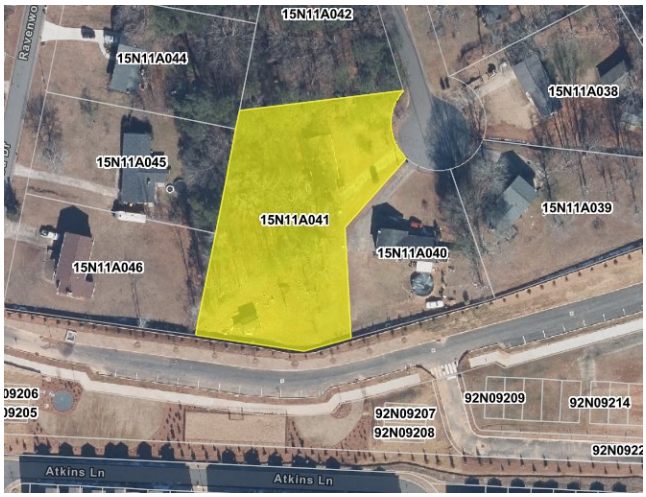
TO: Woodstock City Council

FROM: Cameron Dunn, MPA, Planner II

SUBJECT: Project No. CUP#093-25
706 Robin Court

EXECUTIVE SUMMARY

The Applicant, Parks Huff on behalf of Dossey, LLC, has requested a Conditional Use Permit to develop a residential project on a parcel assemblage of less than five acres within the Downtown District at 706 Robin Court. The proposed development would be comprised of five single-family homes, with three homes fronting off of Brownlee Road and two homes fronting off of Robin Court. One Variance is requested to allow the homes off of Robin Court to have an increased sidewalk supplemental zone.



PLANNING COMMISSION RECOMMENDATION.

On February 5, 2026, the Planning Commission considered and voted on the proposed 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 project and the Applicant's requests, and summarized the DPC recommendation of denial. The Applicant gave a presentation to the Commission, explaining the use, how compatibility with the existing subdivision is intended to be matched, and similar projects within the area. The Commission voted 7-0 to recommend denial of the request in accordance with staff's recommendation, which was denial of the CUP and concurrent Variance pending the preparation of a small area plan for the Cardinal Woods subdivision that sets standards for redevelopment, how characteristics of the subdivision are maintained or blended with new development, and

how connection to existing infrastructure would occur. This small area plan may either be provided by the developer for parcels within the subdivision, operating on criteria determined by the DPC, or be completed as a part of the pending 2028 Comprehensive Plan.

ADDITIONAL CHANGES TO PROJECT

This case was heard by the Planning Commission on February 5, and at their February 23, 2026 meeting, City Council tabled the case at the applicant's request, pending updates to the site design of the project based on resident concerns. The updated site plan reduces the total number of proposed dwellings along the 706 Robin Court frontage from two to one.

The Applicant has presented staff with plans that modify the entitlements that need to be requested. These entitlements would extend the boundaries of the Conditional Use Permit to include portions of the property located at 704 Robin Court. 704 Robin Court was not advertised as a property that was seeking a CUP, and therefore, the revised project must be heard by Planning Commission as a legislative action before a decision can be made by City Council.

ATTACHMENTS

Attachment A: Planning Commission Agenda Packet

DATE: February 5, 2026

TO: Woodstock Planning Commission

FROM: Cameron Dunn, MPA, Planner II

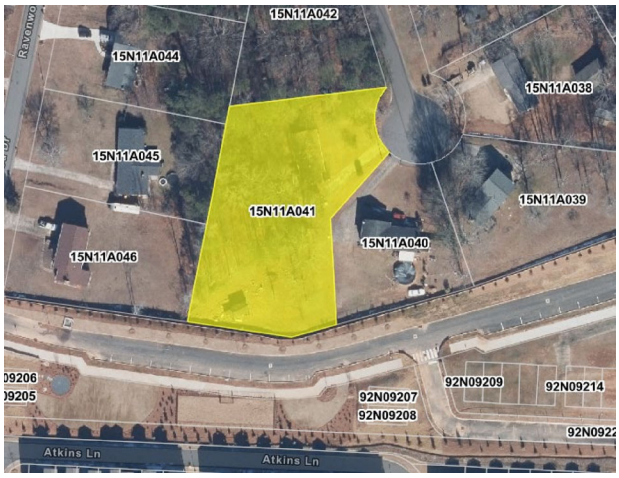
SUBJECT: Project No. CUP#093-25
706 Robin Court

RECOMMENDATION

Staff recommends denial of a Conditional Use Permit (CUP) to allow for a development within the Downtown District on less than five acres with a concurrent Variance for site development standards.

EXECUTIVE SUMMARY

The Applicant, Parks Huff on behalf of Dossey, LLC, has requested a CUP to develop a residential project on a parcel assemblage of less than five acres within the Downtown District at 706 Robin Court. The proposed development would be comprised of five single family homes, with three homes fronting off of Brownlee Road and two homes fronting off of Robin Court. One Variance is requested to allow the homes off of Robin Court to have an increased sidewalk supplemental zone.



General information about the project is provided below. The public hearing application is provided as Attachment A. The site plan is provided as Attachment B.

BACKGROUND

General Property and Surrounding Land Use Information	
Address	706 Robin Court
Council Ward	2 (Potts)
Tax ID #	15N11A 041
Site Acreage	± 0.91 acres
Future Development Map	Urban Village
Current Zoning	DT-LR (Downtown- Low Density Residential)
Current Development	Single-Family Home
Streets Information	Brownlee Road and Robin Court are maintained by the City of Woodstock
Surrounding Neighborhood: North	DT-LR: Cardinal Woods Subdivision.
South	DT-MR-A: Forrest Crossing Subdivision.
East	DT-LR: Cardinal Woods Subdivision.
West	DT-LR: Cardinal Woods Subdivision.

Past Zoning History

Approximately 0.25 acres was added to the subject property via a combination plat in 2024 that took acreage from 708 Robin Court. The site was previously served by a septic tank system, but any proposed development on the site would be served by sewerage provided off of connections on Brownlee Road.

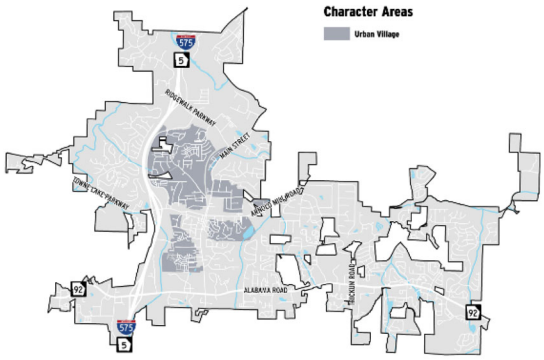
PROJECT DESCRIPTION

The Applicant is requesting a Conditional Use Permit and concurrent Variance to allow for the development of five single family detached residences on a parcel located at 706 Robin Court. The subject property is comprised of one parcel, totaling approximately 0.91 acres. The Applicant proposes to improve the site with five single family detached units. Three of the five units would front onto Brownlee Road, with rear-fed garages served by a private alley access off Brownlee Road. The remaining two dwellings would be developed off of Robin Court, served by separate, front-loaded driveways. All five units would be two stories in height. The bulk of the dwellings proposed off of Brownlee Road emulates the footprints of single family detached homes in the adjacent Forrest Crossing subdivision, with a footprint of around 30 feet in width by 70 feet in depth. The bulk of the units fronting onto Robin Court would be around 40 feet in width by 50 feet in depth. The residences off of Brownlee Road would be located approximately 26’ from the roadway, and have a 7’ sidewalk landscape zone, a 5’ sidewalk, and a 14’ sidewalk supplemental zone shown on the site plan. The homes off of Robin court are proposed to have an increased sidewalk supplemental zone, increased to 45’ (from a maximum of 20’) to emulate the increased front setbacks typically present within Cardinal Woods.

ANALYSIS

Consistency with the 2023 Comprehensive Plan

The 2023 Comprehensive Plan identifies this site as being within the Urban Village Character Area. Within the Urban Village Character Area, it is stated that there are several neighborhoods within the Downtown District that residents have repeatedly expressed a desire to preserve. It states that, for these subdivisions, the redevelopment of individual properties should maintain lot sizes and setbacks to maintain consistency of character within the subdivision.



The proposed development in this case would change both the associated setbacks and the lot sizes, splitting the single parcel into five smaller ones. As such, the Comprehensive Plan does not support the redevelopment of this parcel in this manner. Instead, the Plan notes that characteristics like setbacks and size be maintained until a critical mass of lots is assembled for a master-planned development.

The request does not align with the tenets of the 2023 Comprehensive Plan.

The Comprehensive Plan does give general guidance on how a longstanding subdivision should maintain its character: through setbacks and lot size. However, this limited guidance does little in considering redevelopment potential of these subdivisions, especially in cases such as this where the proposed development is adjacent to newer development that is more aligned with the modern Downtown code environment. In future Plan updates, staff recommends that a small area plan be prepared for subdivisions like Cardinal Woods to assist in defining more characteristics that should be maintained, how gradients in density should work in edge properties within the subdivisions, and how the modern code should be applied to the legally nonconforming lots within.

Consistency with the Land Development Ordinance (LDO)

In order to accommodate the proposed development, two entitlements are requested. They are summarized in the list below:

- Conditional Use Permit to allow for a residential development on less than five acres of land (LDO Section 7.721.2(c).
- Variance to LDO Section 7.726.6 to allow for an increased sidewalk supplemental zone width along Robin Court

Critical Mass for Development

Within the Downtown District, LDO Section 7.721.4 states that the redevelopment of more than two existing lots within a platted subdivision under the same land disturbance permit is prohibited unless a critical mass of lots in the subdivision are acquired and assembled. The code states that a critical mass is defined as 80% or more of contiguous lots within the subdivision. For the purposes of the proposed development considered in this case, the Applicant does not run afoul of this requirement. Though the Applicant is utilizing three parcels within the subdivision, two of the three parcels are not being redeveloped. Given the natural features on site that previously prevented septic fields and tanks from being sited on the lots, these lots were platted and left undeveloped. Now, due to sewer availability, they are being developed for the first time, keeping the same property boundaries as shown on the plat. Only the property at 706 Robin Court would count towards the critical mass for development, and not 704 Robin Court or 702 Ravenwood Drive that is proposed to happen concurrently.

Conditional Use Permit

The Downtown District requires that residential developments occurring on less than five acres receive a conditional use permit in order to proceed. The LDO offers an exemption from this requirement if the construction does not require the subdivision of property into more than three parcels. In addition to the standard CUP criteria, the LDO also notes that CUPs sought for this purpose must also be reviewed for their uniqueness, character, access, and connection to existing streets, alleys, and trails. The proposed development indicates a decrease in density from the Brownlee frontage to the Robin Court frontage, increasing lot size and setbacks as one moves closer to the existing development in Cardinal Woods. This said, there is little other dedication made to coordinate with the existing neighborhood character. Unlike the other two lots proposed to be developed by the Applicant, there are little extenuating factors that would limit the ability to conform to subdivision character on the north side of the property (i.e. placing one house along the Robin Court street frontage). Additionally, while the Applicant proposes to install sidewalk on the Brownlee street frontage in accordance with the Downtown District Standards, this sidewalk would not connect to any other sidewalk within the vicinity, either through street crossing or adjacent connection.

Site Variance

The Applicant is requesting to increase the width of the sidewalk supplemental zone from its 20’ maximum to 45’ to mimic the existing setbacks of homes along Robin Court. This Variance is being considered concurrently to the Conditional Use Permit request. Given that the Applicant performed a combination plat with the adjacent property at 708 Robin Court in 2024, the Lot of Record exemption of the Downtown Standards could not apply to this lot. The Lot of Record provision states that any lot platted before 2018 can utilize the exemption. The Variance need in this case was caused by the Applicant performing the combination plat to add ~0.24 acres to the lot, as the lack of Lot of Record provisions

would require any proposed development to move closer to the road frontage in accordance with the modern Downtown Standards.

PUBLIC INPUT

Public notice for the public hearing has been provided in accordance with State and local law. On or around December 22, 2025, 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 Cherokee Tribune and signs were posted on the property a minimum of 15 days but not more than 45 days prior to the public hearing.

On Tuesday, January 13, 2026, the Applicant hosted a public input meeting at the Chambers at City Center, located at 8534 Main Street, beginning at 7:00PM. 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 public input report is provided as Attachment D. About 25 residents attended the meeting, most of which from the surrounding Cardinal Woods subdivision. Residents had concerns about the size of the proposed development, its potential to change the neighborhood character of the existing Cardinal Woods subdivision, and the potential for street infrastructure, sewer service, and denser development entering the neighborhood. In addition to the public input meeting, City staff has received emails from five surrounding residents expressing either support or opposition to the proposed project. This correspondence can also be found in Attachment D.

DEVELOPMENT PROCESS COMMITTEE RECOMMENDATION

On January 21, 2026, the Development Process Committee (DPC) met to consider the proposed request. The DPC discussed how the development would be the second parcel within the existing Cardinal Woods subdivision to be built with a higher density than what has existed in the subdivision since its original construction in the 1970s (the first being 257 Rope Mill Road, which was granted a Conditional Use Permit in 2024). This is, however, the first parcel that can be accessed from within Cardinal Woods that would be built with higher density than the adjacent property. The Committee also discussed that while there were underlying zoning allowances within the DT-LR district, development patterns and the Comprehensive Plan only provide limited guidance on when and how longstanding subdivisions should be redeveloped. If a patchwork of individual parcels were to follow suit to this development within Cardinal Woods, there is no plan or other entitlement that would ensure that the development would be consistent. Some developers may place one home on one lot (taking advantage of Lot of Record provisions), while others may choose to increase the intensity of development as proposed in this case. Additionally, there was discussion that there was no certainty that the same developer would develop all of these potential future projects, creating two methods of inconsistency: inconsistency with the existing neighborhood character area, and inconsistency within redeveloped parcels.

As such, the DPC voted unanimously (7-0) to recommend denial of the Conditional Use Permit and Variance, pending the preparation of a small area plan for the Cardinal Woods subdivision that sets standards for redevelopment, how characteristics of the subdivision are maintained or blended with new development, and how connection to existing infrastructure would occur. This small area plan may either be provided by the developer for parcels within the subdivision, operating on criteria determined by the DPC, or be completed as a part of the pending 2028 Comprehensive Plan.

CRITERIA FOR CONSIDERATION OF A CONDITIONAL USE PERMIT REQUEST

Pursuant to LDO Section 7.503 (Conditional Use Permit Review Criteria), the following conditions must be considered before a Conditional Use Permit can be granted by Mayor and Council.

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

   The proposed development would have an adverse effect on the surrounding area. Unlike previous development that has occurred on platted lots within the Cardinal Woods subdivision, the proposed development in this case is accessible from the interior of the neighborhood instead of larger collector streets like Brownlee Road, creating a change in the character of development internal to the subdivision.

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

   While an effort is made to conform to the existing development in Cardinal Woods by seeking Variance to front setback requirements, the lot sizes and existing side setbacks within Cardinal Woods are being altered by the development proposal, breaking the “one lot, one dwelling” style of development that is indicative of typical redevelopment in longstanding residential areas in Downtown. While the development on the southern portion of the lot may be consistent with the Forrest Crossing subdivision off Brownlee Road, the intensity of development on the Robin Court fronting side of the property is incompatible with the neighborhood character.

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

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

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

   There is no indication that the quiet enjoyment of surrounding property would be adversely affected by the development proposal. While the proposal increases the

intensity of development on the lot, residential uses are typically benign and quiet uses.

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

There is no indication that the property values of the surrounding properties would be negatively affected by the proposed development.

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

The proposed residential uses have adequate parking provided through the garages attached to the residences. The traffic impact onto the surrounding street network would be negligible.

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

The intensity of the use along the southern, Brownlee Road fronting side of the property is akin to other developing residences in the area. However, the northern side of the parcel, along Robin Court, has increased the intensity and density of development along the road frontage. Generally, the proposal is an increase in intensity that, while allowable in the underlying zoning with discretionary approval, is not designed in such a way that respects the surrounding development.

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

The uses proposed in the development are not in alignment with the tenets of the 2023 Comprehensive Plan. Reduction of lot sizes and setbacks run afoul of the criteris that determine longstanding neighborhood character in the Comprehensive Plan. By granting this CUP absent additional long range planning, the subdivision would redevelop inconsistently, either based on the style of development, the look of development, or the intensity of development.

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

Residential uses do not have hours of operation, but it is likely that traffic trips associated with residences would be expected in the proposed development (i.e. trips in the morning and evening based on the working day) to be consistent with the existing surrounding development.

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

No commercial or business deliveries would be expected based on the uses proposed.

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

While no landscape plans were submitted with the application package, any proposed development on the site would be required to follow the provisions of Chapter IX of the LDO, requiring a tree density of at least 100 inches per acre of 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, or welfare of the surrounding neighborhood would be adversely affected by the proposed development. However, the enjoyment of longstanding neighborhood character would be affected by the proposed development.

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

The proposed development does have additional specific requirements based on LDO Section 7.721.2(c), which states that residential projects shall be evaluated for their uniqueness, character, and connection to existing streets, alleys and trails. The proposed development does not fit the existing character of the surrounding development as defined in the Comprehensive Plan. While there are separate points of ingress/egress (Brownlee, Robin) for the five dwellings, the alley design is shown in a manner that dictates the development pattern of surrounding lots, necessitating the continuation of the alley parallel to Brownlee and indicating similar, uniform development should adjacent properties attempt to redevelop as well. The proposed sidewalk along the Brownlee frontage of the site is not proposed to connect to existing trail along the southside of Brownlee Road and does not show extensions to connect the proposed development to the sidewalk network of existing development.

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

The Applicant has provided sufficient information for a consideration of all factors relevant to a Conditional Use Permit. The information provided by the Applicant has revealed a need for a larger scoped plan for the subject property that necessitates the denial of the application based on Comprehensive Plan guidance and the need for additional planning efforts.

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

The conditional use should not emit or create unusual odors which require an odor attenuation system.

Additionally, for CUPs within the Downtown District, LDO Section 7.721.2(c) notes that projects seeking a CUP for the minimum acreage requirement shall be evaluated for their uniqueness, character, and connection to existing streets, alleys, and trails. This is addressed in Criteria M above.

CRITERIA FOR CONSIDERATION OF A VARIANCE REQUEST

Pursuant to LDO Section 11.216 (Variances), the following conditions must be considered before a Variance from the requirements of the City's Ordinances can be considered by the Commission and granted by the Council. Further, no Variance shall be authorized unless Council finds that all of the following conditions exist.

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

There are limited extraordinary conditions on the property. It has no natural features, a strange size, or shape that limit development, but it does have double frontage along Brownlee and Robin.

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

The application of the front setback regulations would create difficulty in creating a development pattern consistent with surrounding residences. However, the character of the area is already infringed by the Applicant's development proposal, decreasing lot sizes and other setbacks.

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

Unlike other platted lots within Cardinal Woods, this lot cannot apply for development under the Lot of Record provision due to actions taken by the Applicant (re-platting the lot). The peculiarity that does not allow the Applicant to take advantage of more relaxed setback standards is self-inflicted.

d. *A literal interpretation of this Ordinance would deprive the applicant of any right that others in the same district are allowed.*

A literal interpretation of the Ordinance would not allow the Applicant the right to develop in a pattern consistent with the surrounding neighborhood. Many lots

within Cardinal Woods would be permitted to use existing setbacks, but this lot cannot because of prior action taken by the Applicant.

e. *Relief, if granted, would not cause substantial detriment of the public good, or impair the purposes and intent of the Ordinance.*

The intent of the Ordinance is to ensure that new development within the Downtown District has an active street frontage with approachable uses. The granting of the Variance in concurrence with the development proposal/CUP would detriment the neighborhood character and impair the intent of long range planning documents. Were the Variance request instead proposed without subdivision of the property, it would not cause substantial detriment of the public good.

f. *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.*

The peculiarities related to the lot (inability to achieve lot of record, replatting) do not apply to other lots in the vicinity. However, this peculiarity and need for relief do not apply to other parcels in the subdivision because other parcels in the subdivision have not been considered with a development style that increases the density and intensity of their residential uses.

g. *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 granting of the Variance in concurrence with the Conditional Use Permit serves as a convenience to the Applicant. The development of the site with variable levels of density and styles of development is a convenience, seeking to meet the Downtown Standards when the development proposal benefits from it and vary from them when it is desired on other parts of the subject property.

h. *That the condition from which relief or a variance is sought did not result from willful action by the Applicant.*

The condition from which relief is sought resulted from the willful action of the Applicant. By re-platting the lot to increase the developable footprint available, the Applicant denied their own ability to utilize the Lot of Record provisions, and therefore needs relief from the code in concurrence with their CUP request.

i. *That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property, unreasonably increase congestion of public streets, increase danger of fire, imperil public safety, unreasonably diminish property*

values, or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

There is no indication that the authorization of this Variance would impair the supply of light or air to adjacent properties, as much of the parcel will remain natural in a post-development environment. The proposed use would have little impact on the congestion of streets, as the development of a single house has negligible traffic impacts. There is no indication that the proposed development would imperil public safety or decrease property values. The general welfare of residents would not be harmed by the relief granted in this case.

ATTACHMENTS

Attachment A: Application and Response Statements
Attachment B: Site Plan
Attachment C: Plat for Cardinal Woods, dated January 7, 1973
Attachment D: Public Input Report and Email Input from Residents

ATTACHMENT A1

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: [redacted]

Email: [redacted]

Applicant's Information:

Name: Dossey Investments, LLC

Address: 5341 Old Highway 5, Suite 207-350 Phone: [redacted]

City, State, Zip: Woodstock, GA 30188 Email: [redacted]

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

Name: Dossey Investments, LLC

Address: 5341 Old Highway 5, Suite 207-350 Phone: [redacted]

City, State, Zip: Woodstock, GA 30188 Email: [redacted]

Requested Public Hearing (check all that apply):

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

STAFF USE ONLY:

Case: CUP # 093 - 25

Received by: _____

Date Received: _____

Fee Paid: $ 400.00 Receipt # 607096

Date Accepted: 12/19/25

PUBLIC HEARING SCHEDULE:

Pre-Application Meeting: _____

Public Input Meeting: Jan 13, 2026 @ 7:00pm Chambers

DPC Meeting: Jan 7, 2026

Planning Commission: Feb 5, 2026

City Council: Feb 23, 2026

ATTACHMENT A2

Property Information:

Location: 706 Robin Court

Parcel Identification Number(s) (PIN): 15-0947-0004 Total Acreage: ±0.906

Property Information:

Location: Cardinal Woods subd. 706 Robin Ct.

Current Zoning: DT-LR Total Acreage: ±0.906

Tax Map #: 15 N 11A Parcel #: 041 Future Development Map Designation: Urban Village

Adjacent Zonings: North DT-LR South DT-MR-A East DT-LR West DT-LR

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

CUP to allow a residential development on less than 5 acres in the Downtown District (LDO sec 7.721.2c)

Variances to LDO sec 7.728 to allow increased supplemental zone in Lots 74 and 75 on the proposed site plan

Proposed Use(s) of Property:

single family residence(s)

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: City

How is sewage from this site to be managed?

City

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

If yes, what is the projected increase? 3.625 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home	5	0.725	3.625
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? 47.85 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	5	9.57	47.85
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, Jeff Smith for Dossey Investments, 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 15TH day of DECEMBER, 2025

Print Name Jeff Smith for Dossey Investments, 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 15 day of December, 2025.

Copyright Owner Print Name Jeff Smith

Copyright Owner Signature _____

Sworn to and Subscribed before me this: 15 day of December, 2025.

Notary Signature _____

(Notary Seal) BRANDON DOYLE NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 19, 2027

APPLICANT RESPONSE STATEMENT VARIANCES (Chapter VII, Article VII, Sec. 7.726)

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, Dossey Investments, LLC, is requesting a variance from the City of Woodstock Land Development Code Chapter VII, Article VII, Sec. 7.728 to increase the minimum supplemental zone, specifically for Lot 74 as depicted on the filed site plan (currently platted as Lot 41) in the Cardinal Woods subdivision.

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 other lots within the Cardinal Woods subdivision, which was platted in 1973. The Subject Property is contiguous to the radius of the cul-de-sac, which is the terminus of Robin Court.

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 one single-family residence 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 Applicant's proposal to increase the supplemental zone will make the front of the proposed home consistent with the existing surrounding homes.

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

   The Subject Property's current zoning, DT-LR, allows for single-family homes and similar

variances have been granted in similar situations. The single-family home the Applicant has proposed is within the density requirements prescribed by DT-LR.

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. The surrounding lots have varying supplemental zone widths and the Applicant is proposing a consistent look and feel for the proposed home.

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 single-family residences within the existing neighborhood with consistent landscaping and attractive front yards.

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 Cardinal Woods subdivision, which was platted in 1973. Street standards, including the delineation of supplemental zones, are modern constructs and supersede the establishment of the subdivision

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 VII, Sec. 7.726)

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, Dossey Investments, LLC, is requesting a variance from the City of Woodstock Land Development Code Chapter VII, Article VII, Sec. 7.728 to increase the minimum supplemental zone, specifically for Lot 75 as depicted on the filed site plan (currently platted as Lot 41) in the Cardinal Woods subdivision.

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 other lots within the Cardinal Woods subdivision, which was platted in 1973. The Subject Property is contiguous to the radius of the cul-de-sac, which is the terminus of Robin Court.

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 one single-family residence 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 Applicant's proposal to increase the supplemental zone will make the front of the proposed home consistent with the existing surrounding homes.

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

   The Subject Property's current zoning, DT-LR, allows for single-family homes and similar

variances have been granted in similar situations. The single-family home the Applicant has proposed is within the density requirements prescribed by DT-LR.

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. The surrounding lots have varying supplemental zone widths and the Applicant is proposing a consistent look and feel for the proposed home.

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 single-family residences within the existing neighborhood with consistent landscaping and attractive front yards.

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 Cardinal Woods subdivision, which was platted in 1973. Street standards, including the delineation of supplemental zones, are modern constructs and supersede the establishment of the subdivision

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 7.721.2

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, Dossey Investments, LLC, is requesting a Conditional Use Permit (CUP) pursuant to the City of Woodstock's Land Development Code 7.721.2(c) to allow a proposed project on less than five (5) acres. The Subject Property currently consists of one .906 acre parcel (15N11A 041). The Applicant proposes to construct five (5) single family homes as depicted on the proposed site plan.

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 proposed project will be comprised of five (5) detached homes. This projected density is far less dense than the 6 units per acre allowed in the DT-LR zoning district. The area is more connected to the city center with the completion of the Brownlee Road connection making the area a good place to add new housing.

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

   The use is compatible with the surrounding area. The Subject Property is within the Cardinal Woods subdivision, which is zoned DT-LR. Forrest Crossing, the subdivision contiguous to the south, is zoned DT-MR (Medium Density Residential). The Applicant's proposal will complement the existing houses in the Cardinal Woods subdivision.

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.

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.

   Adequate parking will be provided for the proposed single family residences in an unobtrusive manner. The proposal will maximize connection with and be served by Brownlee Road. Lots 71- 73 will be accessed from Brownlee Road via a private alley.

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. The area has seen significant changes with new development and the creation of the Brownlee Road connector that makes the area more connected and accessible to downtown.

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 residential corridor of Rope Mill Road. The subject property is currently zoned DT-LR and within the Urban Area (Village) of the Comprehensive Plan and the Future Development Map.

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

    The Applicant's proposal is for residential use. Provisions for hours of operation are irrelevant to this Application.

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

    Because the Subject Property is a zoned residential and the Applicant's proposal is for houses, controls and limits placed on commercial and business deliveries would be irrelevant to this Application.

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 for developing a project on less than five (5) acres.

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.

RAVENWOOD DR
(50' R/W)
20' SUPPLEMENTAL ZONE
1010
1000
990
984

ATTACHMENT C
COPY
FALCON
FINCH
CARDINAL
ROBIN
RAVENWOOD
BLOCK 'C'
BLOCK 'D'
VICINITY MAP

PUBLIC INPUT REPORT: Case # CUP#093-25, V#219-25 & V#220-25

Applicant Name: Dossey Investments, LLC

Phone #: [redacted] Email: [redacted]

Subject Property Address/Parcel #: 706 Robin Ct, 702 Ravenwood Dr & 704 Robin Ct

Public Input Meeting date, time, location: January 13, 2026 - Chambers at City Center @ 7 pm

I. Summary of concerns:

The biggest complaint was changing the character of Cardinal Woods. The neighborhood was established in the 1970's and the entire area has changed. Some lots were not built on due to sewer not being available. They also had concerns about loss of trees and stormwater concerns

II. How the applicant addressed concerns:

The project will meet stormwater requirements and the existing culverts will be reviewed to make sure they function correctly. The variance to push some homes back is intended to make the homes more compatible with larger front yards. Two of the lots are undeveloped due to lack of sewer which will be brought to the area.

III. Concerns the applicant was unable or unwilling to address and why:

New homes will look different than older homes. Styles have changed. The homes adjacent to existing homes will be pushed back so they will be in line with the existing homes. The neighbors would prefer the two vacant lots not be built on but this is not feasible or consistent with property rights.

IV. Concerns or topics of discussion unrelated to the proposal:

The discussion focused on the proposal. Some neighbors were receptive to the proposed changes but others did not want any changes to Cardinal Woods.

V. Agreements made by the applicant to property owners at the meeting:

The applicant agreed to inspect the culverts to make sure they function properly. The applicant also agreed to have a privacy fence separating the homes that face Brownlee Road because those homes will look like and orient towards the new homes being built across Brownlee Road.

Applicant's Signature: Parks Huff

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 # CUP#093-25, V#219-25 & V#220-25 Meeting Date 01/13/2026 Meeting Location The Chambers @ City Center

PUBLIC INPUT MEETING SIGN-IN SHEET

Name	Address
Stephen Kinyon	417 Falcon Ct
Sharon Kinyon	↓
Robert Hattersley	610 Ravenwood Dr
Lisa Hattersley	"
Graham Hawley	613 Ravenwood
Margaret Hawley	↓
Jessica Flores	310 Cardinal Drive
Jose Flores	" "
ROGER STRICKLAND	318 CARDINAL DR
Joyce, MATTHEW MCCABE	413 FALCON CT
MICHAEL DANIEL	309 CARDINAL DR
Michael Chumley	709 Robin Ct
Chris Rogers	707 Robin Ct
Rayven VanPoss	609 Ravenwood Dr

[redacted]

CASE # CUP#093-25, V#219-25 & V#220-25 Meeting Date 01/13/2026 Meeting Location The Chambers @ City Center

PUBLIC INPUT MEETING SIGN-IN SHEET

Name	Address	[redacted]
Jamie Pass	609 Ravenwood Drive	
Brandy Maricle	612 Ravenwood Drive	
Darryl Pauley	617 Ravenwood Drive	

ATTACHMENT D4

From: Melissa Sigmund
To: Cameron Dunn
Cc: Niwana Ray
Subject: FW: Cardinal woods development
Date: Tuesday, January 20, 2026 4:03:52 PM
Attachments: image001.png

Hi Cameron,

Here is a letter of support for the Ravenwood/Robinwood Court CUP/Variance cases to add to the file.

Thanks,

Melissa Sigmund
City of Woodstock
Director of Community Development

O) 770-592-6000 ext. 1600
C) 770-281-6698
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: Jeff Moon <jmoon@woodstockga.gov>
Sent: Tuesday, January 20, 2026 3:53 PM
To: Melissa Sigmund <msigmund@woodstockga.gov>
Subject: Fwd: Cardinal woods development

For the case file.
Sent from my iPhone

Begin forwarded message:

> **From:** David Potts <dpotts@woodstockga.gov>
> **Date:** January 20, 2026 at 3:32:55 PM EST
> **To:** Mayor and Council <MayorandCouncil@woodstockga.gov>, Jeff Moon <jmoon@woodstockga.gov>, Coty Thigpen <cthigpen@woodstockga.gov>
> **Subject: Fwd: Cardinal woods development**
>
> FYI below on the upcoming case in Cardinal Woods.

David Potts
City Council Ward 2
Woodstock, Ga

Begin forwarded message:

From: Todd Angel
Date: January 20, 2026 at 10:57:00 AM EST
To: David Potts <dpotts@woodstockga.gov>,
Chris Sligh, Parker Ebbs
Subject:

Mayor and Members of the Woodstock City Council,

I am writing to express my strong support for the proposed development impacting the Cardinal Woods neighborhood and for the associated improvements to streets, utilities, and surrounding infrastructure.

I am encouraged by the City's continued commitment to thoughtful, revitalized growth. This development represents a positive step forward for Woodstock by strengthening infrastructure, modernizing utilities, and enhancing the overall appeal and long-term value of our community. Well-planned growth not only supports current residents but also helps ensure Woodstock remains a vibrant and desirable place to live for future generations.

I would like to see Cardinal Woods further developed through additional neighborhood improvements. Enhancements such as streetlights, stop signs, and other traffic and safety measures would be welcomed additions that contribute to the neighborhood's much-needed development. These improvements would increase safety, enhance curb appeal, and make the community more presentable and attractive—

ultimately increasing the potential value of our homes and supporting resale value when the time comes.

I would also like to respectfully request that the temporary gate currently installed to limit traffic in the neighborhood be removed. While I understand that some of my neighbors make the opposite argument, I believe removal of the gate would improve internal traffic patterns. Without the gate, residents who live toward the back of the neighborhood would naturally use that entrance, helping to distribute neighborhood traffic more evenly rather than concentrating it in one area. It's my assumption that the vast majority arriving or departing our neighborhood are doing so from I575. Currently that's putting stress on streets like Brownlee. I just don't see a world where Cardinal Woods becomes a "cut through" to access Rope Mill, Brownlee, by design has provided this.

Finally, Woodstock needs young, energetic families who support our local economy, strengthen tourism, and—most importantly—invest in our schools. The development of new, modern, and connected homes directly supports this goal. The lots in question are well positioned to attract exactly this type of buyer, helping to ensure a strong, engaged community for years to come.

Thank you for your leadership, time, and thoughtful consideration of this development and the perspectives of those who live nearby. I am excited about the continued growth and revitalization of Woodstock and appreciate the City's efforts to plan for a strong, safe, and sustainable future.

Respectfully,

Todd Angel

411 Falcon Ct

ATTACHMENT D7

From:	Michael Caldwell
To:	David Potts; Mayor and Council
Cc:	Cameron Dunn; Melissa Sigmund; Jeff Moon
Subject:	Re: Formal Opposition to Rezoning Request – Floodplain Development, Creek Sewer Infrastructure, and Cut-Through Access (Cardinal Woods)
Date:	Monday, January 26, 2026 1:41:39 PM

Thank you for taking the time to share your feedback on this case, Ms. Carpenter! I am including the relevant staff to ensure they see your comments and that they are included in the public record for the case as well.

Go make it an outstanding week!

Michael Caldwell
Mayor

Get Outlook for iOS

From: Lauren Carpenter
Sent: Thursday, January 22, 2026 12:35 PM
To: Michael Caldwell <mcaldwell@woodstockga.gov>; David Potts <dpotts@woodstockga.gov>; Mayor and Council <MayorandCouncil@woodstockga.gov>
Subject: Formal Opposition to Rezoning Request – Floodplain Development, Creek Sewer Infrastructure, and Cut-Through Access (Cardinal Woods)

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 and Members of the Woodstock City Council,

My name is Lauren Carpenter, I am a resident of the Cardinal Woods subdivision, and have been for almost 10 years. My family chose to live in Woodstock because we truly love this community. We live modestly, and we are currently expecting our first child. We hope to raise our family here in the neighborhood we intentionally selected for its stability, safety, and character.

Cardinal Woods was developed in the 1970s as a low-density, single-family neighborhood and remains entirely on septic systems, without sidewalks or an HOA. Residents rely on zoning consistency to preserve neighborhood character and livability.

I am reaching out In reference to case numbers CUP#093-25, V#219-25, and V#220-25. The proposed rezoning to allow six-seven homes on approximately two acres represents a density that is inconsistent with Low-Density Residential zoning and incompatible with the established development pattern of Cardinal Woods. Approval would constitute a de facto up-zoning and set a precedent for future redevelopment pressure.

The proposal introduces infrastructure that is incompatible with the existing neighborhood,

including required sewer connections and sidewalks, while surrounding homes remain on septic systems. Increased impervious surface also raises concerns regarding stormwater runoff and drainage adjacent to existing septic systems.

Of particular concern is the proposal to route sewer infrastructure beneath a creek. This raises environmental, erosion, maintenance, and long-term reliability concerns that are inconsistent with the low-intensity residential nature of the area. Additionally, the proposal includes construction of a residential structure within a designated flood zone, directly across from existing homes. Floodplain development raises concerns related to safety, insurance, emergency response, and long-term liability.

The proposed development would also open a new roadway connection into Cardinal Woods, converting neighborhood streets into a cut-through for outside traffic and inviting future development pressure.

Finally, signage has already been placed stating, “Possible future access road to the redevelopment of Cardinal Woods.” Cardinal Woods is not subject to any approved redevelopment plan. This language is misleading, implies inevitability prior to Council action, and undermines public trust in the zoning process.

We support responsible growth, but growth must respect zoning intent, infrastructure capacity, environmental constraints, and existing neighborhoods. For these reasons, we respectfully request that City Council deny this rezoning request or require a substantially lower-density alternative that eliminates floodplain construction, creek-crossing sewer infrastructure, and cut-through access.

Thank you for your time, service, and careful consideration.

Respectfully,

Lauren Carpenter
607 Ravenwood drive- Cardinal Woods

ATTACHMENT D9

From: Melissa Sigmund
To: Cameron Dunn
Cc: Niwana Ray
Subject: FW: Cardinal woods development
Date: Wednesday, January 21, 2026 8:12:40 AM
Attachments: image001.png

Good morning Cameron,

Here is another email of support for the Ravenwood/Robin Ct case file.

Thanks,

Melissa Sigmund
City of Woodstock
Director of Community Development

O) 770-592-6000 ext. 1600
C) 770-281-6698
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

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From: Jeff Moon <jmoon@woodstockga.gov>
Sent: Tuesday, January 20, 2026 6:27 PM
To: Melissa Sigmund <msigmund@woodstockga.gov>
Subject: Fw: Cardinal woods development

For the case file.

From: David Potts <dpotts@woodstockga.gov>
Sent: Tuesday, January 20, 2026 6:01 PM
To: Mayor and Council <MayorandCouncil@woodstockga.gov>; Jeff Moon <jmoon@woodstockga.gov>; Coty Thigpen <cthigpen@woodstockga.gov>
Subject: Fwd: Cardinal woods development

2nd Cardinal Woods email

David Potts
City Council Ward 2

Woodstock, Ga

Begin forwarded message:

From: Scott McLain
Date: January 20, 2026 at 5:13:42 PM EST
To: David Potts <dpotts@woodstockga.gov>
Subject: Fwd: Cardinal woods development

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Mr Potts

My name is Scott McLain and I'm currently a homeowner in Cardinal Woods at 605 Ravenwood Drive, Woodstock, Ga. I'm in complete agreement with the email below and would like reiterate the importance of the second entrance being opened ASAP.

Thank you,

Respectfully submitted,
Scott McLain, President of Construction
MD Residential, LLC
5885 Matt Hwy.
Cumming, GA 30028

http://www.mdresidentialllc.com/

---------- Forwarded message ---------From:
Todd Angel
Date: Tue, Jan 20, 2026 at 10:53 AM

Subject: Cardinal woods development

To: mayorandcitycouncil@woodstockga.gov
<mayorandcitycouncil@woodstockga.gov>

Mayor and Members of the Woodstock City Council,

I am writing to express my strong support for the proposed development impacting the Cardinal Woods neighborhood and for the associated improvements to streets, utilities, and surrounding infrastructure.

I am encouraged by the City's continued commitment to thoughtful, revitalized growth. This development represents a positive step forward for Woodstock by strengthening infrastructure, modernizing utilities, and enhancing the overall appeal and long-term value of our community. Well-planned growth not only supports current residents but also helps ensure Woodstock remains a vibrant and desirable place to live for future generations.

I would like to see Cardinal Woods further developed through additional neighborhood improvements. Enhancements such as streetlights, stop signs, and other traffic and safety measures would be welcomed additions that contribute to the neighborhood's much-needed development. These improvements would increase safety, enhance curb appeal, and make the community more presentable and attractive—ultimately increasing the potential value of our homes and supporting resale value when the time comes.

I would also like to respectfully request that the temporary gate currently installed to limit traffic in the neighborhood be removed. While I understand that some of my neighbors make the opposite argument, I believe removal of the gate would improve internal traffic patterns. Without the gate, residents who live toward the back of the neighborhood would naturally use that entrance, helping to distribute neighborhood traffic more evenly rather than concentrating it in one area. It's my assumption that the vast majority arriving or departing our neighborhood are doing so from I575. Currently that's putting stress on streets like Brownlee. I just don't see a world where Cardinal Woods becomes a "cut through" to access Rope Mill, Brownlee, by design has provided this.

Finally, Woodstock needs young, energetic families who support our local economy, strengthen tourism, and—most importantly—invest in our schools. The development of new, modern, and connected homes directly supports this goal. The lots in question are well positioned to attract exactly this type of buyer, helping to ensure a strong, engaged community for years to come.

Thank you for your leadership, time, and thoughtful consideration of this development and the perspectives of those who live nearby. I am excited about the continued growth and revitalization of Woodstock and appreciate the City's efforts to plan for a strong, safe, and sustainable future.

Respectfully,

Todd Angel

411 Falcon Ct

City of Woodstock
City Council Ward 3

C) 678-977-7039
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

From: Jamie Poss **Sent:** Friday, January 9, 2026 10:08 AM **To:** Colin Ake <cake@woodstockga.gov> **Subject:** Re: Hello!

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Dear Councilman Ake,

Thank you so much for reaching out so quickly. I truly appreciate your willingness to listen and help.

You actually met my daughter, Rayven, yesterday at the Woodstock Business Club. I wasn't able to attend myself due to a very full work schedule, but she shares my concern—and the concern of many of our neighbors—regarding the proposed Conditional Use Amendment to develop seven homes on the two-acre property directly across from my home in Cardinal Woods.

I was given your name by another WBC member as someone who genuinely listens and cares about the community, and I'm hopeful you can help guide us through what feels like an uphill battle.

To be clear, we are not opposed to development. What we are strongly opposed to is **high-density development being inserted into an established, low-density neighborhood that was intentionally designed and purchased as such**. Cardinal Woods is a 1970s single-family neighborhood, without HOAs, without townhomes, and with a character that many of us deliberately chose and invested in long-term.

Seven homes on two acres represent a significant shift in density and precedent. A more reasonable and compatible solution would be three single-family homes that respect the existing zoning intent and neighborhood fabric.

There are very real concerns beyond preference:

- Increased density impacting traffic, drainage, and infrastructure
- Loss of mature trees in a city known as the “City of Trees”
- Rising property taxes that may force long-time residents—especially seniors—out of their homes
- Establishing a precedent that opens the door to additional high-density encroachment throughout the neighborhood

This development would directly impact my home, sitting immediately across the street, and I feel that impact acutely. I intentionally chose a neighborhood without high-density housing or HOA oversight, and recent experiences nearby—where HOAs attempted to impose rules on homes outside their jurisdiction—have only amplified these concerns.

Many of us feel blindsided. Notices were limited to properties within 800 feet, and the upcoming January 13th meeting has been described as an “input” meeting where questions may be asked, but not necessarily a forum where concerns can be formally stated. We are being advised that decisions are often made before these meetings occur, which is why we are urgently reaching out now.

My neighbors and I are asking for help—specifically:

- Who within City Council and Planning & Development should we be contacting directly ***before*** the meeting?
- What is the most effective way to formally express opposition to this rezoning request?
- How can we advocate for a development approach that allows building, but maintains low density and neighborhood compatibility?

We voted for our city’s leadership because we believed in protecting the character and livability of Woodstock’s neighborhoods. Right now, many of us feel unheard and vulnerable, and we are simply asking for fairness and balance.

Thank you again for taking the time to listen. Any guidance or advocacy you can provide would mean a great deal to our family and our neighbors.

Warm regards,

Jamie Poss

JPoss

POSS ELECTRIC COMPANY

609 Ravenwood Dr Woodstock, GA 30188

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From: Colin Ake <cake@woodstockga.gov>
Sent: Thursday, January 8, 2026 7:37 PM
To: Jamie Poss <> **Subject:** Hello!

Hi Jamie -

It was good to meet you this morning at Reformation during coffee. How can I help?

Colin

Colin Ake
City of Woodstock
City Council Ward 3

C) 678-977-7039
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

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From: Cameron Dunn
To: Jamie Poss, Warren Johnson; Michael Caldwell; David Potts; Tracy Collins; Brian Wolfe; Rob Usher; Planning; Colin Ake
Subject: RE: I Was Wrong - Proposed Zone Variations for Cardinal Woods
Date: Thursday, January 22, 2026 11:01:40 AM
Attachments: image001.png
image002.png

Jamie:

Thank you for reaching out with your concerns regarding the project. I will add this email to the casefile along with your prior email. This correspondence will be packaged together within the public agenda for the case, ensuring that the Planning Commission, the City Council, and the public who read it can weigh the input as they make their decisions.

Additionally, thank you for attending the Public Input meeting. If there is additional comment that you would like to provide on the case, I encourage you to speak at the public hearings for the cases. They are scheduled to be heard by the Planning Commission on February 5 and by the City Council on February 23. The Planning Commission is a recommending body, and the City Council will have the final say on whether the entitlements should be granted to the Applicant. Both of these meetings are being held at the Chambers at City Center (8534 Main Street) at 7:00 PM.

Hope to see you there!

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: Jamie Poss
Sent: Thursday, January 22, 2026 9:55 AM
To: Warren Johnson <wjohnson@woodstockga.gov>; Michael Caldwell <mcaldwell@woodstockga.gov>; David Potts <dpotts@woodstockga.gov>; Tracy Collins <tcollins@woodstockga.gov>; Brian Wolfe <bwolfe@woodstockga.gov>; Rob Usher

<rusher@woodstockga.gov>; Planning <planning@woodstockga.gov>; Colin Ake <cake@woodstockga.gov>
Subject: I Was Wrong - Proposed Zone Variations for Cardinal Woods

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Dear Mayor and City Council Members.

When I first read the letter from the developer's attorney, I did not fully grasp what was being proposed and wrote you my initial email. I now realize how naïve that was.

After attending the input meeting and hearing the full scope of what is actually being proposed for lots 702 and 704, I am honestly horrified by the implications. For someone who does not know how to read engineering plans, it would be difficult to truly understand the terrible consequences it would have on our neighborhood. Once the details were laid out—especially regarding sewer installation, construction methods, and density—it became clear that this development poses real and irreversible risks to our neighborhood, our homes, and our river.

The proposal to run sewer infrastructure beneath the river is deeply concerning. We are being asked to accept assurances that it "shouldn't affect" the river, yet there is no meaningful contingency for failure. Our river runs directly through our neighborhood. When it swells during heavy rain, flooding is already a concern. Introducing sewer lines beneath it creates the very real possibility that a failure could contaminate floodwaters, turning a natural resource into an open-air sewage channel through our community. That is not a theoretical risk—it is one with potentially devastating consequences.

We have already seen what similar construction has done elsewhere. When sewer was brought in for the Brownlee project, nearby homes in Cardinal Woods experienced cracked foundations. This is not an abstract fear; it is a documented outcome of comparable work, overseen by the same developer, engineer, and attorney now involved here.

Beyond environmental and structural risks, the construction itself would bring months—if not longer—of severe disruption. Heavy equipment, constant noise, increased traffic on roads not designed for it, vibration damage, and the general destruction that comes with large-scale construction will directly impact the quality of life and safety of existing residents. These are established neighborhoods, not vacant land awaiting development.

For all of these reasons, I strongly oppose any variances that would allow development on lots 702 and 704. Those lots should not be developed.

If any construction is to move forward at all, it should be limited to **one single-family home on lot 706 only**, built in a way that respects the existing infrastructure, the river, and the surrounding community. Anything beyond that is simply too great a risk to justify.

I am asking you, as someone entrusted with protecting the long-term health and integrity of our city, to look beyond assurances, taxes and developer fees and consider the full scope of consequences. Once these variances are granted and construction begins, there is no undoing the damage if something goes wrong.

I was wrong to initially believe that we could come to a compromise but now that I understand what is truly being planned, lots 702 and 704 do not belong being developed at all. There is a reason why they haven't been developed in 50 years.

Thank you for your time, your consideration, and your responsibility to the people who already call this place home.

Respectfully,
Jamie Poss

609 Ravenwood Dr Woodstock, GA 30188
P: 404/787-7262
www.posselectric.com
https://www.facebook.com/posselectric/
ASK ABOUT OUR FINANCING

ATTACHMENT D19

Outlook

FW: Cardinal Woods

From Melissa Sigmund <msigmund@woodstockga.gov>
Date Tue 1/20/2026 8:15 AM
To Cameron Dunn <cdunn@woodstockga.gov>
Cc Niwana Ray <nray@woodstockga.gov>

FYI to include in the case file.

Thanks,

Melissa Sigmund
City of Woodstock
Director of Community Development

O) 770-592-6000 ext. 1600
C) 770-281-6698
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

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From: Michael Caldwell <mcaldwell@woodstockga.gov>
Sent: Sunday, January 18, 2026 11:01 AM
To: Tamara Trull
Cc: Mayor and Council <MayorandCouncil@woodstockga.gov>; Jeff Moon <jmoon@woodstockga.gov>; Melissa Sigmund <msigmund@woodstockga.gov>
Subject: Re: Cardinal Woods

Good morning, Ms. Trull!

Thank you so much for taking the time to reach out and share your perspective on this case. I have included the City Council and relevant staff so that they can see your comments and include them in the record for the case as well.

Go make it an outstanding weekend!

Michael Caldwell
Mayor

ATTACHMENT D20

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From: Tamara Trull
Sent: Wednesday, January 14, 2026 5:59 PM
To: Michael Caldwell <mcaldwell@woodstockga.gov>
Subject: Cardinal Woods

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.

We be do not 7 homes built on three lots on Ravenwood Dr and Robin Court.

AGENDA ITEM NO. 7.2

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 23, 2026
SUBMITTED BY:	Cameron Dunn, Community Development
ITEM TYPE:	Presentation and Discussion Items
AGENDA SECTION:	PUBLIC HEARING
SUBJECT:	**Consideration of V#220-25: 704 Robin Court (Public Hearing & Vote)**
SUGGESTED ACTION:	Request for consideration that Council remand the Variance case back to Planning Commission to allow for consideration of new entitlements that have arisen from updated site designs for a proposed single-family residential development at 704 Robin Court.

ATTACHMENTS:

V#220-25 704 Robin Court MCSR.pdf

Attachment A PC Agenda.pdf

DATE: March 23, 2026

TO: Woodstock City Council

FROM: Cameron Dunn, MPA, Planner II

SUBJECT: Project No. V#219-25
702 Ravenwood Court

EXECUTIVE SUMMARY

The Applicant, Parks Huff on behalf of Dossey, LLC, has requested a Variance to allow for an increased sidewalk supplemental zone at 704 Robin Court to allow for the development of a single-family residence.

PLANNING COMMISSION RECOMMENDATION

On February 5, 2026, the Planning Commission considered and voted on the proposed 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 project and the Applicant's request, and summarized the DPC recommendation of approval with conditions. The Applicant gave a presentation to the Commission, detailing how their request stems from the wish to place the proposed house at a similar front setback to existing development within the subdivision.

Commissioner Roth recommended a change to the Conditions of Approval for the proposed case, altering the conditions to read as follows (changes shown in red).

Conditions of Approval

1. Disturbance within the 75’ stream setback shall be limited to grading. The dwelling unit shall be located entirely outside of the 75’ stream setback.
2. The dwelling unit shall be limited to a maximum of two stories in height.
3. If damage is done to Robin Court as a result of construction, then Applicant shall repair the roadway and/or curb and gutter prior to certificate of occupancy being granted for the dwelling unit.
4. A brick veneer or similar material shall be required along a minimum of 50% of the street façade (eastern facing) frontage off of Robin Court. Heavier building materials shall be placed below the lighter materials. Final building elevations shall be approved by the Development Process Committee.
5. The location of construction access shall be ~~approved by City Council~~ provided from the gated entrance off of Ravenwood Court.
6. Front and side setbacks shall be consistent with plan C200, dated January 15, 2026. These setbacks shall be maximum setbacks, and not minimum setbacks.
7. A seven-foot (7’) sidewalk landscape zone and a five-foot (5’) sidewalk clear zone shall be constructed as part of the project

ADDITIONAL CHANGES TO PROJECT

This case was heard by the Planning Commission on February 5, and at their February 23, 2026 meeting, City Council tabled the case at the applicant’s request, pending updates to the site design of the project based on resident concerns. The proposed changes to the site layout would modify the entitlements that need to be requested by the Applicant. These entitlements would extend the boundaries of the Conditional Use Permit to include portions of the property located at 704 Robin Court. 704 Robin Court was not advertised as a property that was seeking a CUP, and therefore, must be heard by Planning Commission as a legislative action before a decision can be made by City Council. As a result, staff recommends that the City Council refer the modified request back to staff for review prior to a new public hearing being scheduled before the Planning Commission.

ATTACHMENTS

Attachment A: Planning Commission Agenda Packet

DATE: February 5, 2026

TO: Woodstock Planning Commission

FROM: Cameron Dunn, MPA, Planner II

SUBJECT: Project No. V#220-25
704 Robin Court

RECOMMENDATION

Staff recommends approval of a Variance to allow an increased sidewalk supplemental zone at 704 Robin Court, subject to the staff-recommended conditions of approval (COAs).

EXECUTIVE SUMMARY

The Applicant, Parks Huff on behalf of Dossey, LLC, has requested a Variance to allow for an increased sidewalk supplemental zone at 704 Robin Court to allow for the development of a single-family residence.

General information about the project is provided below. The public hearing application is provided as Attachment A. The site plan is provided as Attachment B.

BACKGROUND

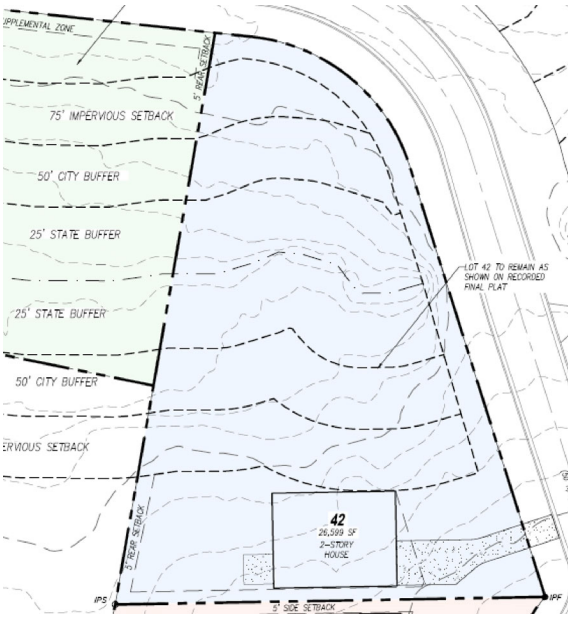
General Property and Surrounding Land Use Information	
Address	706 Robin Court
Council Ward	2 (Potts)
Tax ID #	15N11A 042
Site Acreage	± 0.59 acres
Future Development Map	Urban Village
Current Zoning	DT-LR (Downtown- Low Density Residential)
Current Development	Vacant
Streets Information	Robin Court is maintained by the City of Woodstock
Surrounding Neighborhood: North	DT-LR: Cardinal Woods Subdivision.
South	DT-LR: Cardinal Woods Subdivision.
East	DT-LR: Cardinal Woods Subdivision.
West	DT-LR: Cardinal Woods Subdivision.

Past Zoning History

When the Cardinal Woods subdivision was originally developed in the 1970s, this parcel was left without development, due to the poor soil quality for the installation of a septic tank. Public sewer is now available off of Brownlee Road to handle wastewater for this lot.

PROJECT DESCRIPTION

The Applicant is requesting a Variance to modify streetscape requirements for a D type street within the Downtown District. The request is to increase the width of the sidewalk supplemental zone to allow for the development of a single-family home on the subject property. The subject property is comprised of one parcel, totaling approximately 0.59 acres. Around 67% of the land area of the subject property is comprised of a stream and its relative buffers. The proposed dwelling unit is located outside of the 25' state undisturbed buffer, the 50' City undisturbed buffer, and the 75' impervious setback. It is expected that the Applicant would have to perform minor grading within the 75' setback to accommodate the development of the residence, but the site plan shows that the proposed development would be located entirely outside of the buffer zone.



The residence is proposed to be a two-story dwelling with a two-car, front-loaded garage served by a driveway off of Robin Court. The dwelling unit is proposed to be located approximately 45’ from the right-of-way of Robin Court, similarly sited as the other single-family residences in the surrounding environment. The bulk of the residence is proposed to be approximately 40’ in width by 60’ in depth. No elevations or renderings of the proposed dwelling have been presented by the Applicant as a part of their public hearing application, but they have suggested that, when possible, the architectural details of the unit would attempt to mimic existing development within the Cardinal Woods subdivision.

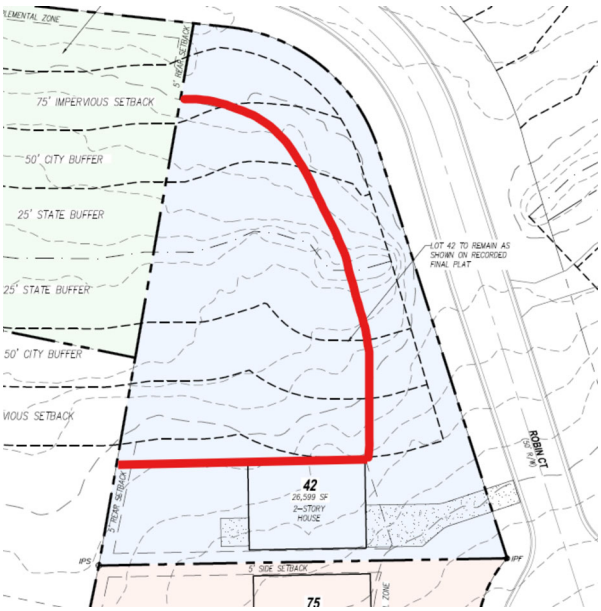
ANALYSIS

Consistency with the Land Development Ordinance (LDO)

In order to accommodate the proposed development, one entitlement is requested. It is summarized below:

- Variance to LDO Section 7.726.6 to allow an increased sidewalk supplemental zone, from a maximum of 20’ in width to 45’ in width.

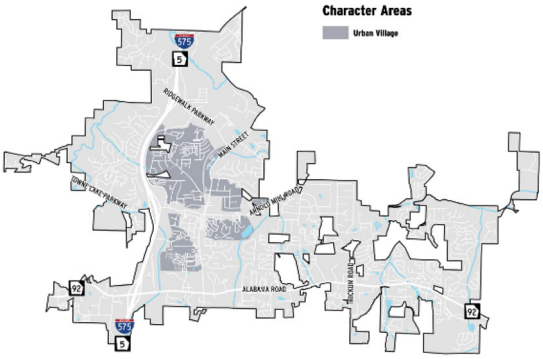
On the original plat for this subdivision, provided as Attachment C, front setbacks off of Robin Court are approximately 50’ from the roadbed. The Downtown District allows for lots with plats recorded before 2018 to redevelop under the Lot of Record exemption, which allows for structures to be built without taking the site up to the modern version of the Downtown District Standards. Within this code section, there are provisions that note that for new residential construction, the site and structure must be substantially similar to structures on nearby and adjacent lots if no construction had occurred on the platted lot previously. This is to say, that if taking advantage of the Lot of Record exemption, the Applicant would have to develop consistently with the setbacks for a typical home on adjacent lots. Given when Cardinal Woods was developed, the subdivision enjoys much larger setbacks than what is typical within the Downtown District, with dwellings along Robin Court having an average 40-50’ front setback and 25-30’ side setback. If the Applicant in this case were to use the side setbacks typical in nearby and adjacent lots, the proposed dwelling unit would be located within the stream buffers, as indicated in the image by the red lines.



The Applicant’s request is warranted based on alternative development options for the site, which would require disturbance within the undisturbed 25’ state stream buffer and the 50’ city stream buffer.

Consistency with the 2023 Comprehensive Plan

The 2023 Comprehensive Plan identifies this site as being within the Urban Village Character Area. Within the Urban Village Character area, it is stated that there are several neighborhoods within the Downtown District that residents have repeatedly expressed a desire to preserve. It states that, for these subdivisions, the redevelopment of individual properties should maintain lot sizes and setbacks to maintain the consistency of character within the subdivision.



The Applicant is proposing to maintain the boundaries of the lot as it was platted in 1973. Additionally, the Applicant plans to keep the northern portion of the lot (where the stream buffers are) undisturbed except for the extension of sewer service across the lot. Given that current standards would push the residence closer to the street frontage of Robin Court, the Applicant is requesting to meet the character of the existing subdivision by developing along the larger front setback typically seen within Cardinal Woods.

The proposed development is in alignment with the guidance of the 2023 Comprehensive Plan.

PUBLIC INPUT

Public notice for the public hearing has been provided in accordance with State and local law. On or around December 22, 2025, 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 Cherokee Tribune and signs were posted on the property a minimum of 15 days but not more than 45 days prior to the public hearing.

On Tuesday, January 13, 2026, the Applicant hosted a public input meeting at the Chambers at City Center, located at 8534 Main Street, beginning at 7:00PM. 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 public input report is provided as Attachment D. About 25 residents attended the meeting, most of which from the surrounding Cardinal Woods subdivision. Residents had concerns about the size of the proposed development, its impact upon natural features, streams, drainage and stormwater on site, and its potential to change the neighborhood character of the existing Cardinal Woods subdivision.

DEVELOPMENT PROCESS COMMITTEE RECOMMENDATION

On January 21, 2026, the Development Process Committee (DPC) met to consider the proposed request. The DPC discussed the lack of developable area on site, the Applicant's ability to keep the proposed development outside of the stream buffer, and the request to allow block face conformity in front setbacks between the proposed development and the existing development. Ultimately, the DPC voted to recommend approval of the project, subject to the below conditions of approval, meant to increase subdivision conformity and limit development impact on the surrounding environment.

Recommendation
Staff recommends approval of a Variance to LDO Section 7.726.6 to allow an increase in the width of the sidewalk supplemental zone maximum from twenty feet to forty-five feet.

Conditions

1. Disturbance within the 75' stream setback shall be limited to grading. The dwelling unit shall be located entirely outside of the 75' stream setback.
2. The dwelling unit shall be limited to a maximum of two stories in height.
3. If damage is done to Robin Court as a result of construction, then Applicant shall repair the roadway and/or curb and gutter prior to certificate of occupancy being granted for the dwelling unit.
4. A brick veneer or similar material shall be required along a minimum of 50% of the street façade (eastern facing) frontage off of Robin Court. Heavier building materials shall be placed below the lighter materials. Final building elevations shall be approved by the Development Process Committee.
5. The location of construction access shall be approved by City Council.
6. Front and side setbacks shall be consistent with plan Z100, dated January 15, 2026. These setbacks shall be maximum setbacks, and not minimum setbacks.
7. A seven-foot (7') sidewalk landscape zone and a five-foot (5') sidewalk clear zone shall be constructed as part of the project in accordance with the requirements of the Downtown District Standards.

CRITERIA FOR CONSIDERATION OF A VARIANCE REQUEST

Pursuant to LDO Section 11.216 (Variances), the following conditions must be considered before a Variance from the requirements of the City's Ordinances can be considered by the Commission and granted by the Council. Further, no Variance shall be authorized unless Council finds that the following conditions exist.

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

   The natural conditions on site from the stream buffer disallow the Applicant to take advantage of the existing Lot of Record provisions that would allow the proposed dwelling to be located more interior to the lot.

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

The application of the code-compliant supplemental zone would create difficulty in creating a development pattern that is consistent with surrounding residences in the area. If the Applicant utilized other code provisions that allowed development consistent with setbacks in the area, the development would be forced to develop in the stream buffers. The proposed development is the least impactful development on the natural features on site that are meant to be preserved.

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

All lots within Cardinal Woods that have stream buffers on them were developed prior to the State of Georgia law that placed stream buffers on property. New development on this lot, unlike existing development within the subdivision, must abide by current development standards related to streams, significantly limiting the developable area on the lot.

d. *A literal interpretation of this Ordinance would deprive the applicant of any right that others in the same district are allowed.*

A literal interpretation of the Ordinance would not allow the Applicant the right to develop in a pattern consistent with the surrounding neighborhood. Many lots within Cardinal Woods would be permitted to use existing setbacks, but this one cannot because of natural features on site. Therefore, to create development that is consistent in character with houses within the subdivision, relief from the code is required.

e. *Relief, if granted, would not cause substantial detriment of the public good, or impair the purposes and intent of the Ordinance.*

There is no indication that granting a Variance in this case would detriment the public good. The intent of the Ordinance is to create development that is oriented closer to the street so that an active street frontage can be established and maintained. In a subdivision where this is not the case, and homes are located further back on the lot, the absence of relief would impair the character of the area. The Comprehensive Plan states that the character of pre-existing subdivisions in the Downtown District be maintained when possible.

f. *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.*

While multiple parcels within the subdivision are affected by stream buffers, those with development on them were built prior to the establishment of stream buffers. Additionally, any of the lots within Cardinal Woods could take advantage of the Lot of Record provision, where this one cannot given the buffers. Therefore, this lot has special circumstances that apply to it that do not apply generally to either lots in Cardinal Woods or lots in Cardinal Woods that have stream buffers on them.

g. *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.*

Given the limited development footprint of the lot given the natural features present, the granting of a Variance in this case maintains the right to develop the property in a manner consistent with surrounding development as allowed by the underlying DT-LR zoning.

h. *That the condition from which relief or a variance is sought did not result from willful action by the Applicant.*

The condition that relief is sought from did not result from willful action by the Applicant, the conditions from which relief is needed spur from the natural features interacting with the provisions of the Land Development Ordinance.

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

There is no indication that the authorization of this Variance would impair the supply of light or air to adjacent properties, as much of the parcel will remain natural in a post-development environment. The proposed use would have little impact on the congestion of streets, as the development of a single house has negligible traffic impacts. There is no indication that the proposed development would imperil public safety or decrease property values. The general welfare of residents would not be harmed by the relief granted in this case.

ATTACHMENTS

Attachment A: Application and Response Statements
Attachment B: Site Plan
Attachment C: Plat for Cardinal Woods, dated January 7, 1973
Attachment E: Public Input Report

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: [redacted]

Email: [redacted]

Applicant's Information:

Name: Dossey Investments, LLC

Address: 5341 Old Highway 5, Suite 207-350 Phone [redacted]

City, State, Zip: Woodstock, GA 30188 Email [redacted]

Property Owner's Information: ☐ same as above

Please attach a list if multiple property owners

Name: Dossey Investments, LLC

Address: 5341 Old Highway 5, Suite 207-350 Phone: [redacted]

City, State, Zip: Woodstock, GA 30188 Email [redacted]

Requested Public Hearing (check all that apply):

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

STAFF USE ONLY:

Case: V # 220.25

Received by: _____

Date Received: _____

Fee Paid: $ 300.00 Receipt# 607114

Date Accepted: 12/19/2025

PUBLIC HEARING SCHEDULE:

Pre-Application Meeting: _____

Public Input Meeting: Jan, 13 2026 @ 7:00pm Chambers

DPC Meeting: Jan 7, 2026 @ 9:00 am

Planning Commission: Feb 5, 2026

City Council: Feb 23, 2026

ATTACHMENT A2

Property Information:

Location: 704 Robin Court

Parcel Identification Number(s) (PIN): 15-0947-0024 Total Acreage: ±0.612

Property Information:

Location: Cardinal Woods subd. 704 Robin Ct.

Current Zoning: DT-LR Total Acreage: ±0.612

Tax Map #: 15 N 11A Parcel #: 042 Future Development Map Designation: Urban Village

Adjacent Zonings: North DT-LR South DT-MR-A East DT-LR West DT-LR

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

Variance to LDO sec 7.728 to allow increased supplemental zone

Proposed Use(s) of Property:

single family residence

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: City

How is sewage from this site to be managed?

City

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

If yes, what is the projected increase? .725 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home	1	0.725	.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? 9.57 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	1	9.57	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.

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, Jeff Smith for Dossey Investments, 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 15 day of DECEMBER, 20 25.

Print Name Jeff Smith for Dossey Investments, 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 15 day of DECEMBER, 20 25

Copyright Owner Print Name Jeff Smith

Copyright Owner Signature _____

Sworn to and Subscribed before me this: 15 day of December, 2025.

Notary Signature: _____

(Notary Seal)

BRANDON BOYLE NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 19, 2027

CD1

ATTACHMENT A4

APPLICANT RESPONSE STATEMENT VARIANCES (Chapter VII, Article VII, Sec. 7.728)

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, Dossey Investments, LLC, is requesting a variance from the City of Woodstock Land Development Code Chapter VII, Article VII, Sec. 7.728 to increase the minimum supplemental zone, specifically for Lot 42 in the Cardinal Woods subdivision.

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 other lots within the Cardinal Woods subdivision, which was platted in 1973. The Subject Property is essentially triangular in shape, which is inherently difficult to develop. The location of the proposed home on the property is affected by a stream buffer making the feasibility of construction very difficult.

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 one single-family residence 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 Applicant's proposal to increase the supplemental zone will make the front of the proposed homes consistent with the existing surrounding homes.

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

The Subject Property's current zoning, DT-LR, allows for single-family homes and similar variances have been granted in similar situations. The single-family home the Applicant has proposed is within the density requirements prescribed by DT-LR.

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. The surrounding lots have varying supplemental zone widths and the Applicant is proposing a consistent look and feel for the proposed home.

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 single-family residences within the existing neighborhood with consistent landscaping and attractive front yards.

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 Cardinal Woods subdivision, which was platted in 1973. Street standards, including the delineation of supplemental zones, are modern constructs and supersede the establishment of the subdivision

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.

RAVENWOOD DR
(50' R/W)
2-STORY HOUSE
8' SUPPLEMENTAL ZONE
1010
1000
990
984

ATTACHMENT C
COPY
148

PUBLIC INPUT REPORT: Case # CUP#093-25, V#219-25 & V#220-25

Applicant Name: Dossey Investments, LLC

Phone #: [redacted] Email: [redacted]

Subject Property Address/Parcel #: 706 Robin Ct, 702 Ravenwood Dr & 704 Robin Ct

Public Input Meeting date, time, location: January 13, 2026 - Chambers at City Center @ 7 pm

I. Summary of concerns:

The biggest complaint was changing the character of Cardinal Woods. The neighborhood was established in the 1970's and the entire area has changed. Some lots were not built on due to sewer not being available. They also had concerns about loss of trees and stormwater concerns

II. How the applicant addressed concerns:

The project will meet stormwater requirements and the existing culverts will be reviewed to make sure they function correctly. The variance to push some homes back is intended to make the homes more compatible with larger front yards. Two of the lots are undeveloped due to lack of sewer which will be brought to the area.

III. Concerns the applicant was unable or unwilling to address and why:

New homes will look different than older homes. Styles have changed. The homes adjacent to existing homes will be pushed back so they will be in line with the existing homes. The neighbors would prefer the two vacant lots not be built on but this is not feasible or consistent with property rights.

IV. Concerns or topics of discussion unrelated to the proposal:

The discussion focused on the proposal. Some neighbors were receptive to the proposed changes but others did not want any changes to Cardinal Woods.

V. Agreements made by the applicant to property owners at the meeting:

The applicant agreed to inspect the culverts to make sure they function properly. The applicant also agreed to have a privacy fence separating the homes that face Brownlee Road because those homes will look like and orient towards the new homes being built across Brownlee Road.

Applicant's Signature: Parks Huff

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 # CUP#093-25, V#219-25 & V#220-25 Meeting Date 01/13/2026 Meeting Location The Chambers @ City Center

PUBLIC INPUT MEETING SIGN-IN SHEET

Name	Address
Stephen Kinyon	417 Falcon Ct
Sharon Kinyon	↓
Robert Hattersley	610 Ravenwood Dr
Lisa Hattersley	"
Graham Hawley	613 Ravenwood
Margaret Hawley	↓
Jessica Flores	310 Cardinal Drive
Jose Flores	" "
ROGER STRICKLAND	318 CARDINAL DR
Joyce, Matthew MCCabe	413 Falcon Ct
MICHAEL DANIEL	309 CARDINAL DR
Michael Chumley	709 Robin Ct
Chris Rogers	707 Robin Ct
Rayven VanPoss	609 Ravenwood Dr

[redacted]

CASE # CUP#093-25, V#219-25 & V#220-25 Meeting Date 01/13/2026 Meeting Location The Chambers @ City Center

PUBLIC INPUT MEETING SIGN-IN SHEET

Name	Address	[redacted]
Jamie Pass	609 Ravenwood Drive	
Brandy Maricle	612 Ravenwood Drive	
Darryl Pauley	617 Ravenwood Drive	

ATTACHMENT D4

From: Melissa Sigmund
To: Cameron Dunn
Cc: Niwana Ray
Subject: FW: Cardinal woods development
Date: Tuesday, January 20, 2026 4:03:52 PM
Attachments: image001.png

Hi Cameron,

Here is a letter of support for the Ravenwood/Robinwood Court CUP/Variance cases to add to the file.

Thanks,

Melissa Sigmund
City of Woodstock
Director of Community Development

O) 770-592-6000 ext. 1600
C) 770-281-6698
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: Jeff Moon <jmoon@woodstockga.gov>
Sent: Tuesday, January 20, 2026 3:53 PM
To: Melissa Sigmund <msigmund@woodstockga.gov>
Subject: Fwd: Cardinal woods development

For the case file.
Sent from my iPhone

Begin forwarded message:

> **From:** David Potts <dpotts@woodstockga.gov>
> **Date:** January 20, 2026 at 3:32:55 PM EST
> **To:** Mayor and Council <MayorandCouncil@woodstockga.gov>, Jeff Moon <jmoon@woodstockga.gov>, Coty Thigpen <cthigpen@woodstockga.gov>
> **Subject: Fwd: Cardinal woods development**
>
> FYI below on the upcoming case in Cardinal Woods.

David Potts
City Council Ward 2
Woodstock, Ga

Begin forwarded message:

From: Todd Angel
Date: January 20, 2026 at 10:57:00 AM EST
To: David Potts <dpotts@woodstockga.gov>,
Chris Sligh, Parker Ebbs
Subject:

Mayor and Members of the Woodstock City Council,

I am writing to express my strong support for the proposed development impacting the Cardinal Woods neighborhood and for the associated improvements to streets, utilities, and surrounding infrastructure.

I am encouraged by the City's continued commitment to thoughtful, revitalized growth. This development represents a positive step forward for Woodstock by strengthening infrastructure, modernizing utilities, and enhancing the overall appeal and long-term value of our community. Well-planned growth not only supports current residents but also helps ensure Woodstock remains a vibrant and desirable place to live for future generations.

I would like to see Cardinal Woods further developed through additional neighborhood improvements. Enhancements such as streetlights, stop signs, and other traffic and safety measures would be welcomed additions that contribute to the neighborhood's much-needed development. These improvements would increase safety, enhance curb appeal, and make the community more presentable and attractive—

ultimately increasing the potential value of our homes and supporting resale value when the time comes.

I would also like to respectfully request that the temporary gate currently installed to limit traffic in the neighborhood be removed. While I understand that some of my neighbors make the opposite argument, I believe removal of the gate would improve internal traffic patterns. Without the gate, residents who live toward the back of the neighborhood would naturally use that entrance, helping to distribute neighborhood traffic more evenly rather than concentrating it in one area. It's my assumption that the vast majority arriving or departing our neighborhood are doing so from I575. Currently that's putting stress on streets like Brownlee. I just don't see a world where Cardinal Woods becomes a "cut through" to access Rope Mill, Brownlee, by design has provided this.

Finally, Woodstock needs young, energetic families who support our local economy, strengthen tourism, and—most importantly—invest in our schools. The development of new, modern, and connected homes directly supports this goal. The lots in question are well positioned to attract exactly this type of buyer, helping to ensure a strong, engaged community for years to come.

Thank you for your leadership, time, and thoughtful consideration of this development and the perspectives of those who live nearby. I am excited about the continued growth and revitalization of Woodstock and appreciate the City's efforts to plan for a strong, safe, and sustainable future.

Respectfully,

Todd Angel

411 Falcon Ct

ATTACHMENT D7

From:	Michael Caldwell
To:	David Potts; Mayor and Council
Cc:	Cameron Dunn; Melissa Sigmund; Jeff Moon
Subject:	Re: Formal Opposition to Rezoning Request – Floodplain Development, Creek Sewer Infrastructure, and Cut-Through Access (Cardinal Woods)
Date:	Monday, January 26, 2026 1:41:39 PM

Thank you for taking the time to share your feedback on this case, Ms. Carpenter! I am including the relevant staff to ensure they see your comments and that they are included in the public record for the case as well.

Go make it an outstanding week!

Michael Caldwell
Mayor

Get Outlook for iOS

From: Lauren Carpenter
Sent: Thursday, January 22, 2026 12:35 PM
To: Michael Caldwell <mcaldwell@woodstockga.gov>; David Potts <dpotts@woodstockga.gov>; Mayor and Council <MayorandCouncil@woodstockga.gov>
Subject: Formal Opposition to Rezoning Request – Floodplain Development, Creek Sewer Infrastructure, and Cut-Through Access (Cardinal Woods)

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 and Members of the Woodstock City Council,

My name is Lauren Carpenter, I am a resident of the Cardinal Woods subdivision, and have been for almost 10 years. My family chose to live in Woodstock because we truly love this community. We live modestly, and we are currently expecting our first child. We hope to raise our family here in the neighborhood we intentionally selected for its stability, safety, and character.

Cardinal Woods was developed in the 1970s as a low-density, single-family neighborhood and remains entirely on septic systems, without sidewalks or an HOA. Residents rely on zoning consistency to preserve neighborhood character and livability.

I am reaching out In reference to case numbers CUP#093-25, V#219-25, and V#220-25. The proposed rezoning to allow six-seven homes on approximately two acres represents a density that is inconsistent with Low-Density Residential zoning and incompatible with the established development pattern of Cardinal Woods. Approval would constitute a de facto up-zoning and set a precedent for future redevelopment pressure.

The proposal introduces infrastructure that is incompatible with the existing neighborhood,

including required sewer connections and sidewalks, while surrounding homes remain on septic systems. Increased impervious surface also raises concerns regarding stormwater runoff and drainage adjacent to existing septic systems.

Of particular concern is the proposal to route sewer infrastructure beneath a creek. This raises environmental, erosion, maintenance, and long-term reliability concerns that are inconsistent with the low-intensity residential nature of the area. Additionally, the proposal includes construction of a residential structure within a designated flood zone, directly across from existing homes. Floodplain development raises concerns related to safety, insurance, emergency response, and long-term liability.

The proposed development would also open a new roadway connection into Cardinal Woods, converting neighborhood streets into a cut-through for outside traffic and inviting future development pressure.

Finally, signage has already been placed stating, “Possible future access road to the redevelopment of Cardinal Woods.” Cardinal Woods is not subject to any approved redevelopment plan. This language is misleading, implies inevitability prior to Council action, and undermines public trust in the zoning process.

We support responsible growth, but growth must respect zoning intent, infrastructure capacity, environmental constraints, and existing neighborhoods. For these reasons, we respectfully request that City Council deny this rezoning request or require a substantially lower-density alternative that eliminates floodplain construction, creek-crossing sewer infrastructure, and cut-through access.

Thank you for your time, service, and careful consideration.

Respectfully,

Lauren Carpenter
607 Ravenwood drive- Cardinal Woods

ATTACHMENT D9

From: Melissa Sigmund
To: Cameron Dunn
Cc: Niwana Ray
Subject: FW: Cardinal woods development
Date: Wednesday, January 21, 2026 8:12:40 AM
Attachments: image001.png

Good morning Cameron,

Here is another email of support for the Ravenwood/Robin Ct case file.

Thanks,

Melissa Sigmund
City of Woodstock
Director of Community Development

O) 770-592-6000 ext. 1600
C) 770-281-6698
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: Jeff Moon <jmoon@woodstockga.gov>
Sent: Tuesday, January 20, 2026 6:27 PM
To: Melissa Sigmund <msigmund@woodstockga.gov>
Subject: Fw: Cardinal woods development

For the case file.

From: David Potts <dpotts@woodstockga.gov>
Sent: Tuesday, January 20, 2026 6:01 PM
To: Mayor and Council <MayorandCouncil@woodstockga.gov>; Jeff Moon <jmoon@woodstockga.gov>; Coty Thigpen <cthigpen@woodstockga.gov>
Subject: Fwd: Cardinal woods development

2nd Cardinal Woods email

David Potts
City Council Ward 2

Woodstock, Ga

Begin forwarded message:

From: Scott McLain
Date: January 20, 2026 at 5:13:42 PM EST
To: David Potts <dpotts@woodstockga.gov>
Subject: Fwd: Cardinal woods 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.

Mr Potts

My name is Scott McLain and I'm currently a homeowner in Cardinal Woods at 605 Ravenwood Drive, Woodstock, Ga. I'm in complete agreement with the email below and would like reiterate the importance of the second entrance being opened ASAP.

Thank you,

Respectfully submitted,
Scott McLain, President of Construction
MD Residential, LLC
5885 Matt Hwy.
Cumming, GA 30028

http://www.mdresidentialllc.com/

---------- Forwarded message ---------From:
Todd Angel
Date: Tue, Jan 20, 2026 at 10:53 AM

Subject: Cardinal woods development

To: mayorandcitycouncil@woodstockga.gov
<mayorandcitycouncil@woodstockga.gov>

Mayor and Members of the Woodstock City Council,

I am writing to express my strong support for the proposed development impacting the Cardinal Woods neighborhood and for the associated improvements to streets, utilities, and surrounding infrastructure.

I am encouraged by the City's continued commitment to thoughtful, revitalized growth. This development represents a positive step forward for Woodstock by strengthening infrastructure, modernizing utilities, and enhancing the overall appeal and long-term value of our community. Well-planned growth not only supports current residents but also helps ensure Woodstock remains a vibrant and desirable place to live for future generations.

I would like to see Cardinal Woods further developed through additional neighborhood improvements. Enhancements such as streetlights, stop signs, and other traffic and safety measures would be welcomed additions that contribute to the neighborhood's much-needed development. These improvements would increase safety, enhance curb appeal, and make the community more presentable and attractive—ultimately increasing the potential value of our homes and supporting resale value when the time comes.

I would also like to respectfully request that the temporary gate currently installed to limit traffic in the neighborhood be removed. While I understand that some of my neighbors make the opposite argument, I believe removal of the gate would improve internal traffic patterns. Without the gate, residents who live toward the back of the neighborhood would naturally use that entrance, helping to distribute neighborhood traffic more evenly rather than concentrating it in one area. It's my assumption that the vast majority arriving or departing our neighborhood are doing so from I575. Currently that's putting stress on streets like Brownlee. I just don't see a world where Cardinal Woods becomes a "cut through" to access Rope Mill, Brownlee, by design has provided this.

Finally, Woodstock needs young, energetic families who support our local economy, strengthen tourism, and—most importantly—invest in our schools. The development of new, modern, and connected homes directly supports this goal. The lots in question are well positioned to attract exactly this type of buyer, helping to ensure a strong, engaged community for years to come.

Thank you for your leadership, time, and thoughtful consideration of this development and the perspectives of those who live nearby. I am excited about the continued growth and revitalization of Woodstock and appreciate the City's efforts to plan for a strong, safe, and sustainable future.

Respectfully,

Todd Angel

411 Falcon Ct

City of Woodstock
City Council Ward 3

C) 678-977-7039
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

From: Jamie Poss **Sent:** Friday, January 9, 2026 10:08 AM **To:** Colin Ake <cake@woodstockga.gov> **Subject:** Re: Hello!

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 Councilman Ake,

Thank you so much for reaching out so quickly. I truly appreciate your willingness to listen and help.

You actually met my daughter, Rayven, yesterday at the Woodstock Business Club. I wasn't able to attend myself due to a very full work schedule, but she shares my concern—and the concern of many of our neighbors—regarding the proposed Conditional Use Amendment to develop seven homes on the two-acre property directly across from my home in Cardinal Woods.

I was given your name by another WBC member as someone who genuinely listens and cares about the community, and I'm hopeful you can help guide us through what feels like an uphill battle.

To be clear, we are not opposed to development. What we are strongly opposed to is **high-density development being inserted into an established, low-density neighborhood that was intentionally designed and purchased as such**. Cardinal Woods is a 1970s single-family neighborhood, without HOAs, without townhomes, and with a character that many of us deliberately chose and invested in long-term.

Seven homes on two acres represent a significant shift in density and precedent. A more reasonable and compatible solution would be three single-family homes that respect the existing zoning intent and neighborhood fabric.

There are very real concerns beyond preference:

- Increased density impacting traffic, drainage, and infrastructure
- Loss of mature trees in a city known as the “City of Trees”
- Rising property taxes that may force long-time residents—especially seniors—out of their homes
- Establishing a precedent that opens the door to additional high-density encroachment throughout the neighborhood

This development would directly impact my home, sitting immediately across the street, and I feel that impact acutely. I intentionally chose a neighborhood without high-density housing or HOA oversight, and recent experiences nearby—where HOAs attempted to impose rules on homes outside their jurisdiction—have only amplified these concerns.

Many of us feel blindsided. Notices were limited to properties within 800 feet, and the upcoming January 13th meeting has been described as an “input” meeting where questions may be asked, but not necessarily a forum where concerns can be formally stated. We are being advised that decisions are often made before these meetings occur, which is why we are urgently reaching out now.

My neighbors and I are asking for help—specifically:

- Who within City Council and Planning & Development should we be contacting directly ***before*** the meeting?
- What is the most effective way to formally express opposition to this rezoning request?
- How can we advocate for a development approach that allows building, but maintains low density and neighborhood compatibility?

We voted for our city’s leadership because we believed in protecting the character and livability of Woodstock’s neighborhoods. Right now, many of us feel unheard and vulnerable, and we are simply asking for fairness and balance.

Thank you again for taking the time to listen. Any guidance or advocacy you can provide would mean a great deal to our family and our neighbors.

Warm regards,

Jamie Poss

JPoss

POSS ELECTRIC COMPANY

609 Ravenwood Dr Woodstock, GA 30188

www.posselectric.com
https://www.facebook.com/posselectric/
Ask me how to save 15%

From: Colin Ake <cake@woodstockga.gov>
Sent: Thursday, January 8, 2026 7:37 PM
To: Jamie Poss <> **Subject:** Hello!

Hi Jamie -

It was good to meet you this morning at Reformation during coffee. How can I help?

Colin

Colin Ake
City of Woodstock
City Council Ward 3

C) 678-977-7039
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

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From: Cameron Dunn
To: Jamie Poss, Warren Johnson; Michael Caldwell; David Potts; Tracy Collins; Brian Wolfe; Rob Usher; Planning; Colin Ake
Subject: RE: I Was Wrong - Proposed Zone Variations for Cardinal Woods
Date: Thursday, January 22, 2026 11:01:40 AM
Attachments: image001.png
image002.png

Jamie:

Thank you for reaching out with your concerns regarding the project. I will add this email to the casefile along with your prior email. This correspondence will be packaged together within the public agenda for the case, ensuring that the Planning Commission, the City Council, and the public who read it can weigh the input as they make their decisions.

Additionally, thank you for attending the Public Input meeting. If there is additional comment that you would like to provide on the case, I encourage you to speak at the public hearings for the cases. They are scheduled to be heard by the Planning Commission on February 5 and by the City Council on February 23. The Planning Commission is a recommending body, and the City Council will have the final say on whether the entitlements should be granted to the Applicant. Both of these meetings are being held at the Chambers at City Center (8534 Main Street) at 7:00 PM.

Hope to see you there!

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: Jamie Poss
Sent: Thursday, January 22, 2026 9:55 AM
To: Warren Johnson <wjohnson@woodstockga.gov>; Michael Caldwell <mcaldwell@woodstockga.gov>; David Potts <dpotts@woodstockga.gov>; Tracy Collins <tcollins@woodstockga.gov>; Brian Wolfe <bwolfe@woodstockga.gov>; Rob Usher

<rusher@woodstockga.gov>; Planning <planning@woodstockga.gov>; Colin Ake <cake@woodstockga.gov>
Subject: I Was Wrong - Proposed Zone Variations for Cardinal Woods

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 and City Council Members.

When I first read the letter from the developer's attorney, I did not fully grasp what was being proposed and wrote you my initial email. I now realize how naïve that was.

After attending the input meeting and hearing the full scope of what is actually being proposed for lots 702 and 704, I am honestly horrified by the implications. For someone who does not know how to read engineering plans, it would be difficult to truly understand the terrible consequences it would have on our neighborhood. Once the details were laid out—especially regarding sewer installation, construction methods, and density—it became clear that this development poses real and irreversible risks to our neighborhood, our homes, and our river.

The proposal to run sewer infrastructure beneath the river is deeply concerning. We are being asked to accept assurances that it "shouldn't affect" the river, yet there is no meaningful contingency for failure. Our river runs directly through our neighborhood. When it swells during heavy rain, flooding is already a concern. Introducing sewer lines beneath it creates the very real possibility that a failure could contaminate floodwaters, turning a natural resource into an open-air sewage channel through our community. That is not a theoretical risk—it is one with potentially devastating consequences.

We have already seen what similar construction has done elsewhere. When sewer was brought in for the Brownlee project, nearby homes in Cardinal Woods experienced cracked foundations. This is not an abstract fear; it is a documented outcome of comparable work, overseen by the same developer, engineer, and attorney now involved here.

Beyond environmental and structural risks, the construction itself would bring months—if not longer—of severe disruption. Heavy equipment, constant noise, increased traffic on roads not designed for it, vibration damage, and the general destruction that comes with large-scale construction will directly impact the quality of life and safety of existing residents. These are established neighborhoods, not vacant land awaiting development.

For all of these reasons, I strongly oppose any variances that would allow development on lots 702 and 704. Those lots should not be developed.

If any construction is to move forward at all, it should be limited to **one single-family home on lot 706 only**, built in a way that respects the existing infrastructure, the river, and the surrounding community. Anything beyond that is simply too great a risk to justify.

I am asking you, as someone entrusted with protecting the long-term health and integrity of our city, to look beyond assurances, taxes and developer fees and consider the full scope of consequences. Once these variances are granted and construction begins, there is no undoing the damage if something goes wrong.

I was wrong to initially believe that we could come to a compromise but now that I understand what is truly being planned, lots 702 and 704 do not belong being developed at all. There is a reason why they haven't been developed in 50 years.

Thank you for your time, your consideration, and your responsibility to the people who already call this place home.

Respectfully,
Jamie Poss

609 Ravenwood Dr Woodstock, GA 30188
P: 404/787-7262
www.posselectric.com
https://www.facebook.com/posselectric/
ASK ABOUT OUR FINANCING

ATTACHMENT D19

Outlook

FW: Cardinal Woods

From Melissa Sigmund <msigmund@woodstockga.gov>
Date Tue 1/20/2026 8:15 AM
To Cameron Dunn <cdunn@woodstockga.gov>
Cc Niwana Ray <nray@woodstockga.gov>

FYI to include in the case file.

Thanks,

Melissa Sigmund
City of Woodstock
Director of Community Development

O) 770-592-6000 ext. 1600
C) 770-281-6698
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

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From: Michael Caldwell <mcaldwell@woodstockga.gov>
Sent: Sunday, January 18, 2026 11:01 AM
To: Tamara Trull
Cc: Mayor and Council <MayorandCouncil@woodstockga.gov>; Jeff Moon <jmoon@woodstockga.gov>; Melissa Sigmund <msigmund@woodstockga.gov>
Subject: Re: Cardinal Woods

Good morning, Ms. Trull!

Thank you so much for taking the time to reach out and share your perspective on this case. I have included the City Council and relevant staff so that they can see your comments and include them in the record for the case as well.

Go make it an outstanding weekend!

Michael Caldwell
Mayor

ATTACHMENT D20

Get Outlook for iOS

From: Tamara Trull
Sent: Wednesday, January 14, 2026 5:59 PM
To: Michael Caldwell <mcaldwell@woodstockga.gov>
Subject: Cardinal Woods

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.

We be do not 7 homes built on three lots on Ravenwood Dr and Robin Court.

AGENDA ITEM NO. 7.3

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 23, 2026
SUBMITTED BY:	Cameron Dunn, Community Development
ITEM TYPE:	Presentation and Discussion Items
AGENDA SECTION:	PUBLIC HEARING
SUBJECT:	**Consideration of V#219-25: 702 Ravenwood Drive (Public Hearing & Vote)**
SUGGESTED ACTION:	Request for consideration of approval with conditions of a Variance at 702 Ravenwood Drive to allow encroachment and development within the seventy-five-foot impervious stream setback and limited disturbance to the fifty-foot undisturbed stream buffer, subject to the staff-recommended conditions of approval.

ATTACHMENTS:
V#219-25 MCSR.pdf
Attachment A PC Agenda.pdf

DATE: March 23, 2026

TO: Woodstock City Council

FROM: Cameron Dunn, MPA, Planner II

SUBJECT: Project No. V#219-25
702 Ravenwood Court

EXECUTIVE SUMMARY

The Applicant, Parks Huff on behalf of Dossey, LLC, has requested a Variance to allow for the development of a single-family residence within the seventy-five foot impervious stream setback and allow disturbance within the fifty- foot stream buffer at 702 Ravenwood Drive.

PLANNING COMMISSION RECOMMENDATION

On February 5, 2026, the Planning Commission considered and voted on the proposed 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 project and the Applicant's request, and summarized the DPC recommendation of approval with conditions. The Applicant gave a presentation to the Commission, detailing the site constraints due to natural features, the minimal amount of disturbance required to enjoy a property right, and the intent to design the house in such a manner that creates similarity to the architecture of existing development.

ADDITIONAL CHANGES TO PROJECT

This case was heard by the Planning Commission on February 5, and at their February 23, 2026 meeting, City Council tabled the case at the applicant's request, pending

updates to the site design of the project based on resident concerns. Both staff and the Planning Commission's recommendation on the case was approval with conditions, detailed below. This recommendation is based upon the site planning documents submitted with the original application. Based on input from the public at the Planning Commission hearing, additional conditions are recommended by staff, shown in red below.

Recommendation

1) Approval of Variance to LDO Section 17.300.2 to allow for impervious materials to be located within the 75' stream setback.
2) Approval of Variance to LDO 17.300.1 to allow for disturbance in the 50' undisturbed stream buffer.

Conditions

1) Disturbance into the fifty-foot (50') stream buffer shall be limited to the minimum amount required to allow the residential unit to have a setback of thirty-two (32') from the roadway of Ravenwood Court and a maximum of thirty-two (32') from the roadway of Robin Court. No disturbance may occur within the 25' state stream buffer.
2) The dwelling unit shall be limited to a maximum of two stories in height.
3) If damage is done to Robin Court or Ravenwood Drive as a result of construction, the Applicant shall repair the roadway and/or curb and gutter prior to certificate of occupancy being granted for the dwelling unit.
4) A brick veneer or similar material shall be required along a minimum of 50% of the street façade (western facing) frontage off of Ravenwood Drive. Heavier building materials shall be placed below the lighter materials. Final building elevations shall be approved by the Development Process Committee.
5) The location of construction access shall be approved by City Council.
6) A seven-foot sidewalk landscape zone and a five-foot sidewalk clear zone shall be constructed as part of the project in accordance with the requirements of the Downtown District.

An updated site plan has been provided by the Applicant on March 13 that deleted all proposed development from the subject property, allowing the site to remain natural. The Applicant has not withdrawn their request.

ATTACHMENTS

Attachment A: Planning Commission Agenda Packet

DATE: February 5, 2026

TO: Woodstock Planning Commission

FROM: Cameron Dunn, MPA, Planner II

SUBJECT: Project No. V#219-25
702 Ravenwood Drive

RECOMMENDATION

Staff recommends approval of a Variance at 702 Ravenwood Drive to allow encroachment and development within the seventy-five-foot impervious stream setback and limited disturbance to the fifty-foot undisturbed stream buffer, subject to the staff-recommended conditions of approval (COAs).

EXECUTIVE SUMMARY

The Applicant, Parks Huff on behalf of Dossey, LLC, has requested a Variance to allow for the development of a single-family residence within the seventy-five foot impervious stream setback at 702 Ravenwood Drive.

General information about the project is provided below. The public hearing application is provided as Attachment A. The site plan is provided as Attachment B.

BACKGROUND

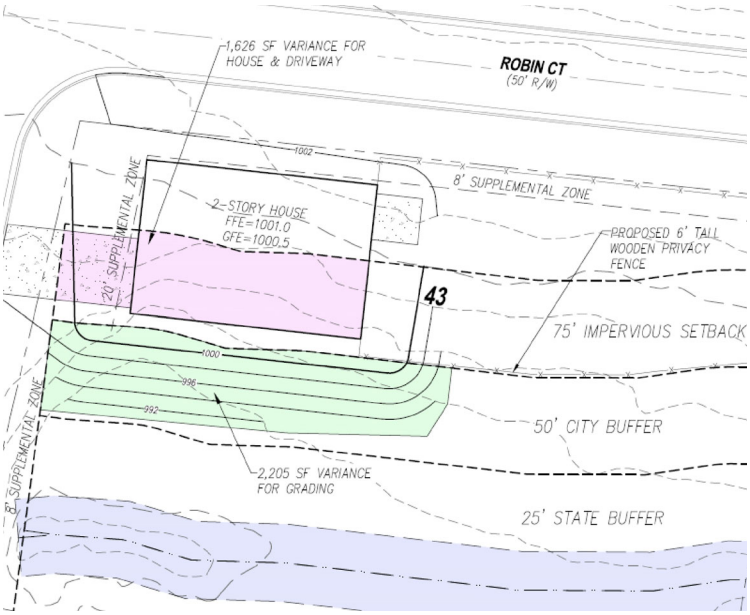
General Property and Surrounding Land Use Information	
Address	702 Ravenwood Drive
Council Ward	2 (Potts)
Tax ID #	15N11A 043
Site Acreage	± 0.64 acres
Future Development Map	Urban Village
Current Zoning	DT-LR (Downtown- Low Density Residential)
Current Development	Vacant
Streets Information	Ravenwood Drive and Robin Court are maintained by the City of Woodstock
Surrounding Neighborhood: North	DT-LR: Cardinal Woods Subdivision.
South	DT-LR: Cardinal Woods Subdivision.
East	DT-LR: Cardinal Woods Subdivision.
West	DT-LR: Cardinal Woods Subdivision.

Past Zoning History

When the Cardinal Woods subdivision was originally developed in the 1970s, this parcel was left without development due to the poor soil quality for the installation of a septic tank. Public sewer is now available off of Brownlee Road to handle wastewater for this lot.

PROJECT DESCRIPTION

The Applicant is requesting a Variance to encroach into the 75' impervious stream setback and to grade into the 50' stream buffer in order to develop a single-family residence on a parcel at 702 Ravenwood Drive. 702 Ravenwood is a corner lot with street frontages along both Ravenwood Drive and Robin Court. The subject property is approximately 0.64 acres in size, and around 86% of the land area of the property is comprised of a stream and its relative buffers. The proposed dwelling unit encroaches into the impervious setback (which is 25' in depth) a total of 21' with a



total of 1,626 SF of encroachment for the proposed dwelling unit and a driveway. No development is proposed inside of the 50' undisturbed stream buffer, but the Applicant is proposing to encroach into the 50' buffer for a total of 2,205 SF in order to grade the site to accommodate the dwelling unit.

The residence is proposed to be a two-story dwelling unit with a two-car, front-loaded garage served by a driveway off of Ravenwood Drive. The dwelling unit is proposed to be located approximately 20' from the Ravenwood Drive right-of-way, and approximately 8' from the Robin Court right-of-way. The size of the residence is proposed to be approximately 40' in width by 60' in depth. No elevations or renderings of the proposed dwelling have been presented by the Applicant as a part of their public hearing application, but they have suggested that, when possible, the architectural details of the unit would attempt to mimic existing development within the Cardinal Woods subdivision.

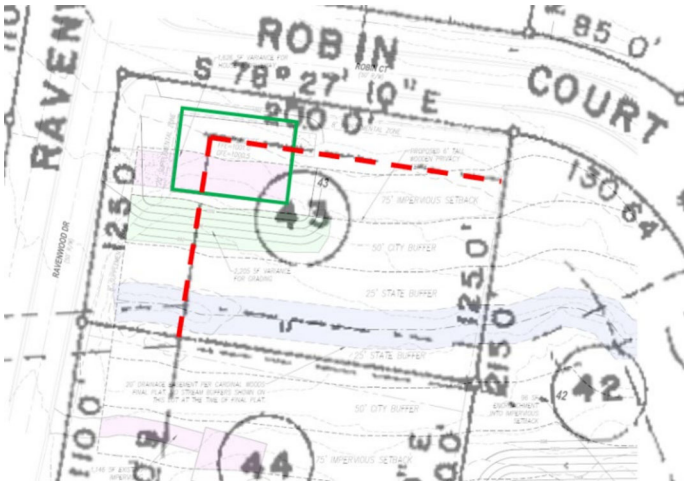
ANALYSIS

Consistency with the Land Development Ordinance (LDO)

In order to accommodate the proposed development, two entitlements are requested. They are summarized in the list below:

- Variance to LDO Section 17.300.2 to allow for impervious materials to be located within the 75' stream setback
- Variance to LDO Section 17.300.1 to allow for disturbance in the 50' undisturbed stream buffer.

On the original plat for this subdivision (Attachment C), front setbacks are indicated off of both Robin Court and Ravenwood that would limit development to be located entirely within the modern stream buffers (shown in red). This said, the plat was recorded in 1973, two years prior to the Erosion and Sedimentation Control Act of 1975, which placed buffers on streams within the state of Georgia.



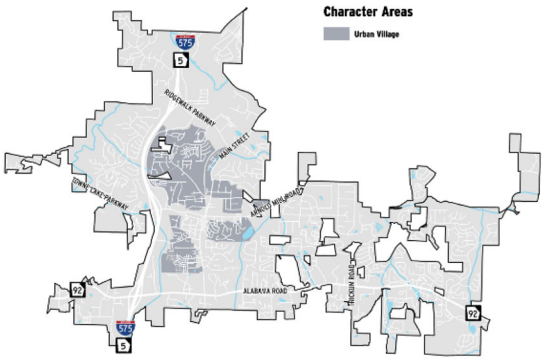
Instead of taking advantage of the Downtown District's Lot of Record provision, which would allow for development within the originally recorded setbacks as shown on this plat, the Applicant has opted to include the modern Downtown streetscape setbacks on their proposed site plan for the property. Unlike traditional minimum setbacks, which allow development to occur in any area beyond the setback line, the setbacks along street frontages within Downtown are maximum setbacks. This means that any proposed building must be built within the setback range rather than being located outside of the

setback and farther from the street. As such, the building must be located anywhere from 8-20’ from the right-of-way boundaries for both Robin Court and Ravenwood Drive. While this request limits encroachment into the City’s stream buffers, it also sites the proposed dwelling unit closer to the roadway than the existing homes along the Ravenwood Drive street frontage. By utilizing the modern streetscape standards, the Applicant is limiting their encroachment to the minimum required to accommodate the dwelling unit.

When the lot was originally recorded, the modern stream buffers did not exist. Instead, there was solely a 20’ drainage easement located along the center-line of the stream, allowing for unimpeded stormwater runoff into the stream basin. This would have allowed for the majority of the lot to be developable area if the soil allowed for septic field percolation, but site conditions would not allow for development absent a sewer connection. The current infrastructure allows for a sewer connection off of Brownlee Road, but the impact of the modern stream buffers render the site unusable without relief from the LDO. The stream and its associated buffers consume a majority of the developable area on the lot, and absent relief from the code, the residentially zoned lot would only have 20’ of developable road frontage off of Ravenwood and not be able to enjoy the property rights that others within the area have enjoyed by improving their parcels with dwelling units.

Consistency with the 2023 Comprehensive Plan

The 2023 Comprehensive Plan identifies this site as being within the Urban Village Character Area. Within the Urban Village Character Area, it is stated that there are several neighborhoods within the Downtown district that residents have repeatedly expressed a desire to preserve. It states that, for these subdivisions, the redevelopment of individual properties should maintain lot sizes and setbacks to maintain consistency of character within the subdivision.



The Applicant is proposing to maintain the boundaries of the lot as it was platted in 1973, and limit the disturbed area to the northwest corner of the lot while keeping the remainder natural. To the maximum extent possible, the Applicant is attempting to maintain subdivision character by siting the house off of Ravenwood Court to the maximum amount that the LDO allows. This setback cannot be afforded off of the Robin Court frontage given the impact of natural features on site. Secondarily, staff-recommended conditions on the project intend to provide architectural details to the proposed dwelling that would fit the context of existing development within the Cardinal Woods subdivision.

Given the proposed use, the maintenance of lot size within a longstanding subdivision, and the attempt to respect the setbacks of the subdivision to the extent that natural

features on site and the LDO will allow, the development is aligned with the 2023 Comprehensive Plan.

PUBLIC INPUT

Public notice for the public hearing has been provided in accordance with State and local law. On or around December 22, 2025, 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 Cherokee Tribune and signs were posted on the property a minimum of 15 days but not more than 45 days prior to the public hearing.

On Tuesday, January 13, 2026, the Applicant hosted a public input meeting at the Chambers at City Center, located at 8534 Main Street, beginning at 7:00PM. 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 public input report is provided as Attachment D. About 25 residents attended the meeting, most of which from the adjacent Cardinal Woods subdivision. Residents had concerns about the location of the proposed development, its impact upon natural features, streams, and stormwater in the surrounding area, and its potential to change the neighborhood character of the existing Cardinal Woods subdivision.

DEVELOPMENT PROCESS COMMITTEE RECOMMENDATION

On January 21, 2026, the Development Process Committee (DPC) met to consider the proposed request. The DPC discussed the natural features on site, the extent of the hardship imposed by the stream buffers, and the lack of feasibility for development should relief not be granted to development standards. Ultimately, the DPC voted to recommend approval of the project, subject to the below conditions of approval, meant to increase subdivision conformity and limit development impact on the surrounding environment.

Recommendation

- Approval of Variance to LDO Section 17.300.2 to allow encroachment of impervious materials into the 75' stream setback
- Approval of Variance to LDO Section 17.300.1 to allow disturbance into the 50' stream buffer to allow for grading to accommodate the dwelling unit.

Conditions

1. Disturbance into the fifty-foot (50') stream buffer shall be limited to the minimum amount required to perform grading to accommodate the proposed dwelling unit, as shown on plan V100, dated January 15, 2026.
2. The dwelling unit shall be limited to a maximum of two stories in height.
3. If damage is done to Robin Court or Ravenwood Drive as a result of construction, the Applicant shall repair the roadway and/or curb and gutter prior to certificate of occupancy being granted for the dwelling unit.

4. A brick veneer or similar material shall be required along a minimum of 50% of the street façade (western facing) frontage off of Ravenwood Drive. Heavier building materials shall be placed below the lighter materials. Final building elevations shall be approved by the Development Process Committee.
5. The location of construction access shall be approved by City Council.
6. A seven-foot sidewalk landscape zone and five-foot sidewalk clear zone shall be constructed as part of the project in accordance with the requirements of the Downtown District.

CRITERIA FOR CONSIDERATION OF A VARIANCE REQUEST

Pursuant to LDO Section 11.216 (Variances), the following conditions must be considered before a Variance from the requirements of the City's Ordinances can be considered by the Commission and granted by the Council. Further, no Variance shall be authorized unless Council finds that the following conditions exist.

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

   The property does have extraordinary conditions due to the existing stream buffers on site. This drastically limits the developable area of the lot, intruding into more that 85% of the land area for the parcel under consideration.

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

   The application of the stream buffer regulations of site would drastically limit the developable footprint and only allow 20' of developable street frontage along Ravenwood Drive. This would create a practical difficulty in developing a dwelling unit on the residentially-zoned property, creating an unnecessary hardship.

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

   All lots within Cardinal Woods that have stream buffers located on them were developed prior to the passage of the 1975 Erosion and Sedimentation Control Act, which retroactively placed stream buffers on the property. Development that occurred on these lots were grandfathered into legal nonconformance status. This lot is one of eight lots within Cardinal Woods that were left undeveloped due to improper soil percolation conditions for septic availability. Of these eight lots, only two have the ability to be tied to sewer without procuring easements from separate property owners (704 Robin Court and 702 Ravenwood Drive). The conditions on the property are not peculiar to the subdivision, but the recent ability to access sewer is unique to these lots and creates new opportunities for development.

d. *A literal interpretation of this Ordinance would deprive the applicant of any right that others in the same district are allowed.*

A literal interpretation of the Ordinance would not allow the Applicant the ability to develop the lot with a by-right use in the DT-LR zone. The lot would be rendered unusable without relief and could not be developed in a typical manner. Any development that could occur absent relief would be a much greater impact on the existing character of the neighborhood than the development proposed.

e. *Relief, if granted, would not cause substantial detriment of the public good, or impair the purposes and intent of the Ordinance.*

There is no indication that granting a Variance in this case would detriment the public good. Sewer connection and stormwater runoff implication would be checked by the relevant City departments during site plan review, and development would not be allowed if stormwater runoff were increased off of the property or the sewer was not properly provided to the site. While development may cause temporary impacts to the quiet enjoyment of property within the subdivision, the effects would be temporary and bound by relevant local laws for construction hours and noise limits.

f. *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.*

While multiple parcels within the subdivision are affected by stream buffers, none have been developed after the passage of the state law that would have disallowed development. This parcel would be the first, and has circumstances related to its double frontage and limited development area that do not apply to other lots within the subdivision with similar conditions.

g. *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 Applicant has attempted to limit encroachment into the stream buffer to the maximum extent possible while still meeting the requirements of the Land Development Ordinance. The property right to develop land would be granted by providing relief to the stream buffers in this case.

h. *That the condition from which relief or a variance is sought did not result from willful action by the Applicant.*

The condition that relief is sought from did not result from willful action by the Applicant, the conditions need relief are natural features present on the site.

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

There is no indication that the authorization of this Variance would impair the supply of light or air to adjacent property, as much of the parcel will remain natural in a post-development environment. The proposed use would have little impact on the congestion of streets, as the development of a single house has negligible traffic impacts. There is no indication that the proposed development would imperil public safety or decrease property values. The general welfare of residents would not be harmed by the relief granted in this case.

ATTACHMENTS

Attachment A: Application and Response Statements
Attachment B: Site Plan
Attachment C: Cardinal Woods Plat, Dated January 7, 1973
Attachment D: Public Input Report

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: [redacted]

Email: [redacted]

Applicant's Information:

Name: Dossey Investments, LLC

Address: [redacted] Phone: [redacted]

City, State, Zip: Woodstock, GA 30188 Email: [redacted]

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

Name: Dossey Investments, LLC

Address: [redacted] Phone: [redacted]

City, State, Zip: Woodstock, GA 30188 Email [redacted]

Requested Public Hearing (check all that apply):

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

STAFF USE ONLY:

Case: V # 219.25

Received by: _____

Date Received: 12/5/2025

Fee Paid: $ 400.00 Receipt# 604661

Date Accepted: Dec 11, 2025

PUBLIC HEARING SCHEDULE:

Pre-Application Meeting: _____

Public Input Meeting: Jan-13-2026 Chambers. 7p.m.

DPC Meeting: Jan 7, 2026 @ 9:00 a.m.

Planning Commission: Feb 5, 2026

City Council: Feb 23, 2026

ATTACHMENT A2

Property Information:

Location: 702 Ravenwood Dr

Parcel Identification Number(s) (PIN): 15-0947-0034 Total Acreage: .61

Property Information:

Location: 702 Ravenwood Drive (corner of Ravenwood Drive and Robin Court)

Current Zoning: DT-LR Total Acreage: .61

Tax Map #: 15 N 11A Parcel #: 043 Future Development Map Designation: Urban Village

Adjacent Zonings: North DT-LR South DT-LR East DT-LR West DT-LR

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

Chapter XVII - Article III; Buffer and setback requirements

Proposed Use(s) of Property:

Single family home

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: City

How is sewage from this site to be managed?

City

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

If yes, what is the projected increase? .725 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home	1	0.725	.725
Multi Family (Attached) Home		0.287	

Traffic Generation:

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

What is the estimated number of trips generated? 9.57 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	1	9.57	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.

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, Jeff Smith for Dossey Investments, 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 3RD day of DECEMBER, 2025.

Print Name Jeff Smith for Dossey Investments, 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 3RD day of DECEMBER, 2025.

Copyright Owner Print Name Jeff Smith

Copyright Owner Signature _____

Sworn to and Subscribed before me this: 3rd day of December, 2025.

Notary Signature: _____

(Notary Seal)

ANNALEE FERRELL NOTARY PUBLIC My Commission Expires January 11, 2028 CHEROKEE COUNTY, GEORGIA

APPLICANT RESPONSE STATEMENT VARIANCES *SEE ATTACHED RESPONSES*

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.

APPLICANT RESPONSE STATEMENT **VARIANCES (Chapter XVII - Article III; Stream Buffer and setback requirements)**

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.

   The Applicant, Dossey Investments, LLC, is requesting a variance to allow construction of a single-family home to allow impervious area within the last 25 feet of the 75 stream buffer and allow grading within the 50 foot buffer.

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 other lots within the Cardinal Woods subdivision, which was platted in 1973.

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 a single-family residence on the least intrusive area of the Subject Property to minimize the effect on existing buffers and streams. 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 a corner lot with the proposed residence to be constructed in the northwest corner of the parcel. This is the most buildable area and away from the existing drainage easement to minimize encroachment onto the buffer(s).

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

   The Subject Property's current zoning, DT-LR allows for single-family homes and similar variances have been granted in similar situations.

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. The stream buffers cover a large portion of the lot, and the portion of the lot is that is buildable is depicted on the site plan.

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.

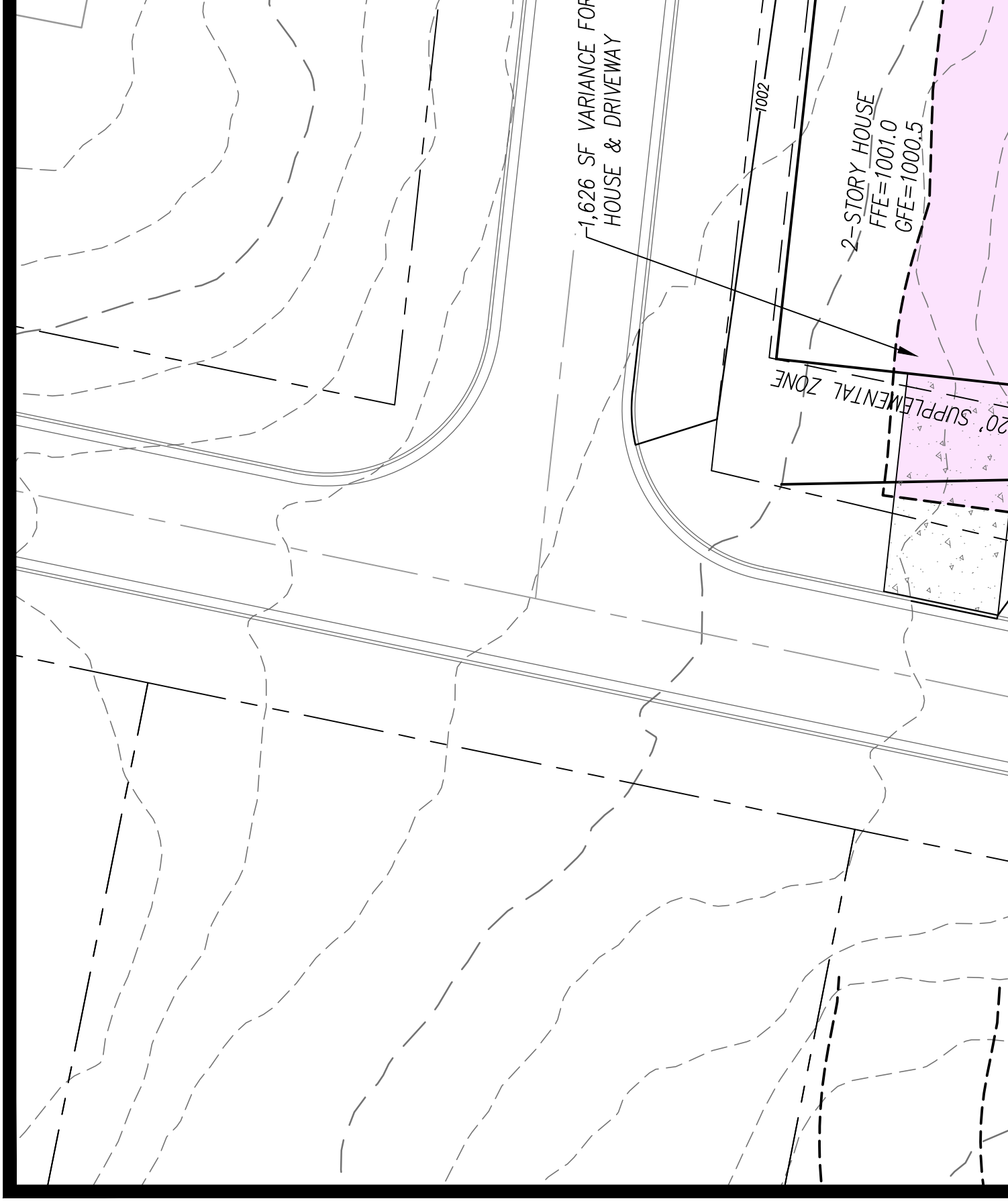
   Granting the variance will allow the development of a single-family residence within the existing neighborhood and have pedestrian connectivity to the recently improved Brownlee Road.

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

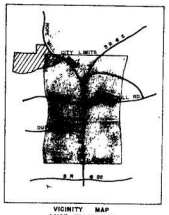
   The Applicant's request for variance seeks to improve the Subject Property to current zoning standards. The Applicant did not create the stream or zoning buffers on the property. The stream buffers were not shown on the Cardinal Woods subdivision plat recorded in 1973.

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. Stream Buffer Protection requirements are to protect the public health, safety, environmental and general welfare; minimize public and private losses due to erosion, siltation and water pollution; and to maintain stream water quality and the Applicant's request will continue to allow the City to provide those services.


1,626 SF VARIANCE FOR
HOUSE & DRIVEWAY
1002
2-STORY HOUSE
FFE=1001.0
GFE=1000.5
20' SUPPLEMENTAL ZONE

ATTACHMENT C



VICINITY MAP
(NOT TO SCALE)

CURVE DATA

CURVE	Δ	T	R	L
1	28°40'56"	74.79'	292.54'	146.44'
2	31°05'57"	74.79'	266.76'	145.85'
3	31°05'57"	60.00'	215.63'	117.04'
4	60°39'47"	87.00'	147.28'	157.25'

NOTE
Denotes Iron Pin
25' B.S.L. Min. @
Total Acreage = 45.16
Denotes Drainage Easement (20')
This development shall be restricted to residential use as defined by Article 'X', Section D, of Zoning Resolution and Subdivision Regulations, Cherokee County, Georgia, and is further restricted 100% brick veneer construction or equal, and to a minimum of 1200 sq ft living area

LUCILLE MC AFFE

BLOCK 'D'

BLOCK 'C'

BLOCK 'A'

CARDINAL DRIVE

50' R/W

RAVENWOOD DRIVE

ROBIN COURT

FINCH COURT

MAGNOLIA COURT

MAIL ROAD

GEORGIA KNAPP CO

ANDERSON MC AFFE

SURVEYOR'S CERTIFICATION

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown thereon actually exist or are marked as "future", and their location, size, type, and material are correctly shown.

BY: _____
Georgia Registered Land Surveyor No. 1549

188

PUBLIC INPUT REPORT: Case # CUP#093-25, V#219-25 & V#220-25

Applicant Name: Dossey Investments, LLC

Phone #: [redacted] Email: [redacted]

Subject Property Address/Parcel #: 706 Robin Ct, 702 Ravenwood Dr & 704 Robin Ct

Public Input Meeting date, time, location: January 13, 2026 - Chambers at City Center @ 7 pm

I. Summary of concerns:

The biggest complaint was changing the character of Cardinal Woods. The neighborhood was established in the 1970's and the entire area has changed. Some lots were not built on due to sewer not being available. They also had concerns about loss of trees and stormwater concerns

II. How the applicant addressed concerns:

The project will meet stormwater requirements and the existing culverts will be reviewed to make sure they function correctly. The variance to push some homes back is intended to make the homes more compatible with larger front yards. Two of the lots are undeveloped due to lack of sewer which will be brought to the area.

III. Concerns the applicant was unable or unwilling to address and why:

New homes will look different than older homes. Styles have changed. The homes adjacent to existing homes will be pushed back so they will be in line with the existing homes. The neighbors would prefer the two vacant lots not be built on but this is not feasible or consistent with property rights.

IV. Concerns or topics of discussion unrelated to the proposal:

The discussion focused on the proposal. Some neighbors were receptive to the proposed changes but others did not want any changes to Cardinal Woods.

V. Agreements made by the applicant to property owners at the meeting:

The applicant agreed to inspect the culverts to make sure they function properly. The applicant also agreed to have a privacy fence separating the homes that face Brownlee Road because those homes will look like and orient towards the new homes being built across Brownlee Road.

Applicant's Signature: Parks Huff

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 # CUP#093-25, V#219-25 & V#220-25 Meeting Date 01/13/2026 Meeting Location The Chambers @ City Center

PUBLIC INPUT MEETING SIGN-IN SHEET

Name	Address
Stephen Kinyon	417 Falcon Ct
Sharon Kinyon	↓
Robert Hattersley	610 Ravenwood Dr
Lisa Hattersley	"
Graham Hawley	613 Ravenwood
Margaret Hawley	↓
Jessica Flores	310 Cardinal Drive
Jose Flores	" "
ROGER STRICKLAND	318 CARDINAL DR
Joyce, Matthew MCCabe	413 Falcon Ct
MICHAEL DANIEL	309 CARDINAL DR
Michael Chumley	709 Robin Ct
Chris Rogers	707 Robin Ct
Rayven VanPoss	609 Ravenwood Dr

[redacted]

CASE # CUP#093-25, V#219-25 & V#220-25 Meeting Date 01/13/2026 Meeting Location The Chambers @ City Center

PUBLIC INPUT MEETING SIGN-IN SHEET

Name	Address	[redacted]
Jamie Pass	609 Ravenwood Drive	
Brandy Maricle	612 Ravenwood Drive	
Darryl Pauley	617 Ravenwood Drive	

ATTACHMENT D4

From: Melissa Sigmund
To: Cameron Dunn
Cc: Niwana Ray
Subject: FW: Cardinal woods development
Date: Tuesday, January 20, 2026 4:03:52 PM
Attachments: image001.png

Hi Cameron,

Here is a letter of support for the Ravenwood/Robinwood Court CUP/Variance cases to add to the file.

Thanks,

Melissa Sigmund
City of Woodstock
Director of Community Development

O) 770-592-6000 ext. 1600
C) 770-281-6698
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

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From: Jeff Moon <jmoon@woodstockga.gov>
Sent: Tuesday, January 20, 2026 3:53 PM
To: Melissa Sigmund <msigmund@woodstockga.gov>
Subject: Fwd: Cardinal woods development

For the case file.
Sent from my iPhone

Begin forwarded message:

> **From:** David Potts <dpotts@woodstockga.gov>
> **Date:** January 20, 2026 at 3:32:55 PM EST
> **To:** Mayor and Council <MayorandCouncil@woodstockga.gov>, Jeff Moon <jmoon@woodstockga.gov>, Coty Thigpen <cthigpen@woodstockga.gov>
> **Subject: Fwd: Cardinal woods development**
>
> FYI below on the upcoming case in Cardinal Woods.

David Potts
City Council Ward 2
Woodstock, Ga

Begin forwarded message:

From: Todd Angel
Date: January 20, 2026 at 10:57:00 AM EST
To: David Potts <dpotts@woodstockga.gov>,
Chris Sligh, Parker Ebbs
Subject:

Mayor and Members of the Woodstock City Council,

I am writing to express my strong support for the proposed development impacting the Cardinal Woods neighborhood and for the associated improvements to streets, utilities, and surrounding infrastructure.

I am encouraged by the City's continued commitment to thoughtful, revitalized growth. This development represents a positive step forward for Woodstock by strengthening infrastructure, modernizing utilities, and enhancing the overall appeal and long-term value of our community. Well-planned growth not only supports current residents but also helps ensure Woodstock remains a vibrant and desirable place to live for future generations.

I would like to see Cardinal Woods further developed through additional neighborhood improvements. Enhancements such as streetlights, stop signs, and other traffic and safety measures would be welcomed additions that contribute to the neighborhood's much-needed development. These improvements would increase safety, enhance curb appeal, and make the community more presentable and attractive—

ultimately increasing the potential value of our homes and supporting resale value when the time comes.

I would also like to respectfully request that the temporary gate currently installed to limit traffic in the neighborhood be removed. While I understand that some of my neighbors make the opposite argument, I believe removal of the gate would improve internal traffic patterns. Without the gate, residents who live toward the back of the neighborhood would naturally use that entrance, helping to distribute neighborhood traffic more evenly rather than concentrating it in one area. It's my assumption that the vast majority arriving or departing our neighborhood are doing so from I575. Currently that's putting stress on streets like Brownlee. I just don't see a world where Cardinal Woods becomes a "cut through" to access Rope Mill, Brownlee, by design has provided this.

Finally, Woodstock needs young, energetic families who support our local economy, strengthen tourism, and—most importantly—invest in our schools. The development of new, modern, and connected homes directly supports this goal. The lots in question are well positioned to attract exactly this type of buyer, helping to ensure a strong, engaged community for years to come.

Thank you for your leadership, time, and thoughtful consideration of this development and the perspectives of those who live nearby. I am excited about the continued growth and revitalization of Woodstock and appreciate the City's efforts to plan for a strong, safe, and sustainable future.

Respectfully,

Todd Angel

411 Falcon Ct

ATTACHMENT D7

From:	Michael Caldwell
To:	David Potts; Mayor and Council
Cc:	Cameron Dunn; Melissa Sigmund; Jeff Moon
Subject:	Re: Formal Opposition to Rezoning Request – Floodplain Development, Creek Sewer Infrastructure, and Cut-Through Access (Cardinal Woods)
Date:	Monday, January 26, 2026 1:41:39 PM

Thank you for taking the time to share your feedback on this case, Ms. Carpenter! I am including the relevant staff to ensure they see your comments and that they are included in the public record for the case as well.

Go make it an outstanding week!

Michael Caldwell
Mayor

Get Outlook for iOS

From: Lauren Carpenter
Sent: Thursday, January 22, 2026 12:35 PM
To: Michael Caldwell <mcaldwell@woodstockga.gov>; David Potts <dpotts@woodstockga.gov>; Mayor and Council <MayorandCouncil@woodstockga.gov>
Subject: Formal Opposition to Rezoning Request – Floodplain Development, Creek Sewer Infrastructure, and Cut-Through Access (Cardinal Woods)

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 and Members of the Woodstock City Council,

My name is Lauren Carpenter, I am a resident of the Cardinal Woods subdivision, and have been for almost 10 years. My family chose to live in Woodstock because we truly love this community. We live modestly, and we are currently expecting our first child. We hope to raise our family here in the neighborhood we intentionally selected for its stability, safety, and character.

Cardinal Woods was developed in the 1970s as a low-density, single-family neighborhood and remains entirely on septic systems, without sidewalks or an HOA. Residents rely on zoning consistency to preserve neighborhood character and livability.

I am reaching out In reference to case numbers CUP#093-25, V#219-25, and V#220-25. The proposed rezoning to allow six-seven homes on approximately two acres represents a density that is inconsistent with Low-Density Residential zoning and incompatible with the established development pattern of Cardinal Woods. Approval would constitute a de facto up-zoning and set a precedent for future redevelopment pressure.

The proposal introduces infrastructure that is incompatible with the existing neighborhood,

including required sewer connections and sidewalks, while surrounding homes remain on septic systems. Increased impervious surface also raises concerns regarding stormwater runoff and drainage adjacent to existing septic systems.

Of particular concern is the proposal to route sewer infrastructure beneath a creek. This raises environmental, erosion, maintenance, and long-term reliability concerns that are inconsistent with the low-intensity residential nature of the area. Additionally, the proposal includes construction of a residential structure within a designated flood zone, directly across from existing homes. Floodplain development raises concerns related to safety, insurance, emergency response, and long-term liability.

The proposed development would also open a new roadway connection into Cardinal Woods, converting neighborhood streets into a cut-through for outside traffic and inviting future development pressure.

Finally, signage has already been placed stating, “Possible future access road to the redevelopment of Cardinal Woods.” Cardinal Woods is not subject to any approved redevelopment plan. This language is misleading, implies inevitability prior to Council action, and undermines public trust in the zoning process.

We support responsible growth, but growth must respect zoning intent, infrastructure capacity, environmental constraints, and existing neighborhoods. For these reasons, we respectfully request that City Council deny this rezoning request or require a substantially lower-density alternative that eliminates floodplain construction, creek-crossing sewer infrastructure, and cut-through access.

Thank you for your time, service, and careful consideration.

Respectfully,

Lauren Carpenter
607 Ravenwood drive- Cardinal Woods

ATTACHMENT D9

From: Melissa Sigmund
To: Cameron Dunn
Cc: Niwana Ray
Subject: FW: Cardinal woods development
Date: Wednesday, January 21, 2026 8:12:40 AM
Attachments: image001.png

Good morning Cameron,

Here is another email of support for the Ravenwood/Robin Ct case file.

Thanks,

Melissa Sigmund
City of Woodstock
Director of Community Development

O) 770-592-6000 ext. 1600
C) 770-281-6698
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

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From: Jeff Moon <jmoon@woodstockga.gov>
Sent: Tuesday, January 20, 2026 6:27 PM
To: Melissa Sigmund <msigmund@woodstockga.gov>
Subject: Fw: Cardinal woods development

For the case file.

From: David Potts <dpotts@woodstockga.gov>
Sent: Tuesday, January 20, 2026 6:01 PM
To: Mayor and Council <MayorandCouncil@woodstockga.gov>; Jeff Moon <jmoon@woodstockga.gov>; Coty Thigpen <cthigpen@woodstockga.gov>
Subject: Fwd: Cardinal woods development

2nd Cardinal Woods email

David Potts
City Council Ward 2

Woodstock, Ga

Begin forwarded message:

From: Scott McLain
Date: January 20, 2026 at 5:13:42 PM EST
To: David Potts <dpotts@woodstockga.gov>
Subject: Fwd: Cardinal woods 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.

Mr Potts

My name is Scott McLain and I'm currently a homeowner in Cardinal Woods at 605 Ravenwood Drive, Woodstock, Ga. I'm in complete agreement with the email below and would like reiterate the importance of the second entrance being opened ASAP.

Thank you,

Respectfully submitted,
Scott McLain, President of Construction
MD Residential, LLC
5885 Matt Hwy.
Cumming, GA 30028

http://www.mdresidentialllc.com/

---------- Forwarded message ---------From:
Todd Angel
Date: Tue, Jan 20, 2026 at 10:53 AM

Subject: Cardinal woods development

To: mayorandcitycouncil@woodstockga.gov
<mayorandcitycouncil@woodstockga.gov>

Mayor and Members of the Woodstock City Council,

I am writing to express my strong support for the proposed development impacting the Cardinal Woods neighborhood and for the associated improvements to streets, utilities, and surrounding infrastructure.

I am encouraged by the City's continued commitment to thoughtful, revitalized growth. This development represents a positive step forward for Woodstock by strengthening infrastructure, modernizing utilities, and enhancing the overall appeal and long-term value of our community. Well-planned growth not only supports current residents but also helps ensure Woodstock remains a vibrant and desirable place to live for future generations.

I would like to see Cardinal Woods further developed through additional neighborhood improvements. Enhancements such as streetlights, stop signs, and other traffic and safety measures would be welcomed additions that contribute to the neighborhood's much-needed development. These improvements would increase safety, enhance curb appeal, and make the community more presentable and attractive—ultimately increasing the potential value of our homes and supporting resale value when the time comes.

I would also like to respectfully request that the temporary gate currently installed to limit traffic in the neighborhood be removed. While I understand that some of my neighbors make the opposite argument, I believe removal of the gate would improve internal traffic patterns. Without the gate, residents who live toward the back of the neighborhood would naturally use that entrance, helping to distribute neighborhood traffic more evenly rather than concentrating it in one area. It's my assumption that the vast majority arriving or departing our neighborhood are doing so from I575. Currently that's putting stress on streets like Brownlee. I just don't see a world where Cardinal Woods becomes a "cut through" to access Rope Mill, Brownlee, by design has provided this.

Finally, Woodstock needs young, energetic families who support our local economy, strengthen tourism, and—most importantly—invest in our schools. The development of new, modern, and connected homes directly supports this goal. The lots in question are well positioned to attract exactly this type of buyer, helping to ensure a strong, engaged community for years to come.

Thank you for your leadership, time, and thoughtful consideration of this development and the perspectives of those who live nearby. I am excited about the continued growth and revitalization of Woodstock and appreciate the City's efforts to plan for a strong, safe, and sustainable future.

Respectfully,

Todd Angel

411 Falcon Ct

City of Woodstock
City Council Ward 3

C) 678-977-7039
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

From: Jamie Poss **Sent:** Friday, January 9, 2026 10:08 AM **To:** Colin Ake <cake@woodstockga.gov> **Subject:** Re: Hello!

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Dear Councilman Ake,

Thank you so much for reaching out so quickly. I truly appreciate your willingness to listen and help.

You actually met my daughter, Rayven, yesterday at the Woodstock Business Club. I wasn't able to attend myself due to a very full work schedule, but she shares my concern—and the concern of many of our neighbors—regarding the proposed Conditional Use Amendment to develop seven homes on the two-acre property directly across from my home in Cardinal Woods.

I was given your name by another WBC member as someone who genuinely listens and cares about the community, and I'm hopeful you can help guide us through what feels like an uphill battle.

To be clear, we are not opposed to development. What we are strongly opposed to is **high-density development being inserted into an established, low-density neighborhood that was intentionally designed and purchased as such**. Cardinal Woods is a 1970s single-family neighborhood, without HOAs, without townhomes, and with a character that many of us deliberately chose and invested in long-term.

Seven homes on two acres represent a significant shift in density and precedent. A more reasonable and compatible solution would be three single-family homes that respect the existing zoning intent and neighborhood fabric.

There are very real concerns beyond preference:

- Increased density impacting traffic, drainage, and infrastructure
- Loss of mature trees in a city known as the “City of Trees”
- Rising property taxes that may force long-time residents—especially seniors—out of their homes
- Establishing a precedent that opens the door to additional high-density encroachment throughout the neighborhood

This development would directly impact my home, sitting immediately across the street, and I feel that impact acutely. I intentionally chose a neighborhood without high-density housing or HOA oversight, and recent experiences nearby—where HOAs attempted to impose rules on homes outside their jurisdiction—have only amplified these concerns.

Many of us feel blindsided. Notices were limited to properties within 800 feet, and the upcoming January 13th meeting has been described as an “input” meeting where questions may be asked, but not necessarily a forum where concerns can be formally stated. We are being advised that decisions are often made before these meetings occur, which is why we are urgently reaching out now.

My neighbors and I are asking for help—specifically:

- Who within City Council and Planning & Development should we be contacting directly ***before*** the meeting?
- What is the most effective way to formally express opposition to this rezoning request?
- How can we advocate for a development approach that allows building, but maintains low density and neighborhood compatibility?

We voted for our city’s leadership because we believed in protecting the character and livability of Woodstock’s neighborhoods. Right now, many of us feel unheard and vulnerable, and we are simply asking for fairness and balance.

Thank you again for taking the time to listen. Any guidance or advocacy you can provide would mean a great deal to our family and our neighbors.

Warm regards,

Jamie Poss

JPoss

POSS ELECTRIC COMPANY

609 Ravenwood Dr Woodstock, GA 30188

www.posselectric.com
https://www.facebook.com/posselectric/
Ask me how to save 15%

From: Colin Ake <cake@woodstockga.gov>
Sent: Thursday, January 8, 2026 7:37 PM
To: Jamie Poss <> **Subject:** Hello!

Hi Jamie -

It was good to meet you this morning at Reformation during coffee. How can I help?

Colin

Colin Ake
City of Woodstock
City Council Ward 3

C) 678-977-7039
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

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From: Cameron Dunn
To: Jamie Poss, Warren Johnson; Michael Caldwell; David Potts; Tracy Collins; Brian Wolfe; Rob Usher; Planning; Colin Ake
Subject: RE: I Was Wrong - Proposed Zone Variations for Cardinal Woods
Date: Thursday, January 22, 2026 11:01:40 AM
Attachments: image001.png
image002.png

Jamie:

Thank you for reaching out with your concerns regarding the project. I will add this email to the casefile along with your prior email. This correspondence will be packaged together within the public agenda for the case, ensuring that the Planning Commission, the City Council, and the public who read it can weigh the input as they make their decisions.

Additionally, thank you for attending the Public Input meeting. If there is additional comment that you would like to provide on the case, I encourage you to speak at the public hearings for the cases. They are scheduled to be heard by the Planning Commission on February 5 and by the City Council on February 23. The Planning Commission is a recommending body, and the City Council will have the final say on whether the entitlements should be granted to the Applicant. Both of these meetings are being held at the Chambers at City Center (8534 Main Street) at 7:00 PM.

Hope to see you there!

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: Jamie Poss
Sent: Thursday, January 22, 2026 9:55 AM
To: Warren Johnson <wjohnson@woodstockga.gov>; Michael Caldwell <mcaldwell@woodstockga.gov>; David Potts <dpotts@woodstockga.gov>; Tracy Collins <tcollins@woodstockga.gov>; Brian Wolfe <bwolfe@woodstockga.gov>; Rob Usher

<rusher@woodstockga.gov>; Planning <planning@woodstockga.gov>; Colin Ake <cake@woodstockga.gov>
Subject: I Was Wrong - Proposed Zone Variations for Cardinal Woods

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 and City Council Members.

When I first read the letter from the developer's attorney, I did not fully grasp what was being proposed and wrote you my initial email. I now realize how naïve that was.

After attending the input meeting and hearing the full scope of what is actually being proposed for lots 702 and 704, I am honestly horrified by the implications. For someone who does not know how to read engineering plans, it would be difficult to truly understand the terrible consequences it would have on our neighborhood. Once the details were laid out—especially regarding sewer installation, construction methods, and density—it became clear that this development poses real and irreversible risks to our neighborhood, our homes, and our river.

The proposal to run sewer infrastructure beneath the river is deeply concerning. We are being asked to accept assurances that it "shouldn't affect" the river, yet there is no meaningful contingency for failure. Our river runs directly through our neighborhood. When it swells during heavy rain, flooding is already a concern. Introducing sewer lines beneath it creates the very real possibility that a failure could contaminate floodwaters, turning a natural resource into an open-air sewage channel through our community. That is not a theoretical risk—it is one with potentially devastating consequences.

We have already seen what similar construction has done elsewhere. When sewer was brought in for the Brownlee project, nearby homes in Cardinal Woods experienced cracked foundations. This is not an abstract fear; it is a documented outcome of comparable work, overseen by the same developer, engineer, and attorney now involved here.

Beyond environmental and structural risks, the construction itself would bring months—if not longer—of severe disruption. Heavy equipment, constant noise, increased traffic on roads not designed for it, vibration damage, and the general destruction that comes with large-scale construction will directly impact the quality of life and safety of existing residents. These are established neighborhoods, not vacant land awaiting development.

For all of these reasons, I strongly oppose any variances that would allow development on lots 702 and 704. Those lots should not be developed.

If any construction is to move forward at all, it should be limited to **one single-family home on lot 706 only**, built in a way that respects the existing infrastructure, the river, and the surrounding community. Anything beyond that is simply too great a risk to justify.

I am asking you, as someone entrusted with protecting the long-term health and integrity of our city, to look beyond assurances, taxes and developer fees and consider the full scope of consequences. Once these variances are granted and construction begins, there is no undoing the damage if something goes wrong.

I was wrong to initially believe that we could come to a compromise but now that I understand what is truly being planned, lots 702 and 704 do not belong being developed at all. There is a reason why they haven't been developed in 50 years.

Thank you for your time, your consideration, and your responsibility to the people who already call this place home.

Respectfully,
Jamie Poss

609 Ravenwood Dr Woodstock, GA 30188
P: 404/787-7262
www.posselectric.com
https://www.facebook.com/posselectric/
ASK ABOUT OUR FINANCING

ATTACHMENT D19

Outlook

FW: Cardinal Woods

From Melissa Sigmund <msigmund@woodstockga.gov>
Date Tue 1/20/2026 8:15 AM
To Cameron Dunn <cdunn@woodstockga.gov>
Cc Niwana Ray <nray@woodstockga.gov>

FYI to include in the case file.

Thanks,

Melissa Sigmund
City of Woodstock
Director of Community Development

O) 770-592-6000 ext. 1600
C) 770-281-6698
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: Michael Caldwell <mcaldwell@woodstockga.gov>
Sent: Sunday, January 18, 2026 11:01 AM
To: Tamara Trull
Cc: Mayor and Council <MayorandCouncil@woodstockga.gov>; Jeff Moon <jmoon@woodstockga.gov>; Melissa Sigmund <msigmund@woodstockga.gov>
Subject: Re: Cardinal Woods

Good morning, Ms. Trull!

Thank you so much for taking the time to reach out and share your perspective on this case. I have included the City Council and relevant staff so that they can see your comments and include them in the record for the case as well.

Go make it an outstanding weekend!

Michael Caldwell
Mayor

ATTACHMENT D20

Get Outlook for iOS

From: Tamara Trull
Sent: Wednesday, January 14, 2026 5:59 PM
To: Michael Caldwell <mcaldwell@woodstockga.gov>
Subject: Cardinal Woods

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.

We be do not 7 homes built on three lots on Ravenwood Dr and Robin Court.

AGENDA ITEM NO. 7.4

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 23, 2026
SUBMITTED BY:	Cameron Dunn, Community Development
ITEM TYPE:	Presentation and Discussion Items
AGENDA SECTION:	PUBLIC HEARING
SUBJECT:	**Consideration of ZTA#022-26: Administrative Variances for Fences (Public Hearing & Vote)**
SUGGESTED ACTION:	Request for consideration of a Zone Text Amendment that amends Chapter X (Administration and Enforcement) of the Land Development Ordinance to amend the duties and responsibilities of the Development Process Committee (DPC), allowing the DPC to approve fences located within zoning buffers.

ATTACHMENTS:

ZTA#022-26 MCSR.pdf

Attachment A Ordinance FINAL DRAFT.pdf

DATE: March 23, 2026

TO: Woodstock City Council

FROM: Cameron Dunn, MPA, Planner II

SUBJECT: Project No. ZTA#022-26: Administrative Variance Updates for Fences

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RECOMMENDATION

Staff recommends approval of a Zone Text Amendment that amends Chapter X (Administration and Enforcement) of the Land Development Ordinance to amend the duties and responsibilities of the Development Process Committee (DPC).

BACKGROUND

In the past calendar year, multiple zoning enforcements have arisen related to zoning buffers. These buffers, which are meant to be undisturbed, have historically been placed interior to residential lots. This creates confusion, as homeowners wish to utilize the entirety of their property and assume that they are able to, but are told by City staff that they must leave portions of their land undisturbed. In order to memorialize encroachments in these lots, staff recommends amending the powers of the Development Process Committee to grant Administrative Variances allowing fences to encroach into zoning buffers.

ANALYSIS

The Land Development Ordinance describes buffers as land areas reserved to provide visual and noise barriers, created by the use of planted or naturally existing materials. Generally, the LDO prescribes buffers to separate land uses that are unlike another, such as commercial development adjacent to residential development, higher density residential development next to lower density residential development, or industrial uses from their surrounding environment. These buffers in residential developments previously were allowed to be located within residential lots. This creates practical difficulty for both homeowners and City staff, as homeowners cannot utilize the entirety of their property, and City staff must enforce the Ordinance through zoning or code enforcement violations for those who perform work within it.

In 2018, Council passed a Zone Text Amendment which changed buffer provisions as part of an omnibus zoning code update, requiring that zoning buffers within new

residential subdivisions be located outside of individual residential lots and that they be maintained by the homeowner's association.

Within the City, fences do not require permits for installation. As such, there are multiple instances where fences may have been installed in zoning buffers without staff knowledge. Fences also have relatively limited disturbance on land, typically only disturbing areas where fenceposts are lowered into the ground.

As such, given the limited amount of encroachment, the ability for fences to clearly demarcate property, and differing standards applicable on land throughout the City, staff believes that an administrative method of relief should be offered to residents who wish to build fences on their lots.

The Development Process Committee has the ability, under the provisions of the LDO, to consider, vote on, and grant Administrative Variances for minor site provisions. These include such items as minor setback reductions, parking requirement reductions, a limited number of architectural variances, and even to relocate fences required by zoning conditions/code. Administrative Variances are considered by the full Committee, discussed regarding the hardship imposed by the code and the impact of the decision, and granted to Applicants without discretionary approval by the City Council.

Given that fences do not require permits within the City and that the Variance process is a timely and costly endeavor, staff requests that Council approve a Zone Text Amendment granting the DPC to issue Administrative Variances to allow fence encroachment into zoning buffers.

PLANNING COMMISSION RECOMMENDATION

On March 5, 2026, the Planning Commission heard this case as part of a noticed public hearing. The agenda for the meeting can be found as Attachment B. The Planning Commission voted to recommend approval of the zone text amendment by unanimous vote.

ATTACHMENTS

Attachment A: Proposed Ordinance (ZTA#022-26)

CITY OF WOODSTOCK, GEORGIA
ORDINANCE 2026-00_

AN ORDINANCE AMENDING CHAPTER X (ADMINISTRATION AND ENFORCEMENT) OF THE WOODSTOCK LAND DEVELOPMENT ORDINANCE TO AMEND THE AUTHORITIES OF THE DEVELOPMENT PROCESS COMMITTEE.

(ZONE TEXT AMENDMENT #022-26 – 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 X, Article I 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:

Section 1. That Chapter X (Administration and Enforcement), Article I (Administration), Section 10.140 (Development Process Committee), subsection 2 (Powers and Duties), be amended to add the following provision as number 9 under subsubsection c:

9. To allow fences to encroach into zoning buffers as defined in Chapter VII, Article VI of this Ordinance.

Section 2. 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 3. This Ordinance shall take effect immediately upon its adoption.

Section 4. 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 9th DAY OF APRIL, 2026.

Advertisement run in the Cherokee Tribune: February 12, 2026

First Reading Date: March 23, 2026

Second Reading Date: April 13, 2026

_____
MICHAEL CALDWELL, MAYOR
CITY OF WOODSTOCK, GEORGIA

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

REVIEWED FOR LEGAL CONTENT

_____
PHILLIP FRIDUSS, CITY ATTORNEY

AGENDA ITEM NO. 7.5

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 23, 2026
SUBMITTED BY:	Melissa Sigmund, Community Development
ITEM TYPE:	Presentation and Discussion Items
AGENDA SECTION:	PUBLIC HEARING
SUBJECT:	**Consideration of ZTA#021-26: GC-VMU Update (Public Hearing/Vote)**
SUGGESTED ACTION:	Request for consideration of ZTA#-21-26, a Zone Text Amendment that amends Chapter VII (Performance Zoning Standards and Use Districts and Regulations) of the Land Development Ordinance to update the use standards and density allowances for the GC-VMU Zoning District.

ATTACHMENTS:

ZTA-21-2026 CC Memo 031326.pdf
PC Staff Report ZTA#021-26.pdf
Attachment A ZTA021-26 Proposed Amendment.pdf
ZTA-21-2026 Ordinance rev.pdf

DATE: March 13, 2026

TO: Woodstock City Council

FROM: Melissa Sigmund, AICP, MPA,
Community Development Director

SUBJECT: Project No. ZTA#021-26
GC-VMU

EXECUTIVE SUMMARY

Staff recommends approval of a Zone Text Amendment to amend Section 7.4, Zoning District Performance Standards and Section 7.505 Use, Zoning District Matrix of the Land Development Ordinance. The purpose of the changes is to provide greater flexibility to allow mixed use development outside of the downtown zoning districts that include ground-floor residential, as well as provide opportunities for additional density for mixed use projects in the Parkway Overlay and Ridgewalk Overlay districts.

PLANNING COMMISSION RECOMMENDATION

On March 5, 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 staff recommended amendment to the Land Development Ordinance. The Commissioners discussed how ground floor residential would be allowed based on the proposed changes and why Ridgewalk was included in the changes. A concern was mentioned regarding moving away from the commercial focus in GC-VMU and staff confirmed that each project would be considered individually through the CUP process to ensure the amount of commercial included in a particular development was acceptable.

Following discussion, the Planning Commission voted (5-1) to recommend City Council approval of the Zone Text Amendment.

DATE: March 5, 2026

TO: Woodstock Planning Commission

FROM: Melissa Sigmund, AICP, MPA, Community Development Director

SUBJECT: Zone Text Amendment (ZTA#021-26) GC-VMU

RECOMMENDATION

Recommend City Council approval of a Zone Text Amendment that amends Chapter VII (Performance Zoning Standards) of the Land Development Ordinance to update the use standards and density allowances for the GC-VMU zoning district.

BACKGROUND

Outside of the Downtown zoning districts, the Land Development Ordinance provides limited opportunities for mixed-use developments as described in the 2025 Highway 92 Development Standards LCI and envisioned in the Comprehensive Plan for Community Village Centers. The GC-VMU district currently provides an allowance for multi-family residential uses to be incorporated in a development, however this is only in a vertical mixed-use fashion. In addition, the GC-VMU zoning district has a maximum density of 12 dwelling units per acre.

ANALYSIS

The Highway 92 Development Standards LCI determined that within the LCI area, densities of between 25-40 units per acre would be required in order to make redevelopment economically feasible. Staff are currently working on longer term plan to create a Planned Unit Development zoning district to implement the design and density recommendations of the LCI.

The Ridgewalk Overlay District has several relatively large undeveloped parcels, a unique feature among the Activity Centers identified in the Comprehensive Plan. The Ridgewalk Overlay includes areas within the Regional Activity Center and Community Village Center land use designations. Both designations are within the broader Activity Center category. The Comprehensive Plan indicates that Activity Centers are “well situated to handle substantial growth”.

The proposed amendment creates a bridge to begin supporting the types of mixed use development envisioned in the LCI and described in the Comprehensive Plan while a purpose-specific Planned Unit Development zoning district is being prepared.

Utilizing the existing GC-VMU zoning district as a framework, the proposed amendment would support horizontally-mixed use developments by allowing developments to include ground floor residential units through a Conditional Use Permit (CUP) process if the projects are located in the Parkway Overlay district (Hwy 92 corridor) or in the Ridgewalk Overlay district.

In addition to the standard Conditional Use Permit review criteria, the proposed LDO amendment would require the applicant to provide a Master Plan that would include a conceptual site layout illustrating the integration of all uses proposed for the site, architectural design concepts for all buildings and uses, and minimum architectural standards for the development. Preliminary grading and utility design can be required to be included in the Master Plan by the Public Works Director or Community Development Director for projects where grading and utility feasibility are of heightened concern.

The proposed amendment would also allow City Council to approved enhanced densities of up to 25 units per acre in the GC-VMU zoning district for properties within the Parkway and Ridgewalk Overlays through a rezoning process, thus initiating the minimum recommended redevelopment density of the Highway 92 LCI.

While a Planned Unit Development Zoning District will allow for long-term efficiencies in administering development standards for multi-building mixed use developments outside of the Downtown zoning districts, the proposed modifications to the GC-VMU standards provide a starting point so that the City can realize opportunities for these desired development forms on pace with market demands. In addition, the City can use any individual development requests coming through the proposed GC-VMU CUP/Rezoning process as case studies for future PUD standards under development.

LONG RANGE PLANNING

The proposed amendment is consistent with the goals and policies of the 2023 Comprehensive Plan Update, specifically supporting the following Goals:

Goal 3.2: Integrate Housing into mixed use and traditional development as appropriate through the Future Development Map.

Goal 4.2: Encourage mixed use and traditional development so that they reflect the character areas in the Future Development Map

Goal 4.7 Encourage mixed-use and a balance of residential and non-residential uses to promote internal connectivity.

DPC RECOMMENDATION

At the February 25, 2026 meeting of the Development Process Committee, the committee voted unanimously to recommend approval of the proposed ordinance amendments as described herein.

CONCLUSION

Staff recommends that the City Council approve ZTA#021-26.

ATTACHMENTS

Attachment A: Proposed Amendments to LDO Section 7.4 Zoning District Performance Standards and Section 7.505 Use/Zoning District Matrix

ZTA#021-2026 Redline Document

LDO Sec 7.4 shall be amended to read 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	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						

1. For the purposes of site planning, minimum setback requirements for R-3B, R-3C, and R-5 zoning categories, which are intended for attached and multi-family residential product, are to be applied per building, so that buildings may be setback from public or private rights-of-way and other buildings. Units within buildings may be ultimately platted with buildings subdivided into individual unit lots which may or may not include yard area in the lot area to be sold.
2. Refer to Section 7.304(1)(b), Conditional Use Permit.
3. The minimum Dwelling Unit Floor Area in a platted subdivision or common development is established at 1,000 sq. ft. or as follows:
a. No less than the Dwelling Unit Floor Area of any Dwelling Unit issued a Model Home Permit in accordance with Chapter 18 of the Code of Ordinances of the City of Woodstock; or
b. Without a Model Home Permit, no less than the Dwelling Unit Floor Area of the first Dwelling Unit issued a Certificate of Occupancy in the platted subdivision; or
c. Established with a zoning decision; or
d. Otherwise set forth by the Land Development Ordinance.
A reduction in the minimum Dwelling Unit Floor Area can be requested with direct appeal to the City Council.
Note: Setbacks are required whether the right-of-way is public or private. For the purposes of this provision a private right-of-way shall run to the adjacent property or lot and the setbacks shall be determined from the property line of the adjacent property or lot unless the private right-of-way is by easement, in which event the setback shall begin at the paved area of the private right-of-way.
4. Within the Parkway and Ridgewalk Corridor Overlays, GC-VMU density can be increased up to 25 units per acre by City Council as part of a Zoning Amendment.

LDO Sec 7.506.23 shall be amended to read as follows:

P/C*23—Residential uses are not allowed by-right on the ground floor of buildings in the GC-VMU district. In the Ridgewalk and Parkway Overlay Districts, all ground floor residential uses are permissible with a Conditional Use Permit that includes a Master Plan. The Master Plan shall include a conceptual site layout illustrating the integration of all uses proposed for the site, architectural design concepts for all buildings and uses, and minimum architectural standards for the development that meet or exceed those required by the applicable zoning district and overlay. Preliminary grading and utility design may be required to be included in the Master Plan by the Public Works Director or Community Development Director.

CITY OF WOODSTOCK, GEORGIA
ORDINANCE 2026-00_

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 #021-26 – 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 as follows:

LDO Sec 7.4 shall be amended to read 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
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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	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
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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						

1. For the purposes of site planning, minimum setback requirements for R-3B, R-3C, and R-5 zoning categories, which are intended for attached and multi-family residential product, are to be applied per building, so that buildings may be setback from public or private rights-of-way and other buildings. Units within buildings may be ultimately platted with buildings subdivided into individual unit lots which may or may not include yard area in the lot area to be sold.

2. Refer to Section 7.304(1)(b), Conditional Use Permit.

3. The minimum Dwelling Unit Floor Area in a platted subdivision or common development is established at 1,000 sq. ft. or as follows:

a. No less than the Dwelling Unit Floor Area of any Dwelling Unit issued a Model Home Permit in accordance with Chapter 18 of the Code of Ordinances of the City of Woodstock; or

b. Without a Model Home Permit, no less than the Dwelling Unit Floor Area of the first Dwelling Unit issued a Certificate of Occupancy in the platted subdivision; or

c. Established with a zoning decision; or

d. Otherwise set forth by the Land Development Ordinance.

A reduction in the minimum Dwelling Unit Floor Area can be requested with direct appeal to the City Council.

Note: Setbacks are required whether the right-of-way is public or private. For the purposes of this provision a private right-of-way shall run to the adjacent property or

lot and the setbacks shall be determined from the property line of the adjacent property or lot unless the private right-of-way is by easement, in which event the setback shall begin at the paved area of the private right-of-way.
4. Within the Parkway and Ridgewalk Corridor Overlays, GC-VMU density can be increased up to 25 units per acre by City Council as part of a Zoning Amendment.

LDO Sec 7.506.23 shall be amended to read as follows:

P/C*23—Residential uses are not allowed by-right on the ground floor of buildings in the GC-VMU district. In the Ridgewalk and Parkway Overlay Districts, all ground floor residential uses are permissible with a Conditional Use Permit that includes a Master Plan. The Master Plan shall include a conceptual site layout illustrating the integration of all uses proposed for the site, architectural design concepts for all buildings and uses, and minimum architectural standards for the development that meet or exceed those required by the applicable zoning district and overlay. Preliminary grading and utility design may be required to be included in the Master Plan by the Public Works Director or Community Development Director.

Section 2. 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 3. This Ordinance shall take effect immediately upon its adoption.

Section 4. 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 13th DAY of APRIL, 2026.

Advertisement run in the Cherokee Tribune: February 12, 2026

First Reading Date: March 23, 2026

Second Reading Date: April 13, 2026

_____

MICHAEL CALDWELL, MAYOR
CITY OF WOODSTOCK, GEORGIA

_____ (Municipal Seal)

ROBYN ADAMS, CITY CLERK
CITY OF WOODSTOCK, GEORGIA

REVIEWED FOR LEGAL CONTENT

_____

PHILLIP FRIDUSS, CITY ATTORNEY

AGENDA ITEM NO. 8.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 23, 2026
SUBMITTED BY:	Robyn Adams, City Clerk
ITEM TYPE:	Policy
AGENDA SECTION:	NEW BUSINESS
SUBJECT:	**Consideration of Amendment to the Administration and Government Chapter - Section 000-0002 Civility Code of the Council Policy Manual**
SUGGESTED ACTION:	Request for approval of amendment to the Council Policy Manual under Administration and Government. Revisions to Section 000-0002 Civility Code are identified in the redline document included in the agenda packet.

ATTACHMENTS:

Section 000 0002 Civility Code.pdf

000-0002 Civility Code Revised 3.12.26.pdf

Final Proposed Amended 000-0002 Civility Code 3.12.26.pdf

000-0002 Civility Code

Effective Date: 12/14/2020

CITY OF WOODSTOCK CIVILITY CODE

As adopted by the Mayor and Council on February 8, 2005, as now or hereafter revised, the following Civility Code shall govern proceedings and conduct of matters brought before the City of Woodstock City Council and Boards:

1. All electronic devices, including cell phones and pagers, shall be either turned off or otherwise silenced.
2. Prolonged conversations shall be conducted outside Council Chambers.
3. Clapping, whistling, heckling, gesturing, loud conversations, or other disruptive behavior is prohibited .
4. Only those individuals who have submitted speaker forms and who have been recognized by the Mayor (or Chair) may address comments to the Council (or Board).
5. Public Comment (Not Public Hearings): Comments under public comment shall be limited to subjects not being considered by the Council or Board as listed on the Meeting Agenda.
6. Public Hearings (Not Public Comment): The public will be expected to follow the same rules outlined in the Civility Code when addressing the Council or Board during an advertised Public Hearing and will be subject to the additional rules and regulations outlined in the “Public Hearings and Participation Policy” adopted by the City Council of the City of Woodstock, GA.
7. Citizens Comments shall be directed to City issues and to the Council or Board.
8. All public comments shall avoid personal attacks, abusive language and redundancy.
9. No person attending a Council or Board meeting is to harass, annoy or otherwise disturb any other person.
10. Proponents or Opponents to matters concerning the City should not invade Council Members, Employees, or Committee Members personal residences but should express their feelings through the methods provided by the City, i.e., Public Hearings or Correspondence sent to City Hall or via E-Mail addressed to the party they desire to receive their communication.

Any member of the public whose behavior is disruptive and violates the City of Woodstock Civility Code is subject to removal from the Council (or Board) meeting by an officer and may be fined to be enforced by the City of Woodstock Police Department and the Woodstock Municipal Court.

Click to view the PUBLIC COMMENT FORM.

REDLINE POLICY SHOWING MARK UPS

000-0002 Civility Code

Effective Date: 12/14/2020

Revised Date: 03/23/2026

CITY OF WOODSTOCK CIVILITY CODE

As adopted by the Mayor and Council on February 8, 2005, as now or hereafter revised, the following Civility Code shall govern proceedings and conduct of matters brought before the City of Woodstock City Council and Boards:

1. All electronic devices, including cell phones ~~and pagers~~, shall be ~~either~~ turned off or placed in silent mode. ~~otherwise silenced~~.

2. Prolonged conversations shall be conducted outside the Council Chambers.

3. Disruptive conduct including clapping, whistling, heckling, gesturing, or loud conversation, ~~or other disruptive behavior~~ is prohibited.

4. Only ~~those~~ individuals who have submitted a speaker form and ~~who~~ have been formally recognized by the Mayor or Chair may address ~~comments to~~ the Council or Board.

5. Public Comments may be offered on matters not subject to a Public Hearing, and only by individuals who have completed and submitted a Public Comment Card. Each meeting provides three public comment opportunities, with up to five minutes allotted per speaker. Any additional speakers or extended time is at the discretion of the Mayor and Council. ~~(Not Public Hearings): Comments under public comment shall be limited to subjects not being considered by the Council or Board as listed on the Meeting Agenda~~.

6. Public Hearing Comments may be offered only on matters designated for a Public Hearing and only by individuals who have signed up on the required form before the hearing begins. Proponents and opponents are each allotted fifteen (15) minutes to present their information, which may be divided among multiple speakers as they choose. Speakers will be called in the order listed on the sign-up form. Extended speaker time is at the discretion of the Mayor and Council. ~~must~~ (~~Not Public Comment~~): ~~the public will be expected to follow the same rules outlined in the Civility Code when addressing the Council or Board during an advertised Public Hearing and will be subject to the additional rules and regulations outlined in the~~ Speakers are expected to comply with all additional procedures established in the Public Hearings and Participation Policy adopted by the City Council ~~of the City of Woodstock, GA~~.

7. ~~Citizen~~ All comments must pertain to City matters, ~~shall~~ be directed to ~~City issues and to~~ the Council or Board, and must avoid personal attacks, abusive language, and unnecessary repetition.

8. ~~All public comments shall avoid personal attacks, abusive language and redundancy~~.

8. No person attending a Council or Board meeting ~~is to~~ may harass, annoy or otherwise disturb any other person.

9. Proponents or Opponents of City matters shall not contact ~~to matters concerning the City should not invade~~ Council Members, City Employees, or Committee Members at their personal residences. Concerns should be expressed through official channels, including Public Hearings, Public Comments or written correspondence submitted to the City Annex or via email to the appropriate recipient. ~~but should express their feelings through the methods provided by the City, i.e., Public Hearings or Correspondence sent to City Hall or via E-Mail addressed to the party they desire to receive their communication~~.

10. Any member of the public who engages in ~~whose behavior is~~ disruptive conduct in violation of ~~and violates~~ the City of Woodstock Civility Code may be removed from ~~is subject to removal from~~ the Council or Board meeting by an officer and may be subject to fines ~~to be~~ enforced by the City of Woodstock Police Department and the Woodstock Municipal Court.

FINAL PROPOSED AMENDEDED POLICY

000-0002 Civility Code

Effective Date: 12/14/2020

Revised Date: 03/23/2026

CITY OF WOODSTOCK CIVILITY CODE

As adopted by the Mayor and Council on February 8, 2005, as now or hereafter revised, the following Civility Code shall govern proceedings and conduct of matters brought before the City of Woodstock City Council and Boards:

1. All electronic devices, including cell phones, shall be turned off or placed in silent mode.

2. Prolonged conversations shall be conducted outside the Council Chambers.

3. Disruptive conduct including clapping, whistling, heckling, gesturing, or loud conversation is prohibited.

4. Only individuals who have submitted a speaker form and have been formally recognized by the Mayor or Chair may address the Council or Board.

5. Public Comments may be offered on matters not subject to a Public Hearing, and only by individuals who have completed and submitted a Public Comment Card. Each meeting provides three public comment opportunities, with up to five minutes allotted per speaker. Any additional speakers or extended time is at the discretion of the Mayor and Council.

6. Public Hearing Comments may be offered only on matters designated for a Public Hearing item and only by individuals who have signed up on the required form before the hearing begins. Proponents and opponents are each allotted fifteen (15) minutes to present their information, which may be divided among multiple speakers as they choose. Speakers will be called in the order listed on the sign-up form. Extended speaker time is at the discretion of the Mayor and Council. Speakers are expected to comply with all additional procedures established in the Public Hearings and Participation Policy adopted by the City Council.

7. All comments must pertain to City matters, be directed to the Council or Board and must avoid personal attacks, abusive language, and unnecessary repetition.

8. No person attending a Council or Board meeting may harass, annoy or otherwise disturb any other person.

9. Proponents or Opponents of City matters shall not contact Council Members, City Employees, or Committee Members at their personal residences. Concerns should be expressed through official channels, including Public Hearings, Public Comments or written correspondence submitted to the City Annex or via email to the appropriate recipient.

10. Any member of the public who engages in disruptive conduct in violation of the City of Woodstock Civility Code may be removed from the Council or Board meeting by an officer and may be subject to fines enforced by the City of Woodstock Police Department and the Woodstock Municipal Court.

AGENDA ITEM NO. 8.2

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 23, 2026
SUBMITTED BY:	Martyn Detz, Administration
ITEM TYPE:	Bids, Authorize, Solicit, Award, Reject, Rebid
AGENDA SECTION:	NEW BUSINESS
SUBJECT:	**Consideration of Award of RFP 2026-09 for Residential Solid Waste Collection and Recycling Services**
SUGGESTED ACTION:	Request for approval to award RFP 2026-09 to Waste Management or Red Oak Sanitation for the Residential Solid Waste Collection and Recycling Services. The City received seven (7) submittals. Waste Management and Red Oak Sanitation were the two highest scored bidders. At the March 16, 2026 Work Session, Council was presented with four options. Council directed staff to bring Option 1 (Red Oak Sanitation) and Option 2 (Waste Management) back for a vote at this meeting. The company selected at this meeting will be awarded, and a finalized contract will be brought back to Council at a future meeting for approval.

ATTACHMENTS:

RFP_2026_-_09_-_Residential_Solid_Waste_Collection_and_Recycling_Services.pdf
2026 - 09 - Respondent Submittal Tabulation.pdf
Submittal_-_Red_Oak_Sanitation.pdf
Red_Oak_Sanitation_-_Rollout_Plan_Presentation.pdf
Submittal_-_Waste_Management.pdf

CITY OF
WOODSTOCK
GEORGIA

12453 Highway 92, Woodstock, GA 30188
770-592-6000 · www.woodstockga.gov

REQUEST FOR PROPOSAL
For
RESIDENTIAL SOLID WASTE COLLECTION & RECYCLING SERVICES

RFP NUMBER
2026 – 09

RELEASED:

January 15, 2026

DUE:

February 16, 2026 2:00 P.M. EST

For all questions about this RFP contact:

Martyn Detz
Financial Analyst: Purchasing
770-592-6000 Ext 1205
www.bidnetdirect.com//cityofwoodstock

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1.0 PURPOSE OF SOLICITATION

1.1 Purpose of Proposal

The City of Woodstock, Georgia, herein referred to as the City, is accepting proposals from qualified firms for the purpose of providing solid waste collection, disposal, recycling and yard waste services for the City of Woodstock's residential customers and downtown businesses.

1.2 RFP Submission

Interested parties must submit proposals electronically through Bid Net Direct to the City of Woodstock, Georgia by the due date for their proposals to be considered. Bid Net Direct can be found directly at www.bidnetdirect.com//cityofwoodstock or by visiting the City of Woodstock's website.

Fax and e-mail responses are not acceptable.

Responses to this RFP will be accepted until 2:00 p.m. (EST) on February 16, 2026 through Bid Net Direct.

The City of Woodstock, Georgia reserves the right to reject any and all responses resulting from this RFP. Late responses will not be accepted. If company response is sent or routed to City offices, the submission requirement has not been met and any such response will not be evaluated and will be disqualified from consideration.

1.3 Schedule Overview

This Request for Proposals is scheduled as follows:

January 15, 2026	Release of RFP
January 27, 2026, 10:00 A.M.	Pre-Proposal Meeting (Non-Mandatory)
February 2, 2026, 5:00 P.M	Question Deadline
February 9, 2026, 5:00 P.M	City Responses Posted
February 16, 2026, 2:00 P.M.	Proposals Due Date
February 16, 2026, 2:01 P.M.	Public Opening
February 2026	RFP and Contract Award

1.4 Pre-Proposal Meeting

A pre-proposal conference (non-mandatory) for all respondents will be held at the City Annex located at 12453 Highway 92, Woodstock, GA 30188 on Tuesday, January 27th, 2026, at 10 am.

1.5 RFP Costs

All costs incurred in the preparation and presentation of responses to the RFP shall be completely absorbed by the RFP respondent. All documents submitted as part of the RFP will

become property of the City. Requests for specific material to be returned will be considered. Any material submitted that is confidential must be clearly marked as such.

1.6 RFP Questions/Communications

All questions about this RFP and submission requirements must be submitted in writing through Bid Net Direct. The City's representative listed in this section will serve as the primary contact for this RFP.

Martyn Detz
Financial Analyst: Purchasing
12453 Highway 92
Woodstock, Georgia 30188
770-592-6000 ext. 1205
www.bidnetdirect.com//cityofwoodstock

Any unauthorized contact shall not be responded to and may result in the disqualification of the responder's submittal. Answers to questions submitted via Bid Net Direct will be communicated to respondents via Bid Net Direct.

Communications by companies, its agents, employees, and/or representatives regarding its proposals or intention to submit a proposal in response to this RFP with any employee, agent, or representative of the City of Woodstock, other than the representative listed in Section 1.5, may be considered inappropriate communications.

If any such inappropriate communications are deemed to hinder, influence and/or alter the competitive proposal process, the City, in an effort to ensure a fair and equitable review and selection process, reserves the right to decline consideration of the offender's sealed proposal.

1.7 RFP Amendments

It is the responsibility of respondents to check Bid Net Direct for RFP information and addendums.

1.8 Non-Collusion Affidavit

By submitting a proposal, the respondent represents and warrants that no official or employee of the City has an interest, directly or indirectly, in the proposal or in the final contract award. The respondent further understands proposals will be rejected if there is any evidence of collusion with another respondent.

Respondent agrees that it shall not engage in any activity or conduct that would result in a violation of the City of Woodstock, Georgia Code of Ethics. See contractor compliance forms in **Exhibit C1 –** Certification of Non-Collusion**.**

Respondent certifies that this qualification, offer, or proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a qualification, offer, or proposal for the same materials, supplies, services, or equipment and is

in all respects fair and without collusion or fraud. Respondent understands collusive proposal is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards. Respondent agrees to abide by all conditions of this qualification, offer, or proposal.

Furthermore, the respondent certifies that the firm has not divulged to, discussed or compared his proposal with other respondents and has not colluded with any other respondent or parties to this proposal whatsoever. Also, respondent certifies, and in the case of a joint proposal each party thereto certifies as to his/her own organization, that in connection with this proposal:

- Any prices and/or cost data submitted have been arrived at independently, without consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices and or cost data, with any other respondent or with any competitor;

- Any prices and/or cost data quoted for this proposal have not been knowingly disclosed by the respondent and shall not knowingly be disclosed by the respondent prior to the scheduled opening directly or indirectly to any other respondent or to any competitor;

- No attempt has been made or shall be made by the qualifier to induce any other person or firm to submit a proposal for the purpose of restricting competition;

- The only person or persons interested in this proposal, principal/principals is/are named therein and that no person other than therein mentioned has any interest in his proposal or in the contract to be entered into; and

- No person or agency has employed or retained to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or established commercial agencies maintained by the Purchaser for the purpose of doing business

1.9 Contractor Compliance Certifications

Respondents agree to be bound by applicable Federal, State and Local laws, regulations and directives. See **Exhibit C** for all Contractor Compliance Certification forms.

Respondents must comply with Title VI of the Civil Rights Act of 1964, the Anti-Kickback Act, the Contract Work Hour Standard Act, and the National Occupational Safety and Health Act of 1970.

Respondents must certify that they do not and will not maintain or provide for their employees any facilities which are segregated on a basis of race, color, creed, or national origin. See contractor compliance forms in **Exhibit C2 –** Certification of Non-Segregated Facilities**.**

Respondents must certify that they have a drug-free workplace, if applicable. See contractor compliance forms in **Exhibit C3 –** Certification of Drug-Free Workplace**.**

Respondent certifies on behalf of itself, and all Participating Members, Major Non-Participating Members and Contractors identified by such Respondent as of the date hereof, as follows, are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily

excluded from covered transactions by any local, state or federal department or agency. See contractor compliance forms in **Exhibit C4 –** Debarment and Suspension**.**

1.10 Proposal & Award Basis

The City reserves the right to accept or reject any and all proposals or any or parts of a proposal wherein its judgment, it will be in the best interest of the City; waive any technicalities/informalities in the RFP document and proposal process; and to qualify and award any or all of this contract in any manner in which the City, acting in the sole and exclusive exercise of its discretion, deems to be in the City's best interest. If no acceptable proposal is received, the City also reserves the right to re-solicit proposals, at its sole discretion.

1.11 Required Insurance

No proposal may be withdrawn for a period of sixty (60) days after time has been called on the date of opening.

Upon the award of this RFP, the contractor shall provide the City with:

Coverage	**Limits of Liability**
Workers' Compensation	Statutory
Employer's Liability	$500,000.00
Bodily Injury Liability	$1,000,000.00 each occurrence
Except Automobile	$2,000,000.00 aggregate
Property Damage Liability	$1,000,000.00 each occurrence
Except automobile	$1,000,000.00 aggregate
Automobile Bodily Injury	$1,000,000.00 each person
Liability	$2,000,000.00 each occurrence
Automobile Property	
Damage Liability	$1,000,000.00 each occurrence
Excess Umbrella Liability	$5,000,000.00 each occurrence

Evidence of required insurance shall be presented prior to the execution of the Contract. Insurance policies to be carried under the agreement shall not be changed or canceled without a thirty (30) day written notification to the City of Woodstock, Georgia prior to change or cancellation.

1.12 Time of Completion

Respondent hereby agrees to commence work under this contract on or before a date to be specified in a written "Notice to Proceed" of the City.

1.13 Taxes, Fees, Code Compliance and Licensing

The firm shall be responsible for the payment of any required taxes or fees associated with the execution of this contract. The firm shall also be responsible for compliance with all applicable codes and statutes.

1.14 References and Proprietary Information

Submission of a proposal authorizes the City to make inquiries concerning the respondent and its officers to any persons or firms deemed appropriate by the City. Any proprietary information that the respondent does not want disclosed to the public shall be so identified on each page in which it is found. Data or information so identified will be used by the City solely for the purpose of evaluation and contract negotiations only.

1.15 Illegal Immigration Reform and Enforcement Act of 2011

By providing a qualification or proposal, qualifier/respondent certifies that he/she is in compliance with O.C.G.A. § 13-10-90 and 91, et seq. No qualification or proposal will be considered by the City unless it is accompanied with a signed, notarized affidavit (**EXHIBIT B**) from the qualifier/respondent attesting to the following:

a) The affiant has registered with and is authorized to use and uses the federal work authorization program

b) The user identification number and date of authorization for the affiant; and

c) The affiant will continue to use the federal work authorization program throughout the contract period; and

The affiant will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the same information required in subparagraphs (a), (b) and (c) of this paragraph.

1.16 Anti-Boycott of Israel

By signing and submitting this proposal and pursuant to O.C.G.A. § 50-5-85, respondent/respondent certifies that it is not currently engaged in, and agrees that for the duration of this agreement, it will not engage in a boycott of Israel.

1.17 Indemnity

The successful respondent shall indemnify and hold harmless the City, its officers and employees from and against any and all claims, demands, actions, suits and proceedings by others resulting from the negligence of willful misconduct in the performance of the agreement, including but not limited to any liability for damages by reason or arising out of any failure of the successful respondent to secure proper licenses, bonds, insurance coverage or the like, and against any loss, cost, expense, and damages resulting there from, including reasonable attorney's fees.

2.0 SCOPE OF WORK

2.1 Type of Good/Service and Objectives:

The City of Woodstock, Georgia, herein referred to as the City, is accepting proposals from qualified firms to provide solid waste collection, disposal recycling and yard waste services for the City of Woodstock's residential customers and downtown businesses.

Goods and services shall meet or exceed the following guidelines:

The Contractor shall perform the quarterly billings, be primary contact, and collect all fees and handle all complaints from City residents and businesses. The Contractor shall maintain an office and service facilities through which it may be contacted without charge by telephone. The office shall be equipped with sufficient telephones and shall have responsible personnel in charge from 8:00 a.m. until 5:00 p.m., Monday through Friday.

All complaints shall be made directly to the Contractor. The Contractor shall give all complaints prompt and courteous attention. In the case of an alleged missed schedule collection, the Contractor shall investigate and if such allegations are verified, shall arrange for collection within twenty-four (24) hours of the time the complaint was received.

The Contractor shall maintain forms or a log indicating the time a complaint or request is received, the nature of the complaint or request, and the disposition of same. Such records shall be available for the City's inspection at all times during normal working hours.

The Contractor shall be responsible for billing customers and handling payments/collection processing.

The Contractor will designate a service representative to the City of Woodstock. The Designated Service Representative will be the contract manager for the vendor that will be the main point of contact as well as work with the City for the duration of the contract.

The successful contractor shall have sole and exclusive right to provide residential solid waste collection and recycling services for and on behalf of the City. This RFP/Contract shall not constitute a franchise or exclusive right to collect solid waste from commercial, institutional and industrial units within the City.

The successful contractor must supply the customers of the City of Woodstock with the appropriate number of garbage carts and recycling bins by June 26th, 2026.

Quarterly reports shall be provided to the city with a listing of the tonnage of all residential waste and recycling collected pursuant to the city's sanitation ordinance.

All Definitions can be found in **Exhibit D.**

2.1.1 Service Specifications

Contractors shall provide proposals on solid waste collection, recycling, and yard waste as follows:

Contractor shall notify all customers about the "scheduled day of service" and provide each customer that receives a Roll Out Cart and Recycling Cart with a notice card and a Contractor-provided and City-approved brochure describing the operations of the service and the requirements for each Roll Out Cart user including items that may not be included for pickup. Days vary for current customers.

The services to be provided by the Contractor shall be for once per week curbside collection of residential household garbage (MSW) from all Residential Units located in the City. The City estimates that the total number of homes is 12,076; therefore the number of carts needed City-wide should be approximately 12,200, plus recycle bins as new developments become active. The quantity of business customers that use residential carts downtown is not known. The Contractor will provide each Residential Unit with one (1) ninety-five (95) gallon Roll Out Cart for the storage and collection of MSW.

Additional Roll Out Carts for Residential Units and small businesses will be by mutual agreement of the parties hereto, however the charge shall be on a per Cart basis as herein described. Should a location generate on a continuing basis more volume than the capacity of one (1) Cart will accommodate, the City will authorize the Contractor to provide an additional Cart for servicing at the then current per Cart rate. Contractor also shall provide weekly collection of Bulky Waste materials.

Furthermore, Contractor shall provide once a week curbside collection of Recyclable Materials. Recyclable Materials shall be placed in a sixty-four (64) gallon plastic recycling Cart provided by Contractor. Recyclables shall be collected on the same day of the week in which residential household garbage is collected. The Recyclable Materials will be placed in the container unsorted. When improper materials are co-mingled with the proper materials by the customer, the Contractor shall collect the proper material and leave the improper materials in the container with an explanatory note.

Approved Containers shall be placed in a location that is readily accessible to the Contractor and its equipment, not to exceed five (5) feet from the curb or edge of the traveled portion of road or street. The City will aid the Contractor in resolving problems of Cart location for servicing.

The Contractor shall be responsible for sorting, handling, processing, storage, and marketing of the Recyclable Materials. The Contractor shall ensure that the Recyclable Materials collected are recycled for reuse and shall prevent the material from being deposited in any landfill. Should the market for a recyclable material covered by the terms of this Contract/Proposal collapse and render the product worthless (i.e. - local recycling processors will not accept the material without charge), the collection of such recyclable material shall be suspended until the markets improve unless the City is willing to reimburse Contractor for marketing the materials at a negative value.

The Contractor shall maintain records on the weight of Recyclable Materials collected by type (preferably) but may report weights for single stream (total of all commodities). The Contractor also shall maintain records on the set-out rate (percentage of eligible households which put out a container on each collection day) and shall furnish an accurate estimate of the participation rate (percentage of eligible households which set out a container at least once per month). These records shall be furnished to the City on a monthly basis. Monthly and year-to-date information shall be included in each report.

The Contractor shall maintain records on the weight of MSW collected. These records shall be furnished to the City on a monthly basis. Monthly and year-to-date information shall be included in each report.

Each Resident in the City eligible to receive garbage and recycling collection service will be invoiced by contractor per Residential Unit per month. It is anticipated that all customers covered by this proposal and awarded contract will receive a recycling bin. A customer may choose not to use the proposal and may request the vendor to pick the bin up for non-use purposes.

Backdoor service will be provided to residents who are determined by the City to live in a residence in which no individual is physically capable of taking recyclables or garbage to the curb. The number of all backdoor customers is 31 customers. There is an application process with the City. A doctor signature is required on the backdoor application.

The contractor shall obtain a certified weight ticket at the location of the contractor's choosing prior to disposal and provide a copy of said weight ticket to the City of Woodstock. Respondent shall maintain all appropriate insurance, permits, and approvals as may be required to haul waste to appropriate disposal locations.

The Contractor shall provide an adequate number of vehicles for regular collection services. There are 1,281 customers serviced by single axle trucks. All vehicles and other equipment shall be kept in good repair appearance and in a sanitary condition. Each vehicle shall have clearly visible on each side the identity and telephone number of the Contractor. The customer service number shall be on the truck. The service provider is to handle all complaints. All Municipal Solid Waste hauled by the Contractor shall be so contained, tied, covered or enclosed such that leaking, spilling or blowing are prevented.

The services described herein do not include the collection and disposal of any increased volume of waste resulting from a flood, hurricane or similar or different acts of God over which the Contractor has no control. In the event of such a flood, hurricane or other acts of God, Contractor and the City shall negotiate the payment to be made to Contractor for additional services, if the Contractor and City agree that the increased volume is to be handled by the Contractor. Further, if the City and Contractor reach such agreement, the City shall grant the Contractor variances in routes and schedules as deemed necessary by the Contractor.

2.1.2 Approved Containers

Garbage and allowable solid waste generated for collection shall be stored in Approved Containers as described in **Exhibit D** Definitions. The Contractor shall not be required to collect such materials unless they are in Approved Containers. Only approved plastic bags may be used to supplement the capacity of the Roll Out Carts on those occasions when excess waste is generated as herein described. Yard Waste shall be bagged or bundled according to the specifications in Section 2.1.4 herein. Residents may place up to eight (8) bags or bundles of MSW, Yard Waste or a combination of the bags/bundles without exceeding eight (8) bags in total.

2.1.3 Trash and Yard Waste Requirements

The Contractor will not be responsible to collect and dispose of more than eight bags of leaves, waste or yard trimmings per Residential Unit per collection in addition to the waste placed in the Carts. Eight bags is the maximum number of additional bags of household waste, yard waste or the combination of the two is allowed. The weight limit is 30 lbs.

The Contractor will not be responsible for removal of Construction Debris or contractor-generated construction debris nor waste generated by a professional tree surgeon.

The Contractor will not be responsible for removal of leaves or yard trimmings unless they are bagged.

The Contractor will not be responsible for removal of limbs and lumber unless it has been cut to lengths of four feet or less and bundled.

Trash collection will be located as provided for in Section 2.1.2, so that the Contractor will have adequate access to trash.

The Contractor will notify the City Manager, or his designee should it encounter problems with compliance to any of the provisions.

Continual radio dispatched collection for large items too heavy or bulky to go in Contractor's regular vehicles will be provided by Contractor. If a Residential Unit requires more than two items of bulky waste for pick up during a single collection, the Resident must notify Contractor in advance. Anything over two requires a call-in service for pick up outside weekly standard service. There is a 2 bulk waste items per home limit for household waste, collected on service day. The contractor may bill for overages over the 2-item limit.

The Contractor will notify the City Manager, or his designee should it encounter problems with compliance with the aforesaid sections.

The method of trash collection will be uniform across the City.

2.1.4 Extraordinary Waste Material

Hazardous wastes, body wastes, abandoned vehicles, vehicle parts, construction and demolition waste, tires, batteries, paints, oils, chemicals of any kind, rocks, sand, gravel, dirt, logs, carpet, medical waste, Large equipment and their parts, Freon containing devices, devices containing gasoline and/or propane, and dead animals will not be collected by the Contractor under the terms of this RFP/Contract.

2.1.5 Newly Developed and Annexed Areas

The Contractor will, within thirty (30) days or less of notification by the City, provide solid waste collection services of the same frequency and quality required by the Contractor to newly developed and annexed areas. As new homes are constructed and occupied in the City, the Contractor shall, after proper notification by the City, provide solid waste services as required by the Contract on the next scheduled day of collection following notification. The Contractor shall be responsible for notifying the City of all locations being serviced which do not appear on the billing register.

2.1.6 Collection Service Schedule: Hours and Days of Operation

The services to be provided by the Contractor shall be for once per week curbside collection of residential household garbage (MSW) from all Residential Units located in the City. Additionally, Contractor shall provide once a week curbside collection of Recyclable Materials.

Residential route collection shall not begin prior to 7:00 a.m. each day or continue after 7:00 p.m. Exceptions to collection hours shall be affected only upon the mutual agreement of the City and Contractor, or when Contractor reasonably determines an exception is necessary in order to complete collection on an existing collection route due to unusual circumstances.
The Contractor may elect to observe the following holidays:

New Year's Day	Memorial Day	Independence Day
Labor Day	Thanksgiving Day	Christmas Day

The Contractor may decide to observe a holiday by suspending and delaying the pickup day. The Contractor shall be responsible for publicizing (and the expense of publishing) any changes in collection schedules due to holiday observance. Proper publicizing will include the placement of advertisements or public service announcements serving the affected area and notice to the City Manager or his designee.

Contractor shall submit a map designating the collection routes with days of pick up to the City Manager or his designee for approval which approval shall not be unreasonably withheld. Any changes to the route shall also be submitted to the City Manager or his designee for approval which approval shall not be unreasonably withheld.

2.1.7 Landfill/Disposal Site(s)

Respondent shall indicate on the proposal the name and location of the disposal site or sites which the respondent intends to use to perform the contract and the respondent's disposal rate at the disposal site. Furthermore, the respondent shall provide evidence satisfactory to the City that the respondent, if awarded the contract, will have the right to use said disposal site or sites under and for the duration of the contract.

All changes in the diesel fuel surcharges must be made in writing to the City of Woodstock and attached to the monthly invoice.

2.1.8 Contractor's Personnel

The Contractor shall assign a qualified person to be in charge of its performance of this Contract. The City shall be provided the name, work phone number, cell phone number and email address of the person in charge at all times.

The Contractor's collection employees shall wear a uniform and shirt bearing the Contractor's name and the name of the individual employee.

Each employee shall, at all times, carry a valid driver's license for the type of vehicle he is driving. The Contractor shall provide operating and safety training for all personnel.

No person shall be denied employment by the Contractor for reasons of age, race, sex, creed, or religion or national origin.

2.1.9 Additional Services

In addition to the services set forth in the above sections, Contractor shall provide the following additional services:

2.1.9.1 City Buildings

Free dumpster service for routine trash and recycling at all City buildings.

I. 12453 Hwy 92 Annex: (1) 8-yard with 1 service per week, (1) 8-yard with service per week single stream, and (2) 65-gallon recycle carts with 1 service each per week.

II. 108 Wigley Rd FS 10: (3) 96-gallon trash with 1 service per week. 64-gal rolling recycle.

III. 223 Arnold Mill Rd Senior Center: (3) 96-gal rolling cans & 64-gal rolling recycle

IV. 108 Arnold Mill Rd Community Center: Front load dumpster & 64-gal rolling recycle

V. 209 Bell PL Parks & Recreation: 96-gal rolling can & 64 gal rolling recycle

VI. 225 Arnold Mill Rd FS 14: (10) 96-gal rolling cans & 64-gal rolling recycle

VII. 228 Arnold Mill Rd WWTP: (5) 20-yard open top containers, (1) 30-yard open top. Current vendor owns 4, City owns 2.

a. These roll offs are not currently provided at no charge due to the type of waste being collected.

VIII. 210 Bell PL Public Works Shop: (1) 20-yard open top, average 2 hauls per month

a. No charge to City.

IX. City Parks (Dupree on Neese Rd): (1) 8-yard with 2 services per week at no charge to City.

The City anticipates three new facilities coming online in the next two years: Little River Park, Fire Station 28, and Fire Station 34

2.1.9.2 Recycling Events

The City has 2 sponsored recycle events each year, April and November.

Annual metal recycling collection sweep throughout the City in conjunction with Earth Week, as well as drop off sites for metal recycling during Earth Week.

The scrap metal collection occurs at two City recycle events each year. One in April and one in November. We do not have drop boxes year-round. The weight/tonnage from the sweep and drop-boxes is not available. Multiple vendors partner with the City for these events (e.g., metal recycling, paper shredding, etc.) Individuals who would like to recycle scrap metal or any of the other items accepted, come through the event with their vehicle. City staff will unload their items for them and sort them in various containers in the parking lot. Once we receive an item from an event participant, it is sorted by type into various containers. At the end of the event, the items are taken off site by Contractor to the recycling plant.

2.1.9.3 Concerts/Events

Roll off containers for all City sponsored events and concerts plus special event boxes for events in the City at no additional charge. For events, on average 30 20-yard garbage carts and recycling carts per year are needed for events.

There are five (5) concerts each year, May through September.

There are two (2) parades (July and December).

2.1.9.4 Schools

Recycling containers and collection at Cherokee County schools located in the City. This includes Woodstock Elementary School: (1) 6-yard with 2 services per week single stream recycling, no charge.

2.1.9.5 Other

I. Town Hall meetings with education and training for residents on transition, handouts, and educational materials provided with Cart delivery to each home.

2.1.10 Price Proposal Format

Sealed Proposals must contain itemized pricing per Residential Unit per month for garbage and recycling collection services. The current cost of disposal tipping fees should be included in these fees. The amount shall remain fixed for the initial term, however, if taxes and /or surcharges are imposed upon the collection and/or disposal of the waste collected under the terms of the contract, Contractor may petition the City for an increase in rates to offset the increased costs to Contractor but any increase shall be subject to the approval of the City in its sole discretion.

Sealed Proposals must further contain an itemized per ton pricing franchise fee as described in Section 2.1.11 below.

2.1.11 Franchise Fee

Contractor shall pay to the City a per ton franchise fee on the total number of tons of any and all Municipal Solid Waste, Bulky Waste, Commercial Solid Waste, Construction and Demolition Waste, Garbage, Refuse, Rubbish/Trash, White Goods, Yard Debris or waste of any kind whatsoever, whether or not such waste comes from the City, accepted at the disposal site(s) beginning July 1st, 2026 and continuing for the term of the Agreement. Payment shall be made on a quarterly basis. Contractor shall maintain accurate records to support the tonnage* and such records shall be available to City staff at all times during normal business hours. All residential Municipal Solid Waste collected by Contractor from Residential Units pursuant to the Agreement shall be channeled through Contractor's disposal site(s). Recyclables shall not be subject to the franchise fee.

Tonnage for the 12-month period ending 12/31/2025 = 12,400 Solid Waste and 2,200 Recycle. Assuming the residential customer # of 12,076, this equals 1.02683 tons Solid Waste per location and 0.18218 tons Recycle per location. City has no confirmation that Yard Waste is included within the Solid Waste number and does not have data on Yard Waste separately. The Franchise fee for tonnage is not available at the time of this solicitation.

2.2 Delivery Time

This is a time sensitive project. *All waste and recycle receptacles must be delivered to customers no later than June 26th 2026, pending any unnatural weather occurrence.*

2.3 Award and Pricing Information

The City intends to award to a single Contractor. The City may award the entire project or portions of the project to a single Contractor. The Contract will be awarded to the lowest, responsive, responsible Respondent as determined by the review committee and as approved by City Council.

RFPs and pricing shall be valid for a period of 60 days after submission date.

2.4 Contract Term

The contract term shall be a three (3) consecutive fiscal year contract beginning July 1st, 2026 through June 30, 2029, with optional one (1) year extensions/renewals not to exceed a total contract period of five (5) consecutive years.

Renewal will depend upon annual budget funding appropriation by the City Council and Contractor's performance. The contract will be subject to the terms and conditions included in the Service Agreement. The City of Woodstock reserves the right to cancel with cause, due to nonperformance or violation of contract terms.

This Contract shall not be deemed to create a debt of the City for the payment of any sum beyond the fiscal year in which the budget appropriations have been made. If an annual budget appropriation is not made by City Council, the contract is deemed to be terminated between all parties without recourse related to non-appropriation.

2.5 Evaluation Procedure

The City of Woodstock, at its sole discretion, following an objective evaluation, will award this contract to the most responsible, responsive Contractor. The proposals will be evaluated on a "Best Overall Value" basis. The following factors will be used to evaluate the proposals:

1. Price (50 pts)
    a. The price will be compared against the values assigned the various elements of the technical proposal. The evaluators will determine whether additional technical merit in a proposal justifies a higher price. The objective of this process is to obtain the best available combination of technical capability and price.
2. Firm's Qualifications and Resources (25 pts)
    a. Respondent's integrity, knowledge, experience, expertise and demonstrated ability to satisfactorily perform the full range of tasks

associated with services described in this RFP; and the ability to provide a team of skilled, trained employees along with the necessary equipment.

3. References (15 pts)

   a. This factor considers the firm's prior success in such assignments and any problems encountered. The respondent should provide a minimum of three relevant references, including the entity name, contact person's name, title, mailing address, email address and telephone number.

4. General Performance History and Experience (10 pts)

   a. This factor considers the firm's general history and background, including the degree to which this type of assignment is a significant part of the firm's overall business.

5. Additional Services/Information Beneficial to the City

   a. This factor considers any other information or additional services that will benefit and assist the City in evaluating the capabilities of the Contractor. There are not any direct points associated with this item. However, the information contained herein will have an effect on the scoring and evaluation of other items.

In addition to these considerations, the evaluators may request additional information, oral presentations or discussions with any or all of the responding Contractors to clarify elements of their proposal or to amplify the materials presented in any part of the proposal. However, Contractors are cautioned that the evaluators are not required to request clarification; therefore, all proposals should be complete and reflect the most favorable terms available from the Contractor.

The City of Woodstock reserves the right to make independent investigations as to the qualifications of the Contractor. Such investigations may include contacting existing customers. Contractors should keep in mind that this is a Request for Proposals and not a request to contract. The City reserves the right to accept or reject any and all proposals, and to waive any irregularities as may be permitted by law when it is deemed that such action will be in the best interest of the City.

It is also within the right of the City to reject proposals **that do not contain all elements and information requested in this document**. The City reserves the right to cancel this RFP at any time. The City will not be liable for any cost/losses incurred by the Offerors throughout this process.

3.0 PROPOSAL FORMAT

1. **Exhibit A**: Contractor Information Sheet - If the firm has branch offices, state the office that will have management responsibility for the work to be carried out.
2. Table of Contents: Include a clear identification of the material included in the proposal by page number.
3. Letter of Transmittal: Make a positive commitment to perform the required work in a professional and workmanlike manner. Also give the name(s) of the person(s) who will be authorized to represent the firm, their title, telephone number and email.
4. Statement of Qualifications:
    a. Name, address, and telephone number of the firm's owners, and full information about the corporate structure of the submitting firm.
    b. Location of the firm's primary place of business for legal purposes and any subsidiary offices, years of business, types of services offered, and number of people employed on a regular basis.
    c. Names and qualifications of personnel to be assigned to the project.
    d. Description of similar project experience and the names, addresses, and telephone number of owners for all projects described (references will be checked). This is requesting similar project/contracts the vendor has held.
    e. Curriculum vitae of principal associates and key personnel proposed to have primary responsibility for the project.
    f. List at least three (3) references in which your Contractor has provided the services requested within the past two (2) years. This specifically is asking for references that may be contacted.
5. Approach: Indicate your understanding of the scope of work by describing your firm's approach, including specific illustrations of the procedures to be followed. Tell us about your firm's experience, background, and examples of work, and why the City should select your firm.
6. Proposed Contract Fees: Proposed contract fees shall be submitted containing a breakdown of each item listed in section 2.1.10 separately.
7. **Exhibit B**: E-Verify Affidavit with Instructions.
8. **Exhibit C**: Contractor Compliance including the Certification of Non-Collusion **(C1),** Certification of Non-Segregated Facilities **(C2),** Certification of Drug-Free Workplace **(C3), and** Debarment and Suspension Form **(C4).**
9. A copy of the firm's certificates of insurance as listed in section 1.11.
10. A copy of the firm's W9
11. Vendor Conflict of Interest Form **Exhibit E**
12. Annotated list of references (with addresses and telephone numbers).
13. Copy of Georgia Business License

3.1 Proposal Opening Link

A clear, concise proposal in the specified proposal format is requested with all the necessary information included. Responses to this RFP will be accepted until **2:00 p.m. (EST) on February 16, 2026** through Bid Net Direct. Proposals will be publicly opened and read aloud via GoTo Meetings on February 16, 2026, 2:01 P.M.
RFP 2026 - 09 - Proposal Opening
Feb 16, 2026, 2:00 – 2:15 PM (America/New_York)

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/766422541

You can also dial in using your phone.
Access Code: 766-422-541
United States: +1 (224) 501-3412

Join from a video-conferencing room or system.
Meeting ID: 766-422-541
Dial in or type: 67.217.95.2 or inroomlink.goto.com
Or dial directly: 766422541@67.217.95.2 or 67.217.95.2##766422541

Get the app now and be ready when your first meeting starts:
https://meet.goto.com/install

4.0 OTHER ITEMS

4.1 Terms and Conditions

1. The City of Woodstock, Georgia hereby requests proposals for the goods and services inclusive of the services requested in the RFP.

2. City of Woodstock, Georgia reserves the right to evaluate the firm's proposals. Only those firms who, in the opinion of the City, meet the minimum necessary proposals will have their price and contract/agreement evaluated.

3. All proposals, fee schedules and other documents furnished to the City of Woodstock, Georgia are subject to the Georgia Open Records Act.
4. Termination: The contract will be subject to the terms and conditions included in the Service Agreement. The City of Woodstock, Georgia reserves the right to cancel the agreement with cause, due to nonperformance and/or violation of contract terms.

5. The City shall be notified of business name change(s) in writing within thirty (30) days of changes.

6. The City shall be notified and approve of key personnel change(s) in writing prior to any changes.

4.2 Rejection of Proposals/Cancellation of RFP

The City of Woodstock, Georgia reserves the right to reject any or all proposals, to waive any irregularity or informality in a proposal, and to accept or reject any item or combination of items, when to do so would be to the advantage of the City.

It is also within the right of the City to reject proposals **that do not contain all elements and information requested in this document**. The City reserves the right to cancel this RFP at any time. The City will not be liable for any cost/losses incurred by the Offerors throughout this process.

4.3 Proposal Withdrawal

A submitted proposal may be withdrawn prior to the due date by a written request to the City representative listed in Section 1.6. A request to withdraw a proposal must be signed by an authorized individual of the submitting company.

4.4 Miscellaneous

This RFP and any agreements related thereto must comply, inter alia, with all City laws and charters and are subject to all requisite City approvals including, but not limited to, City Management and City Council.

The City reserves the right to release modifications to this RFP or supplements to it from time to time. Firms are responsible for periodically checking Bid Net Direct or the Georgia Procurement Registry for such modifications or supplements.

This Section Intentionally Left Blank

EXHIBIT A CONTRACTOR INFORMATION FORM

See following page(s).

City of Woodstock

CONTRACTOR INFORMATION

Firm Name: _____

Contact Person: _____

Firm Address: _____

_____

Phone: _____

Fax: _____

Email: _____

With this packet, please also provide a W-9 and Certificate of Insurance for the company/firm.

_____ _____

Signature – Authorized Officer or Agent Date

EXHIBIT B E-VERIFY AFFIDAVIT WITH INSTRUCTIONS

See following page(s).

City of Woodstock

INSTRUCTIONS

CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with the City of Woodstock, Georgia (the "City") has registered with and is participating in a federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontract who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

E-Verify/Company ID Issued by the E-Verify Program
_____
Federal Work Authorization User Identification Number

Date E-Verify/Company ID was issued by E-Verify
_____
Date of Authorization

Contractor's Company/Firm Name
_____
Name of Contractor

Name of project or type of service provided
_____
Name of Project

City of Woodstock, Georgia
_____
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.
Executed on _____, 201____ in _____ (city), _____ (state).

_____
Signature of Authorized Officer or Agent

_____
Printed Name and Title of Authorized Officer or Agent

Subscribed and Sworn before me this the_____ day of _____, 201____,

_____ _____
Notary Public My Commission Expires

INSTRUCTIONS ONLY - COMPLETE FOLLOWING PAGE

City of Woodstock

CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with the City of Woodstock, Georgia (the "City") has registered with and is participating in a federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontract who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

_____
Federal Work Authorization User Identification Number

_____
Date of Authorization

_____
Name of Contractor

_____
Name of Project

City of Woodstock, Georgia
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, 202____ in _____ (city), _____ (state).

_____
Signature of Authorized Officer or Agent

_____
Printed Name and Title of Authorized Officer or Agent

Subscribed and Sworn before me this the_____ day of _____, 202____,

_____ _____
Notary Public My Commission Expires

EXHIBIT C CONTRACTOR COMPLIANCE CERTIFICATIONS

C1 ____ NON-COLLUSION AFFIDAVIT OF PRIME CONTRACTOR

C2 ____ CERTIFICATION BY CONTRACTOR REGARDING NON-SEGREGATED FACILITIES

C3 ____ DRUG FREE WORKPLACE CERTIFICATION

C4 ____ DEBARMENT AND SUSPENSION FORM

See following pages

EXHIBIT C1
NON-COLLUSION AFFIDAVIT OF PRIME CONTRACTOR

State of _____

County of _____

_____, being first duly sworn, deposes and says that:

(1) He is _____ (Owner, Partner, Officer, Representative, or Agent) of the **CONTRACTOR** that has submitted the attached Bid;

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid;

(4) Neither the said **CONTRACTOR** nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted to or refrain from bidding in connection with such Contract, or has in any collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against The City of Woodstock, Georgia or any person interested in the proposed Contract; and,

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the **CONTRACTOR** or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Signed _____

Name _____

Title _____

Subscribed and Sworn to before me this ____ day of_____, 20 _____.

_____ (SEAL)

_____
Title

My Commission expires_____
Date

EXHIBIT C2

CERTIFICATION BY CONTRACTOR REGARDING NON-SEGREGATED FACILITIES

The **CONTRACTOR** certifies that he does not, and will not, provide and maintain segregated facilities for his employees at his establishments and, further that he does not, and will not, permit his employees to perform their services at those locations, under his control, where segregated facilities are provided and maintained. Segregated facilities include, but are not necessarily limited to, drinking fountains, transportation, parking, entertainment, recreation, and housing facilities; waiting, rest, wash, dressing, and locker rooms, and time clock, work, storage, restaurant, and other eating areas which are set apart in fact, or by explicit directive, habit, local custom, or otherwise, on the basis of color, creed, national origin, and race.

The **CONTRACTOR** agrees that, except where he has obtained identical certifications from proposed subcontractors for specific time periods, he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding $10,000.00 which are not exempt from the provisions of the Equal Opportunity clause, and that he will retain such certifications in his files.

The **CONTRACTOR** agrees that a breach of this certification is a violation of the Equal Opportunity clause in this Contract. The penalty for making false statements is prescribed in 18 U.S.C. 1001.

_____

Contractor

_____

Signature

_____

Printed Name and Title of Signer

_____

Date

EXHIBIT C3

DRUG FREE WORKPLACE CERTIFICATION

CONTRACTOR certifies that they are a drug free workplace as described below and will maintain compliance with such for the duration of the agreement.

In order to have a drug-free workplace, a business shall:

1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of controlled substances is prohibited in the workplace and specifying the actions that shall be taken against employees for violation of such prohibition.

2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3) Give each employee engaged in providing the commodities of contractual services that are under proposal a copy of the statement specified in the subsection (1).

4) In the statement specified in subsection (1), notify the employee that, as a condition of working on the commodities or contractual services that are under proposal, the employee shall abide by the terms of the statement and shall notify the employer of any conviction of, or plea of guilty or nolo contender to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5) Impose a sanction on or require that satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign this statement, I certify that this firm complies fully with the above requirements.

_____ _____

Contractor Authorized Representative Signature

_____

Date

EXHIBIT C4

DEBARMENT AND SUSPENSION CERTIFICATION

The undersigned Proposer certifies on behalf of itself, and all Participating Members, Major Non-Participating Members and Contractors identified by such Proposer as of the date hereof, as follows:

The undersigned certifies to the best of its knowledge and belief, that it and its principals:

a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency.

b. Have not within a 3-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, State or local) transaction or contract under a public transaction; violation of federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, State or local) with commission of any of the offenses enumerated in paragraph 1b of this certification; and

d. Have not within a three (3) year period preceding this application/proposal had one or more public transactions (federal, State or local) terminated for cause or default.

Where the Proposer is unable to certify to any of the statements in this certification, it shall attach a certification to its proposal or bid stating that it is unable to provide the certification and explaining the reasons for such inability.

_____

Signature of Contractor's Authorized Official

_____

Name and Title of Contractor's Authorized Official

_____

Date

EXHIBIT D DEFINITIONS

1. **APPROVED CONTAINERS** - An approved container for the collection of solid waste shall be a Contractor provided 95 gallon Roll Out Cart Receptacle with two wheels and a properly designed axle and fittings constructed of heavy duty plastic and having the strength to store normal household garbage and refuse and equipped with proper attachments for hydraulic loading into the Contractor's collection vehicle by the hydraulic lifts affixed to such vehicle body. Bags, as described in item 2 below, may also serve as approved containers when the Cart is full and periodic excess volume is generated and such bags are placed adjacent to or on top of the Cart.

   An approved container for the collection of recyclables shall be a Contractor provided 65 gallon Roll Out Cart with two wheels constructed of heavy-duty plastic. Contractor provided Carts are to be used by Residents during the term of this Agreement but shall be returned to Contractor at the conclusion of this Agreement.

2. **BAGS** - Plastic sacks designed to store and enclose Refuse with sufficient wall strength to maintain physical integrity when lifted by top. Total weight of a bag with contents shall not exceed forty (40) pounds.

3. **BULKY WASTE** - Large items of solid waste such as furniture, white goods, mattresses, and other oversize wastes whose large size precludes or complicates their handling by normal solid waste collection, processing, or disposal methods. Bulky Waste shall not contain refrigerators, air conditioning units, or freezers unless they are certified that all Freon has been removed. Gas grills will be collected as Bulky Waste if the propane tank has been removed. Lawn mowers will be collected so long as all gasoline has been removed.

4. **COLLECTION** - The act of removing solid waste (or materials that have been separated for the purpose of recycling) to a transfer station, processing facility, or disposal facility.

5. **COMMERCIAL SOLID WASTE** - All types of solid waste generated by stores, offices, restaurants, warehouses, and other non-manufacturing activities, excluding residential and industrial waste.

6. **CONSTRUCTION AND DEMOLITION WASTE** - Solid waste resulting solely from construction, remodeling, repair, or demolition operations on buildings, or other structures, but does not include inert debris, land-clearing debris, yard debris, or used asphalt, asphalt mixed with dirt, sand, gravel, rock, concrete, or similar nonhazardous material.

7. **GARBAGE** - All putrescible waste, including animal offal and carcasses of less than ten (10) pounds in weight except those slaughtered for human consumption; every accumulation of waste (animal, vegetable and/or other matter) that results from the preparation, processing, consumption, dealing in, handling, packing, canning, storage, transportation, decay or decomposition of meats, fish, fowl, birds, fruits, grains or other animal or vegetable matter, including, but by no way of limitation, used tin cans and other food containers; and all putrescible or decomposable waste animal or vegetable matter which is likely to attract flies or rodent, but excluding sewage and human waste.

8. **HAZARDOUS WASTE** - Any chemical, compound, mixture, substance or article which is designated by the United States Environmental Protection Agency or appropriate agency of the State to be "hazardous" as that term is defined by or pursuant to Federal or State law or regulations.

9. **LANDFILL** - A disposal facility or part of a disposal facility where waste is placed in or on land and that is not a land treatment facility, a surface impoundment, an injection well, a hazardous waste long-term storage facility or a surface storage facility.

10. **MUNICIPAL SOLID WASTE** - Solid waste resulting from the operation of residential, commercial, industrial, governmental, or institutional establishments that would normally be collected, processed, and disposed of through a public or private solid waste management service. Municipal solid waste does not include hazardous waste, sludge, or solid waste from mining or agricultural operations.

11. **PERSON** - Any individual, corporation, Contractor, association, partnership, unit of government, state agency, federal agency, or other legal entity.

12. **RECYCLABLES** - Newspapers and inserts, HDPE and PET plastic containers, aluminum, bimetal, and ferrous beverage and food cans, all of which have been separated from the waste at the point of collection. Additional materials may be added to the definition of Recyclables upon mutual agreement of the parties.

13. **REFUSE** - This term shall refer to Garbage and Rubbish generated at a Residential Unit unless the context otherwise requires.

14. **RESIDENTIAL UNIT** - A dwelling within the Service Area as hereinafter defined, occupied by a person or group of persons. A Residential Unit shall be deemed occupied when water services, either public or private, are being supplied thereto. Each unit of an apartment or condominium dwelling consisting of four (4) or less living units, whether single or multi-level construction, shall be treated as a Residential Unit. On any one collection day, the Contractor will collect from each Residential Unit (and City-approved small business) all garbage in approved containers.

15. **RUBBISH/TRASH** - All waste materials not included in the definition of Bulky Waste, Construction Debris, Garbage, Hazardous Waste, Yard Waste or Stable matter.

16. **SANITARY LANDFILL** - A facility for disposal of solid waste on land in a sanitary manner in accordance with the laws and regulations concerning sanitary landfills adopted by the State of Georgia.

17. **SERVICE AREA** - All Residential Units in the City.

18. **SOLID WASTE DISPOSAL SITE** - A location at which solid waste is disposed of by incineration, sanitary landfill, or other approved method.

19. **TRANSFER STATION** - A site at which solid waste is concentrated for transport to a processing facility or disposal site. A transfer station may be fixed or mobile.

20. WHITE GOODS - Inoperative and discarded refrigerators, ranges, water heaters, freezers, and other similar domestic and commercial large appliances. Refrigerators, air conditioning units and freezers must be certified as Freon free to be eligible for collection under this Agreement.

21. **YARD DEBRIS** - Solid waste consisting solely of vegetative matter resulting from landscaping maintenance.

EXHIBIT E VENDOR CONFLICT OF INTEREST

See following page(s).

City of Woodstock, Georgia

VENDOR CONFLICT OF INTEREST DISCLOSURE FORM

All vendors interested in conducting business with the City of Woodstock, Georgia must complete and return the Vendor Conflict of Interest Disclosure Form in order to be eligible to be awarded a contract. Please note that all vendors are subject to comply with the City's conflict interest policies as stated within the certification section below. If a vendor has a relationship with a City official or employee, an immediate family member of a City official or employee, the vendor shall disclose the information required below.

Certification: I hereby certify that to my knowledge, there is no conflict of interest involving the vendor named below:

1. No City official or employee or City employee's immediate family member has an ownership interest in vendor's company or is deriving personal financial gain from this contract.
2. No retired or separated City official or employee who has been retired or separated from the City for less than one (1) year has an ownership interest in vendor's Company.
3. No City employee is contemporaneously employed or prospectively to be employed with the vendor.
4. Vendor hereby declares it has not and will not provide gifts or hospitality of any dollar value or any other gratuities to any City employee or elected official to obtain or maintain a contract.
5. Please note any exceptions below:

Vendor Name	Vendor Phone Number
Conflict of Interest Disclosure*	
Name of City of Woodstock, Georgia employees, elected officials, or immediate family members with whom there may be a potential conflict of interest.	☐ Relationship to employee _____ ☐ Interest in vendor's company _____ ☐ Other _____
*Disclosing a potential conflict of interest does not disqualify vendors. In the event vendors do not disclose potential conflicts of interest and they are detected by the City; vendor will be exempt from doing business with the City.	

I certify that the information provided is true and correct by my signature below.

_____ _____ _____

Signature of Authorized Representative | Date | Printed Name and Title of Authorized Representative

PROCUREMENT USE ONLY

___ Yes, named employee was involved in Bid/ Proposal process.

___ No, named employee was not involved in procurement process or decision.

EXHIBIT F LEGAL AD – Notice to Respondents

See following page(s).

City of Woodstock, GA · Finance Department
12453 Highway 92 · Woodstock, GA 30188
(770) 770-592-6000

REQUEST FOR ADVERTISEMENT

ATTN: Legal Advertising, Cherokee Tribune
FROM: Martyn Detz, Financial Analyst: Purchasing
CC: Crystal L. Welch, Deputy CFO
DATE: January 12, 2026
ACCT #: 110581

TYPE OF AD: LEGAL/REGULAR
RUN DATE: Thursday, January 15, 2026
Thursday, January 22, 2026
Thursday, January 29, 2026

REF. NO: RFP 2026 – 09 Residential Solid Waste Collection and Recycling Services

CITY OF WOODSTOCK, GEORGIA
RFP 2026 – 06 – Residential Solid Waste Collection and Recycling Services

PROPOSAL ADVERTISEMENT

The City of Woodstock, Georgia (CITY) hereby issues a request for proposals (RFP) from qualified firms to provide solid waste collection, disposal, recycling, and yard waste services for the City of Woodstock's residential customers and downtown businesses.

A pre-proposal conference (non-mandatory) for all proposers will be held at the City Annex located at 12453 Highway 92, Woodstock, GA 30188 on Tuesday, January 27th, 2025, at 10 am.

RFP details and document information may be found by visiting Bid Net Direct or Georgia Procurement Registry. A complete set of proposal documents may only be obtained by downloading here: www.bidnetdirect.com//cityofwoodstock. All questions must be submitted through Bid Net Direct. The deadline to submit questions is February 2nd, 2026 at 5:00 pm.

All responses to this RFP will be received electronically through Bid Net Direct to the City of Woodstock, Georgia, City no later than **2:00 PM** on Monday, February 16th, 2026. Proposals will be publicly opened and read aloud via GoTo Meetings at 2:01 P.M. Proposals received after the designated time will not be considered. Bid Net Direct may be found by visiting the City of Woodstock's website or directly at www.bidnetdirect.com//cityofwoodstock.

The services to be provided consists of furnishing all materials, labor, tools, skills, equipment, and incidentals for the services of the aforementioned project. The Proposer shall not subcontract, transfer, assign, or otherwise dispose of the contract or any portion thereof, without the prior written consent of the City.

Proposals will be evaluated as follows:

Price	50 points
Qualifications and Resources	25 points
References	15 points
General Performance History & Experience	10 points

The successful proposer shall secure and pay for necessary approvals, permits, insurance, workman's compensation insurance, assessments, and charges required for this project as required by local, state, and federal regulations.

All proposals will be evaluated by the City and the project will be awarded, if it is awarded, within 60 days of the proposal opening. The Contract will be awarded to the highest scored Submittal as determined by the review committee and as approved by City Council.

The City reserves the right to accept or reject any and all proposals or any or parts of a proposal wherein its judgment, it will be in the best interest of the City; waive any technicalities/informalities in the RFP document and bid process; and to qualify and award any or all of this contract in any manner in which the City, acting in the sole and exclusive exercise of its discretion, deems to be in the City's best interest. If no acceptable bid is received, the City also reserves the right to re-solicit bids, at its sole discretion. Any claims for cost incurred by any Proposers in preparation of any part of or total package for this project will not be considered for reimbursement by The City of Woodstock, Georgia.

For further information regarding this RFP, please call 770-592-6000 ext. 1205 or email mdetz@woodstokga.gov

Please acknowledge the receipt of this notice and forward a copy from the newspaper. Thanks.

2026 - 09 - Residential Solid Waste and Recycling Services
February 16, 2026, 2:00 P.M.
Respondent Tabulation - As Read

Firm Name	Confirmed Receipt
Amwaste	Yes
Capital Waste Services	Yes
Red Oak Sanitation LLC	Yes
Republic Services - Northeast GA Hauling Operations	Yes
Seegreen Services	Yes
Waste Management	Yes
Waste Pro	Yes

SUBMITTED BY:

RED OAK SANITATION & RECYCLING
4405 Canton Hwy
Cumming, GA 30040

Request For Proposal

"Residential Solid Waste Collection & Recycling Services"

Contact: John Spagnuolo
Business Development/Municipal Manager
770-670-3422
john@redoaksanitation.com

EXHIBIT A

City of Woodstock

CONTRACTOR INFORMATION

Firm Name: Red Oak Sanitation, LLC

Contact Person: John Spagnuolo

Firm Address: 4405 Canton Hwy

Cumming, GA 30040

Phone: 770-670-3422

Fax:

Email: john@redoaksanitation.com

With this packet, please also provide a W-9 and Certificate of Insurance for the company/firm.

Signature – Authorized Officer or Agent

2/1/2026

Date

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55. Red Oak Georgia Business License
56 through 66. Addendum's 1, 2, 3, & 4

Red Oak Sanitation
4405 Canton Hwy Ste. 100
Cumming, GA 30040-4342

RE: RFP 2026 - 09 (Residential Solid Waste Collection & Recycling Services)

February 15th, 2026

Dear Mr. Detz:

Red Oak Sanitation is pleased to submit our proposal for Residential Solid Waste Collection and Recycling Services for the City of Woodstock. To us, this is more than just a contract, it's a partnership with the community. Our team members aren't just service providers; they're neighbors who care about the wellbeing of the families and businesses we serve.

Red Oak is fully prepared to perform all required work in a professional and workmanlike manner, supported by a proven track record of reliable service, experienced personnel, and a commitment to doing things the right way, every day.

Red Oak approaches municipal partnerships proactively, going beyond basic hauling to deliver dependable service, responsive customer support, and sustainable solutions that benefit residents and the community.

As outlined in this proposal, Red Oak offers:

- Modern split-body collection reduces truck traffic by servicing waste and recycling in a single pass, improving neighborhood safety, lowering emissions, operational, environmental efficiency and minimizing disruption to Woodstock residents.
- Competitive pricing
- Proven resources and exceptional customer service
- Seamless continuation of service through established and tested implementation practices

Red Oak Sanitation has successfully partnered with municipalities across Georgia for many years, managing contracts of equal or greater scope with consistency and care. Our experience and resources position us well to meet the current and future needs of the City of Woodstock.

We appreciate the opportunity to submit this proposal and welcome any questions. Enclosed is our complete response to the RFP, including all required documentation and pricing.

Sincerely,

John Spagnuolo

John Spagnuolo, Business Development/Municipal Manager
john@redoaksanitation.com
770-670-3422

Statement of Qualifications

Founded in 2001, Red Oak Sanitation, LLC is a locally owned and operated solid waste and recycling company proudly serving communities across Georgia. What began as a single operation in Gainesville, Georgia has grown into a trusted regional service provider with four strategically located facilities throughout Metro Atlanta. With more than two decades of experience, Red Oak Sanitation brings proven operational expertise, modern collection equipment, trained personnel, and a strong safety culture to every contract.

Lynn Luce	**lynn@redoaksanitation.com 678-618-7644**
Position Title	**Owner/CEO**
Experience	With 30+ years of experience, Lynn has built a thriving, respected, and highly successful business through hard work and dedication. She remains deeply involved in daily operations, safety meetings, and especially company outreach/community programs.
Anthony Grutadaurio	**anthony@redoaksanitation.com 678-409-5867**
Position Title	**Owner/President**
Experience	With 40+ years in the solid waste industry and more than 35 years as a successful owner-operator, he has built his reputation on hard work and reliability. Like his business partner, he dedicates countless hours to ensuring that operations, maintenance, and safety remain fully compliant and running smoothly.

If selected, the local division that will oversee hauling operations, and fleet maintenance will be based at:
4405 Canton Hwy, Cumming, GA 30040 - (678) 455-7819

Red Oak provides comprehensive solid waste and recycling services, including collection and disposal solutions for both residential and commercial customers.

Introducing our Team

At Red Oak Sanitation, Our management teams have extensive industry experience operating and leading solid waste organizations. We also share and implement best practices across our operations, allowing us to continuously improve efficiency and service.

Primary Contact:

John Spagnuolo	john@redoaksanitation.com 770-670-3422
Position Title	**Business Development Executive/Municipal Manager**
Experience	27 years in the solid waste industry, specializes in operations, municipal partnerships, and team development. John, will be one of the cities primary contacts, he will lead implementation, and ongoing performance monitoring.

Justin Cone	justin@redoaksanitation.com 770-617-6393
Position Title	**VP of Operations**
Experience	10+ years in the solid waste industry. VP of operations Justin's direct responsibilities include overseeing safety and consistent collection at all four service locations, maintaining operational efficiency, coordinating closely with maintenance staff, and overseeing service performance to ensure all collection activities meet contract requirements. His focus and proactive communication, team development, and operational discipline ensures service requirements are consistently met.

Jimmy McHugh	jimmy@redoaksanitation.com 978-404-9178
Position Title	**Operations Manager/Cumming**
Experience	With more than twelve (12) years of experience in the solid waste industry, including three (3) years as Operations Manager with Red Oak Sanitation, Jimmy will serve as the lead manager responsible for oversight of this contract. He provides strong, hands-on leadership and leads by example, setting the standard for safety, accountability, and performance across his team. Jimmy oversees daily route execution, fleet coordination, and field supervision to ensure operations run smoothly and efficiently.

Jessika Aloui	jessika@redoaksanitation.com 404-942-7465
Position Title	**Sales & Marketing Manager**
Experience	Jessika brings over 17 years of experience in the solid waste industry. She oversees all social media strategy, customer relations, and the development of educational resources for residents and businesses. In her role, she is responsible for ensuring customer satisfaction and addressing sanitation needs for both residential and commercial accounts, while also leading digital marketing initiatives that strengthen brand presence and expand service outreach.

Ron Cowart	ron@redoaksanitation.com 770-530-0091
Position Title	**Human Resources Manager**
Experience	13+ years working at Red Oak, Human Resources ensures we hire qualified, reliable, and safety-focused employees who positively contribute to the company. We manage the full hiring process—from reviewing resumes and conducting interviews to coordinating onboarding. HR oversees all Pre-employment screenings, including background checks, drug tests, and Motor Vehicle Record (MVR) checks for anyone operating company vehicles or equipment. CDL and DOT-regulated drivers receive federal DOT drug tests, while non-DOT employees receive standard screenings. HR also ensures all paperwork, policies, and requirements are completed so new hires are fully prepared, compliant, and set up for success.

Onboarding and Setting Employees Up for Success:

Red Oak drivers are certified in our SAFETY Defensive Driving Class, a training program focused on developing the crucial skills required for safe, responsible operation. Core safety standards are reinforced through monthly video training tailored to real-world collection environments, Focusing on intersection awareness, pedestrian and bicyclist safety, rollover prevention, safe following distances, and controlled braking practices. This training is supported by regular safety discussions, field observations, and ongoing coaching to ensure lessons translate into daily performance.

At Red Oak Sanitation, training is more than a requirement, it is a continuous investment in our people. Our interactive programs combine hands-on coaching, real-time feedback, and supportive performance reviews to build confidence, strengthen skills, and promote accountability. The foundation of this approach begins with a comprehensive onboarding process, which industry research consistently shows is essential to employee retention, productivity, and long-term safety. Together, these efforts ensure consistent, high-quality service while protecting our employees, residents, and the communities we serve.

Red Oak Sanitation requires all driver candidates to hold a valid Class B (or higher) CDL and successfully complete drug testing and criminal background checks before employment. But licensing alone isn't enough. Every new driver regardless of experience completes our comprehensive onboarding and training program to ensure they understand our operational standards and embrace our deeply rooted safety-first culture from day one. By continually investing in our team's growth and development, we build a workforce that is safer, more professional, and better prepared to serve our communities.

Municipal Contracts, Cities, Counties, & References

As a proven service partner serving communities throughout Georgia, Red Oak Sanitation understands the unique needs, expectations, and regulatory requirements of Georgia municipalities better than any other provider. We proudly serve many of Woodstock's neighboring communities and have included those municipalities in the following list of references. We encourage the City to contact these references directly to learn firsthand about our consistent performance, reliability, and commitment to service excellence.

City of Jefferson
Start Date: 1/1/2025

5,200 Homes
Curbside Residential Trash & Recycling
Contact Priscilla Murphy
City Manager
(706) 367-5121
pmurphy@cityofjeffersonga.com

Gwinnett County
Start Date: 7/1/2021

13,000 Homes
Curbside Residential Trash & Recycling
Contact Jessica Coral
Supervisor/Support Services Department
(678) 518-6191
jessica.coral@gwinnettcounty.com

Forsyth County
Start Date: 1/8/2024

Commercial Dumpsters

Contact Dan Callahan
Director
(678) 965-7148
DBcallahan@forsythco.com

City of Cumming
Start Date: 4/1/2018

3,200 Homes
Curbside Residential Trash & Recycling
Contact Barbara Pitts
Billing Division Manager
(770) 781-2020
barbara@cityofcumming.net

City of Dawsonville/Dawson County
Start Date: 1/1/2019

Curbside Trash/Recycling & Commercial Dumpsters
Contact Jacob Evans
City Manager
(706) 203-4915
citymanager@dawsonville-ga.gov

Hall County
Start Date: 7/1/2025

Commercial Dumpsters

Contact Julie Dorough
Buyer
(770) 536-4215
jdorough@hallcounty.org

Forsyth County Department of Public Facilities

DANIEL CALLAHAN, Director of Public Facilities

December 1, 2025

Subject: Letter of Recommendation – Red Oak Sanitation

To Whom it May Concern:

I am writing this letter of recommendation on behalf of Red Oak Sanitation who have been providing sanitation services for Forsyth County since 2024.

They provide service to over 80 locations throughout Forsyth County with a variety of weekly schedules and containers. They have always been very responsive to any requests and we have not received any complaints or concerns about their services.

During the transition period when they assumed services from the previous provider, they maintained the schedule to replace the all the dumpsters with equal sized containers and did so with minimal disruption to service. They were in constant communication with us during the transition period to ensure everything went as planned.

Red Oak Sanitation provides excellent customer service and communicates any changes in advance. They are always available and responsive to any requests.

Based on their performance and customer service it is my pleasure to recommend Red Oak Sanitation.

Dan Callahan | Director
Forsyth County Department of Public Facilities
514 West Maple Street, Suite 1201 | Cumming, Georgia 30040
(678) 965 7148 | (678) 618 2137 mobile
forsythco.com | Your Community. Your Future

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

HALL COUNTY
GEORGIA
*We have it **all** in Hall*

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

December 8, 2025

To Whom it May Concern,

I am writing on behalf of Lydia Grenier and Red Oak Sanitation & Recycling. Red Oak Sanitation won the contract for Waste Refuse Collection Services Annual Contact to begin July 1, 2025. Lydia and her team worked diligently to have a smooth transition as they changed out over 45 dumpsters from the old vendor to their new cans with no interruption in our services.

Of course, there were a few hiccups in the beginning, however all issues were immediately resolved either the same day or within 24 hours. Alma Lopes, the Commercial Account Manager, set up a meeting with many of the Red Oak team once all the new dumpsters were delivered to go over schedules, routes etc. There is wonderful communication on their part, and we have had zero complaints with Red Oak once all of the kinks were worked out.

After the initial contract was awarded, we have added many new sites to the contract and Red Oak quickly responded with delivery of new dumpsters and adding pickups to their routes.

Hall County is very pleased with the services provided to us from Red Oak Sanitation & Recycling. This contract is awarded for an initial one year with the possibility of four additional one-year renewals. There is no doubt Red Oak's contract will be renewed for the entirety of the contract cycle.

If you have any questions, please do not hesitate to give me a call at (770) 536-4215.

Julie Dorough
Buyer
Hall County Financial Services
Purchasing Division
jdorough@hallcounty.org

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534

(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

October 9, 2025

To whom it may concern:

I am writing on behalf of the City of Dawsonville to provide a letter of recommendation for Red Oak Sanitation. Our partnership with Red Oak spans several years, during which they have provided solid waste collection services to our community.

Like many long-term service relationships, ours has experienced its share of challenges. However, Red Oak has consistently demonstrated a willingness to address concerns and improve operations when needed. Their responsiveness and commitment to serving our citizens have been evident, and we appreciate their efforts to maintain a high standard of service.

Red Oak Sanitation has shown a genuine desire to do a good job for our residents, and we remain satisfied with their overall performance. Their team has been professional, communicative, and dedicated to meeting the needs of our growing city.

We believe Red Oak would be a valuable partner to any municipality seeking reliable sanitation services. While no provider is perfect, Red Oak has proven themselves to be a capable and committed organization.

Sincerely,

Jacob Evans

Jacob Evans | City Manager
City of Dawsonville
415 Hwy 53 E, Suite 100 | Dawsonville, GA 30534
Phone: (706) 203-4915

Jon Howell
Mayor

Priscilla A. Murphy
City Manager

Council Members

Cody Cain
Alex Crawford
Steve Kinney
Mark Mobley
Annette Studivant

September 16, 2025

RE: Red Oak Sanitation

To whom it may concern:

I am pleased to provide this letter of reference for Red Oak Sanitation, with whom the City of Jefferson has partnered to provide sanitation services to our community of just over 5,000 customers.

Over the course of our working relationship, Red Oak Sanitation has consistently demonstrated professionalism, reliability, and a strong commitment to customer service. Their team has maintained timely and efficient waste collection schedules, responded promptly to service inquiries, and worked collaboratively with city staff to address operational challenges with transparency and care.

What sets Red Oak Sanitation apart is their proactive communication and willingness to adapt to the evolving needs of our municipality. Whether coordinating special pickups or navigating weather-related disruptions, they have proven to be a dependable and responsive partner.

I confidently recommend Red Oak Sanitation to any municipality seeking a sanitation provider that values integrity, operational excellence, and community partnership experience.

Sincerely,

Priscilla A. Murphy

Priscilla A. Murphy, City Manager
147 Athens Street
Jefferson, GA 30549
706-367-5121
pmurphy@cityofjeffersonga.com

CITY OF CUMMING
(CHARTERED 1845)
DEPARTMENT OF UTILITIES

MAYOR
Troy Brumbalow

COUNCIL MEMBERS
Joey Cochran
Chad Crane
Jason Evans
Linda Ledbetter
Christopher Light

CITY ADMINISTRATOR
Phil Higgins

CITY ATTORNEY
Kevin Tallant

CITY CLERK
Jeffery Honea

DIRECTOR OF UTILITIES
Jonathon W. Heard

10-06-2025

Re: Letter of Recommendation for Red Oak Sanitation

To Whom It May Concern:

On behalf of the City of Cumming Department of Utilities it is my pleasure to recommend Red Oak Sanitation.

Red Oak Sanitation has provided sanitation services and recycling for residents inside the City limits of Cumming, Georgia since April 1, 2018. They provide carts for both domestic trash and recycling. If we have an issue they are quick to respond and get the customer taken care of. They are pleasant and friendly and have made my job so much easier.

Sincerely,

Barbara J Pitts
Utility Billing Manager

APPROACH:

Local Experience and Commitment to the City of Woodstock

Red Oak Sanitation is a leading Georgia-based provider of waste and recycling services, proudly serving more than 225,000 customers and completing approximately 1.3 million collections each month throughout Metro Atlanta and surrounding communities. With over 100 HOA endorsements and numerous residential and commercial municipal contracts, Red Oak has built a strong reputation for dependable, efficient, and community-focused service.

Today, Red Oak employs more than 300 dedicated professionals across operations, management, maintenance, and customer support. Our team members are thoroughly trained to meet the specific requirements of each municipal agreement while delivering safe, consistent, and high-quality service to every community we serve.

Red Oak Sanitation is not a national corporation operating from afar. We live and work in the communities we serve and approach municipal contracts as long-term partnerships. What sets Red Oak apart is our local presence, community-first culture, and hands-on management model. Unlike large national providers, Red Oak offers direct access to decision-makers, faster response times, flexible service adjustments, and a personalized approach tailored specifically to Woodstock. Our operators live and work locally, and our leadership team remains actively involved and readily accessible, positioning Red Oak Sanitation to deliver superior service, accountability, and a true long-term partnership with the City.

Next Generation Fleet:

Red Oak Sanitation operates a modern, well-maintained fleet designed to deliver safe, efficient, and reliable collection services. The average age of our fleet is approximately **3.5 years**, reflecting our ongoing commitment to phasing out older equipment and continually integrating newer, more advanced trucks into service. This proactive reinvestment strategy ensures improved performance, reduced downtime, enhanced safety features, and lower emissions. Our municipalities, HOAs, and customers consistently take notice of the quality and appearance of our newer fleet, which reinforces professionalism and community pride.

All vehicles are fully enclosed, leak-resistant, and equipped with self-contained compaction systems to ensure clean, secure transport of collected materials. Each truck is clearly branded, uniformly maintained, and identified with unique unit numbers for accountability and tracking. Red Oak maintains detailed maintenance and inspection records for every vehicle, ensuring equipment reliability, regulatory compliance, and consistent operational performance.

Split Body Video
QR CODE

Red Oak Sanitation's Split-Body Collection Advantage:

Red Oak Sanitation is committed to investing in modern, proven collection technologies that deliver measurable benefits to the communities we serve. Through the strategic use of advanced split-body collection vehicles and data-driven operations, Red Oak provides safer, quieter, more efficient, and more cost-effective waste and recycling services, without compromising reliability or service quality. Our technology-forward approach allows us to meet today's operational demands while supporting long-term community, safety, and sustainability objectives.

Safety Advantages

Fewer trucks, Fewer Risks, Safer Communities: Reducing the number of collection vehicles on the road directly lowers exposure to ***traffic incidents***, pedestrian interactions, and roadside hazards particularly in residential neighborhoods.

Reduced accident potential: Fewer vehicle miles traveled (VMT) ***decreases the likelihood*** of collisions, backing incidents, and property damage.

Lower environmental risk: With fewer trucks in operation, the potential for fuel, oil, or hydraulic fluid leaks is significantly reduced, ***minimizing the risk of roadway contamination.***

Red Oak Sanitation uses on-truck camera systems: to enhance safety and accountability across our operations. These cameras **encourage safe driving**, provide objective documentation when incidents occur, and support continuous driver coaching.

Environmental & Community Impact

Reduced neighborhood traffic and noise: Collecting multiple waste streams in a single pass minimizes heavy-truck traffic in residential areas, ***less wear and tear on neighborhood streets***, noise reduction, and overall disruption to neighborhoods.

50%

Reduced Environmental footprint: Fewer collection vehicles on the road result in reduced fuel consumption, lower emissions, and improved air quality, ***supporting the City's environmental and sustainability goals.***

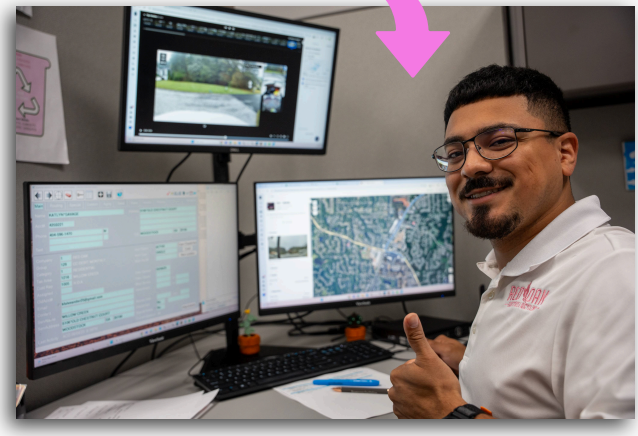
Improved recycling integrity: Split-body collection maintains separation between waste and recyclables, ***preventing contamination*** and ensuring materials are properly processed and recovered.

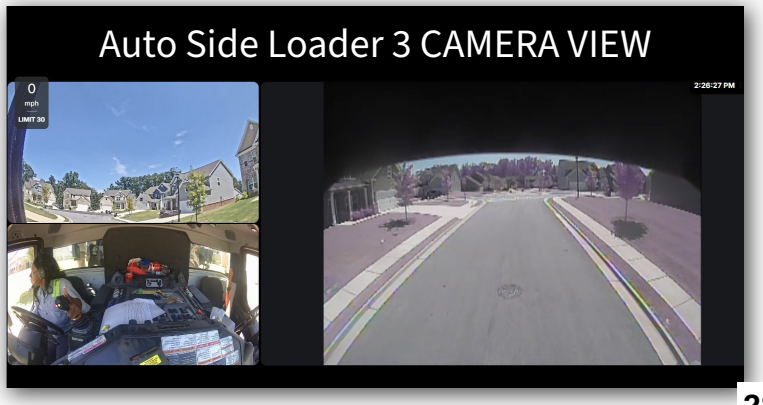
Onboard Technology:

Red Oak Sanitation deploys advanced safety technology across its fleet, including digital on-truck cameras, real-time dispatching and driver assistance, ***backup braking assist technology***, and AI-powered monitoring systems. These tools detect distracted driving behaviors such as eyes off the road, speeding, and harsh braking, providing immediate alerts to both the driver and dispatch. This layered approach enhances situational awareness, reinforces safe driving habits, and creates real-time accountability to help prevent incidents before they occur.

24/7 MONITOR ✓
REAL TIME VIDEO ✓
SAFETY ✓
SPEED ALERTS ✓
MISSED P/U ✓

Dispatch Team





The Samsara Difference

30+ AI risk detections

Get the most complete visibility of your fleet safety risk with AI that sees 30+ risky behaviors, blind spots, weather hazards, road conditions, patterns, and more.

Automated AI coaching

World-class coaching without extra resources. AI and automation ensures every driver gets timely feedback, while managers focus on high-risk drivers and recognizing top performers.

Worker safety

One-click SOS, proactive check-ins, and real-time incident response protect workers wherever they operate.

Full lifecycle protection

End-to-end coverage spanning detection, coaching, training, emergency response, driver qualifications, incident management, and exoneration.

Capture, review, and coach for better performance

HD video

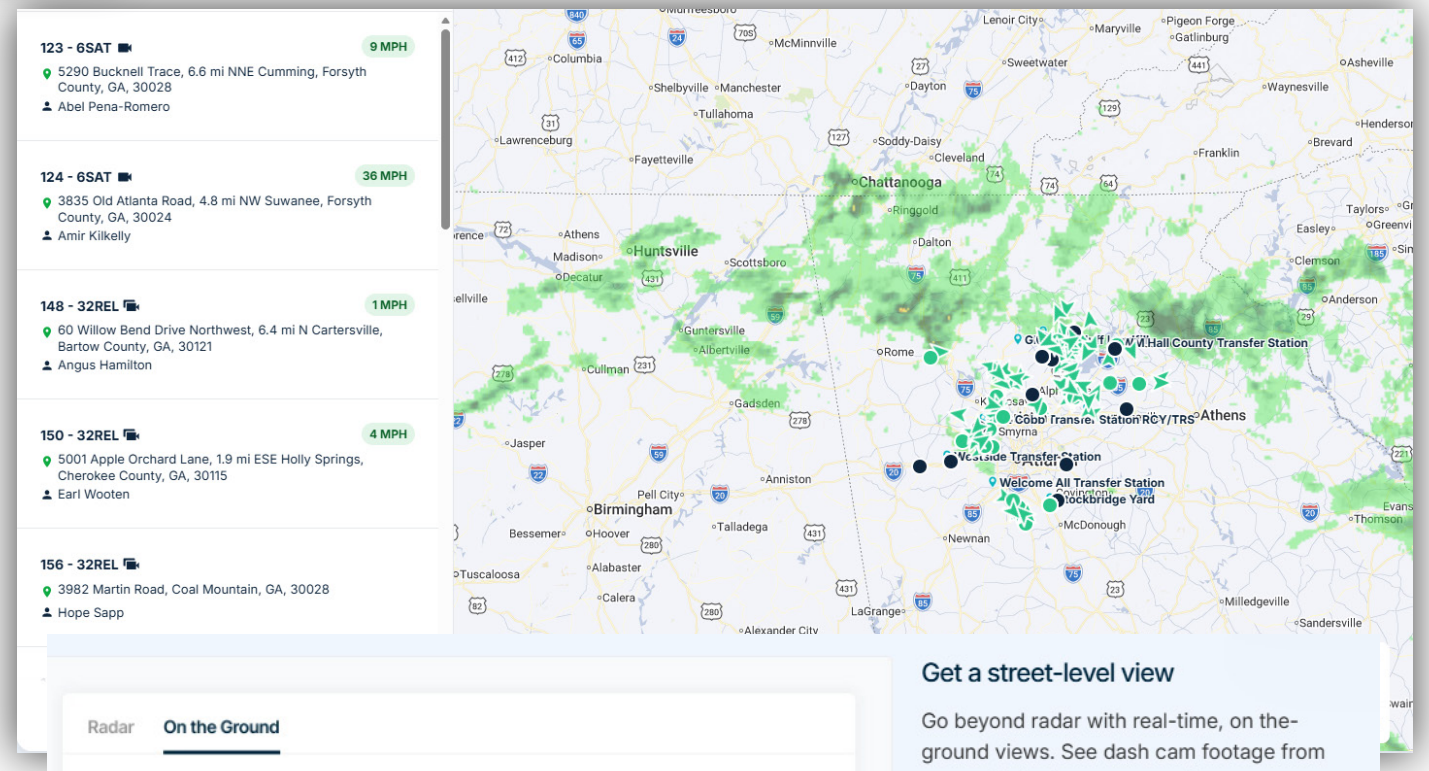
Protect drivers in the moments that matter with AI-powered safety detections and on-demand video retrieval.

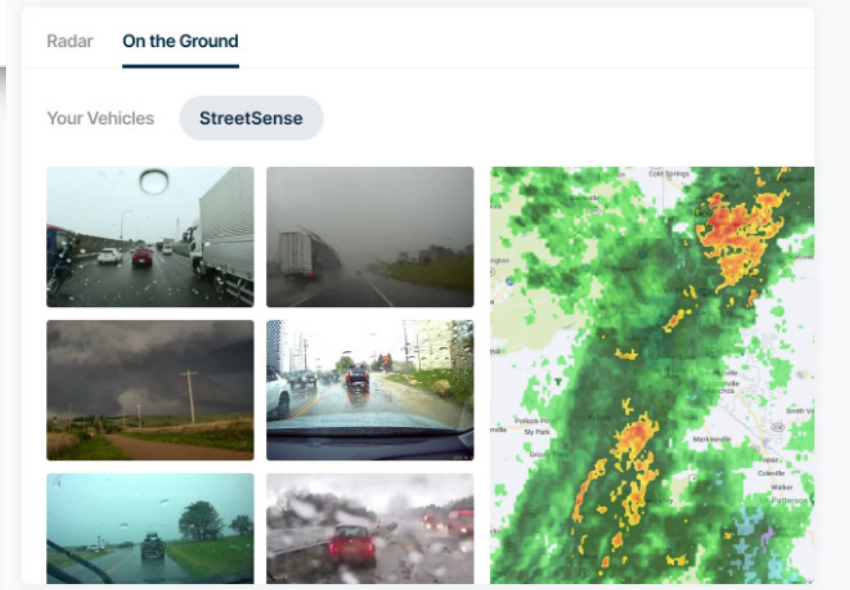
Real time alerts

Flag risky behavior in-the-moment and empower drivers to self-coach before a safety event is sent to a manager.

Coaching and training

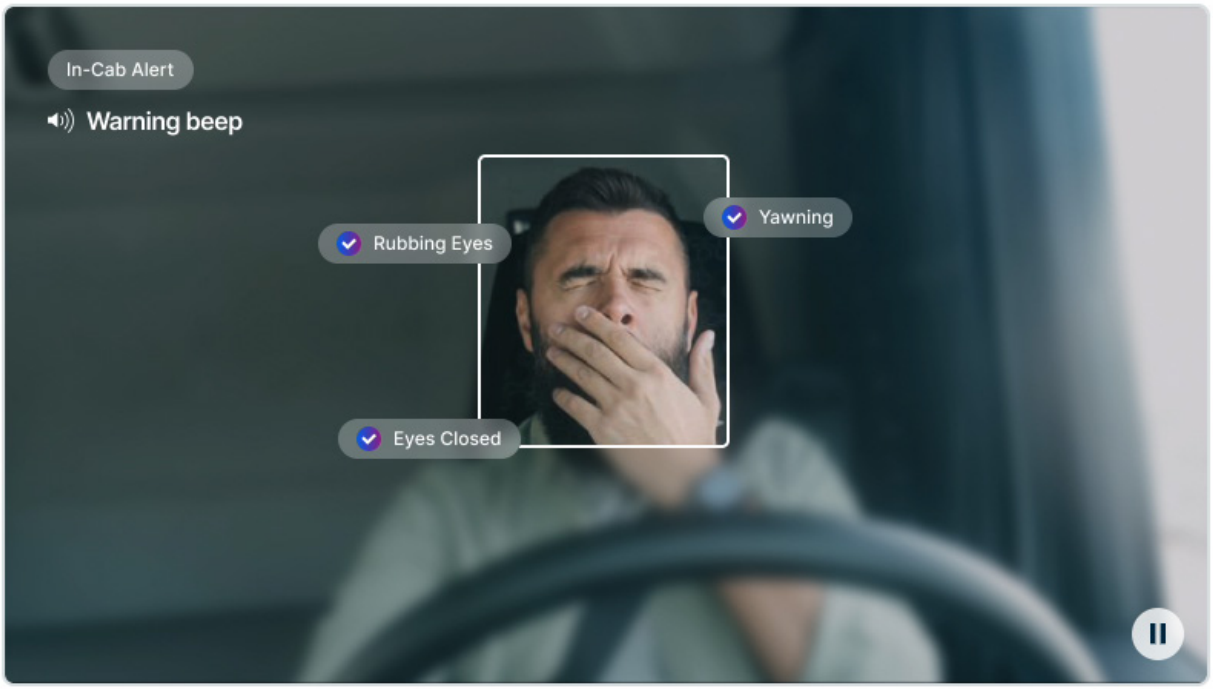
Coach drivers at scale with custom workflows. Use robust coaching tools and gamification to incentivize safer driving.





Get a street-level view

Go beyond radar with real-time, on the-ground views. See dash cam footage from your vehicles in severe weather zones, or access anonymized stills from nearby connected vehicles in the Samsara community via Samsara StreetSense. Get eyes on real-time road conditions so you can act quickly with the most accurate picture of what's happening on the ground.

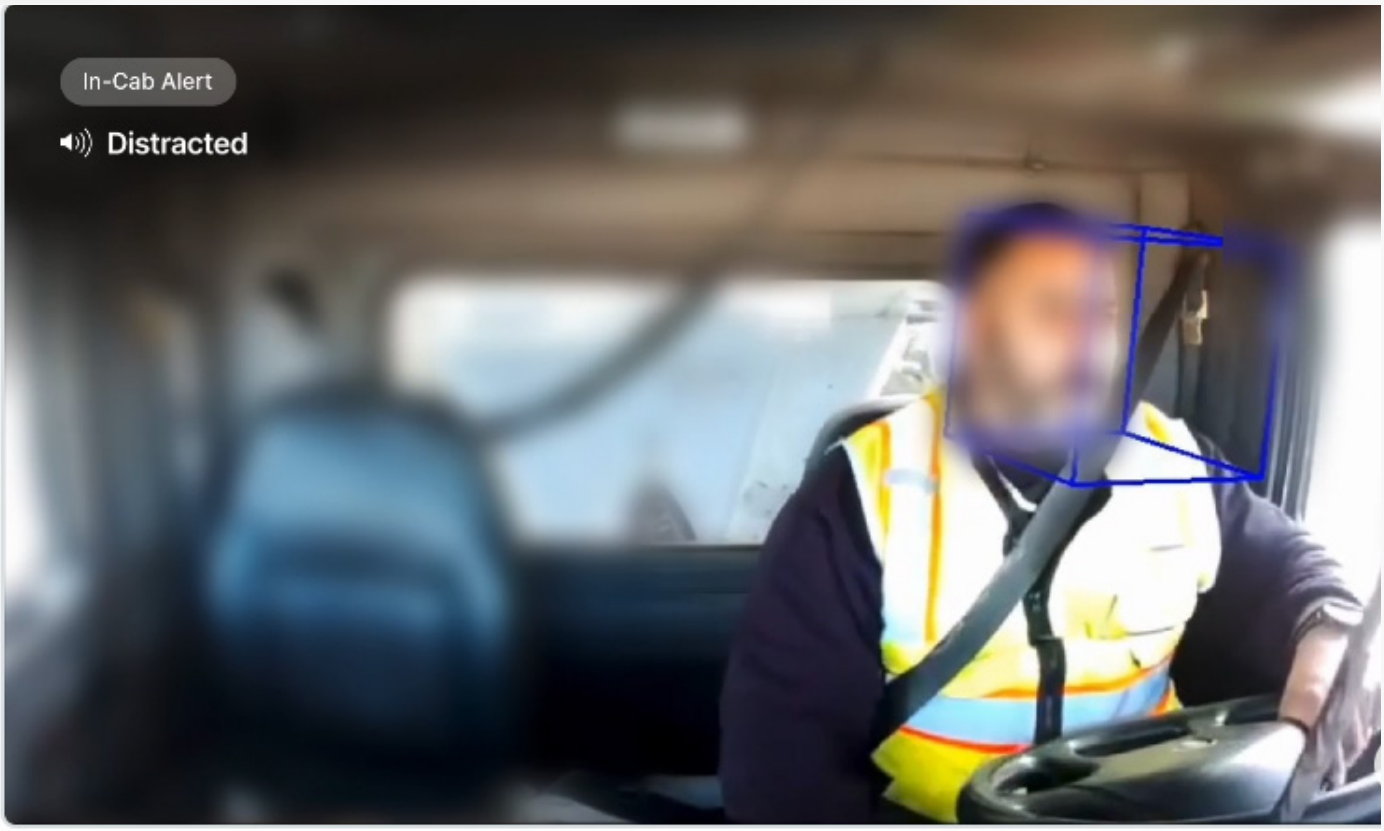


Drowsiness detection

Alert managers of fatigue-related risks and help drivers stay alert on the road.

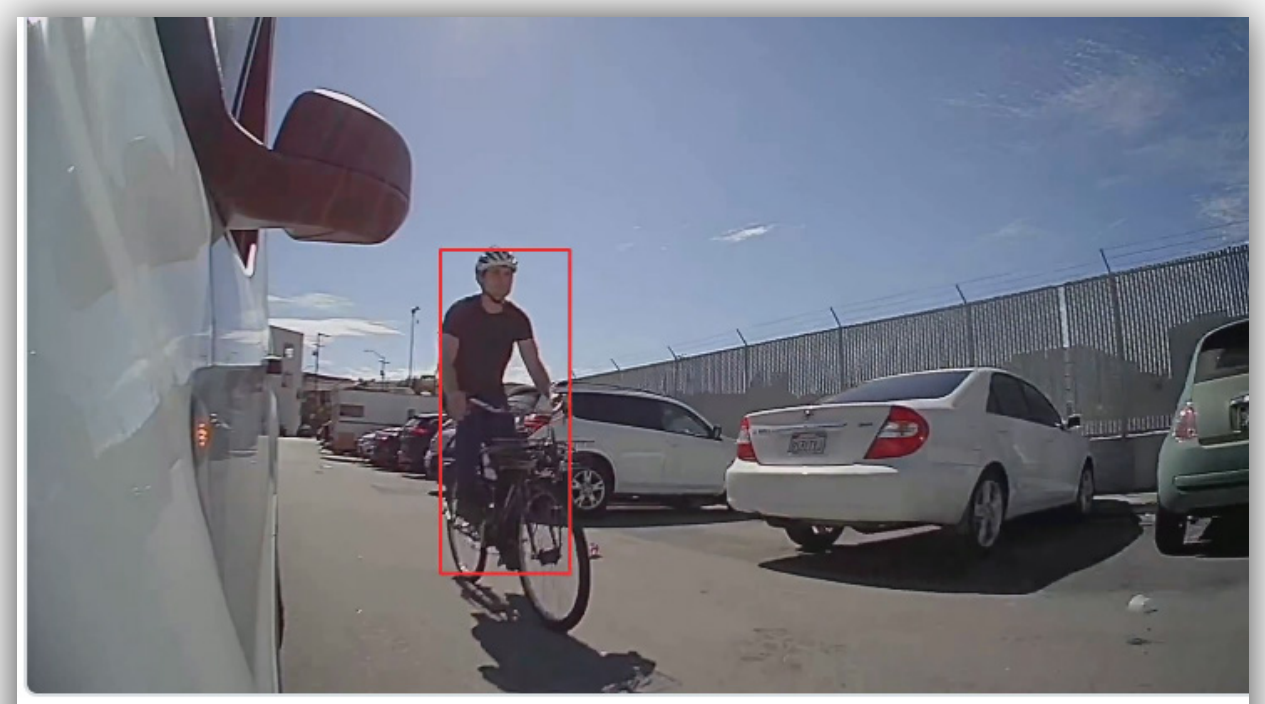
Forward collision warning

Detect and alert drivers to potential forward collisions.



Inattentive driving

Remind drivers to focus on the road when they become distracted.



Pedestrian collision warning

Detect and alert driver to vulnerable road users at risk of collision around the vehicle.

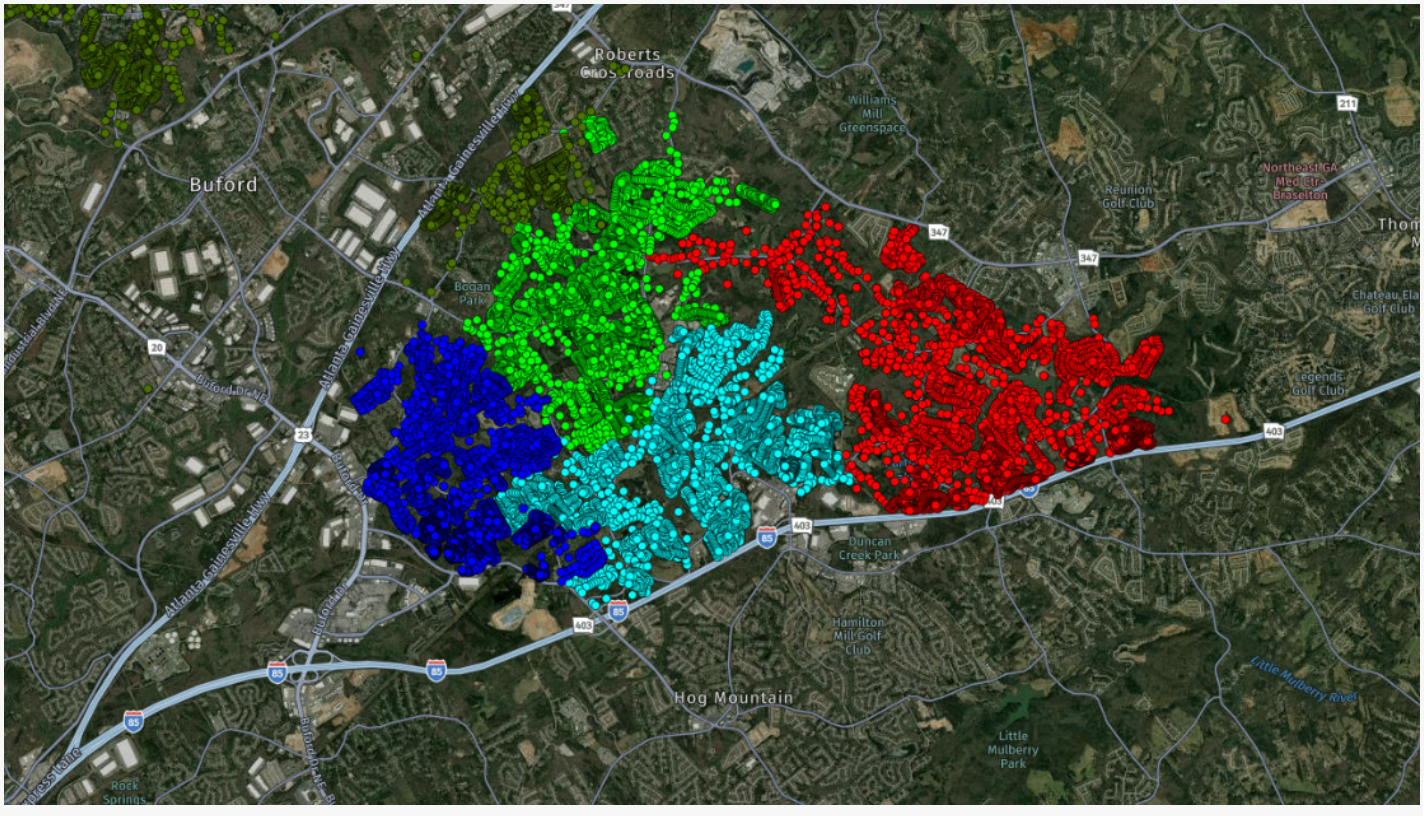
Advanced Routing & Real-Time Operational Visibility:

Red Oak Sanitation utilizes advanced route management software to design, monitor, and continuously optimize our collection routes. This system is used daily by our operations team to ensure routes remain efficient and accurately reflect new developments, customer additions, service level adjustments, and evolving traffic patterns throughout the community.

Our routing platform provides real-time visibility into every truck and every stop. Customer locations are displayed through a dynamic mapping interface that allows route managers, dispatchers, and supervisors to visualize both current and future routing scenarios. When a resident calls with a question about service, our team can see in real time whether the cart was serviced, not out, blocked, or otherwise noted by the driver. This eliminates guesswork, reduces repeat calls, and significantly minimizes missed collections. Real-Time Flexibility for On-Time Service.

We understand that field operations are dynamic. Traffic delays, weather events, equipment issues, or unexpected staffing changes can impact the day's plan. Our route management technology allows supervisors to instantly reassign portions of a route or an entire route to other trucks in the field ensuring uninterrupted service and protecting on-time performance standards.

From the office, management can view truck locations, completed stops, remaining work, and overall route progress throughout the day. If a service issue arises, an electronic service ticket can be dropped directly onto the route map and dispatched to the closest available truck, allowing for rapid response and resolution.



Understanding Scope of Service: Red Oak, will provide comprehensive residential curbside solid waste, recycling, and yard waste collection services for customers within the City of Woodstock. Red Oak Sanitation will serve as the primary point of contact for all residential sanitation services and will be responsible for billing, payment processing, fee collection, and customer service support. A staffed office will be maintained and available to residents toll-free Monday through Friday between 8:00 a.m. and 5:00 p.m.

Residential Solid Waste Collection: Red Oak will provide once-per-week curbside collection of residential municipal solid waste (MSW) for all eligible Residential Units within the City. The City estimates approximately 12,076 homes, with roughly 12,200 refuse carts in service. Each Residential Unit will be provided one (1) ninety-five (95) gallon rollout cart, supplied and maintained by Red Oak Sanitation. Additional carts may be provided with City authorization and billed on a per-cart basis.

Red Oak Sanitation understands this requirement and acknowledges that single-axle collection vehicles are necessary in certain service areas due to street width and access limitations. The approximately 1,281 customers serviced by single-axle trucks are primarily located in the downtown area and other locations with narrow streets, tight turning radii, or constrained access conditions where standard collection vehicles are not feasible.

Recycling Service: Red Oak shall provide once-per-week curbside collection of recyclable materials for all Residential Units on the same service day as municipal solid waste collection. Recyclables shall be collected using a single-stream system and placed unsorted by residents into a Contractor provided sixty-four (64) gallon recycling cart.

Yard Waste: Red Oak shall collect yard waste and excess bagged household waste in accordance with City requirements. Residents may place up to eight (8) bags or bundles per week, consisting of yard waste, household waste, or a combination thereof, provided that the total does not exceed eight (8) bags or bundles. Each bag shall not exceed thirty (30) pounds in weight. Yard waste must be bagged or bundled, and limbs must be cut to lengths of four (4) feet or less and securely bundled.

Bulky Pick-Ups: Red Oak will provide once a week bulky pick ups.

Backdoor Services: Red Oak Sanitation will provide backdoor collection service for elderly and disabled residents, as approved by the City, in homes where no occupant is physically capable of placing garbage or recyclables at the curb.

Additional Services:

In addition to residential services, Red Oak shall provide dumpster, cart, and recycling service at designated City buildings, parks, and facilities at no charge unless otherwise noted in the RFP. Red Oak shall also support two (2) annual City recycling events, an annual Earth Week metal recycling sweep, and provide roll-off containers and event waste services for City-sponsored concerts, parades, and special events at no additional cost. Recycling service shall also be provided to designated schools within the City, including Woodstock Elementary School. The Contractor shall assist with transition support, including town hall meetings, resident education, and distribution of educational materials.

Recycling Events

- Two (2) annual City recycling events
- Earth Week metal recycling sweep
- Contractor responsible for hauling materials post-event

City Events & Concerts

- Roll-offs and event containers for:
- Five (5) annual concerts

Two (2) parades

- Approx. 30 roll-off containers annually
- **Provided at no additional charge**

Holiday Service: Red Oak Sanitation recognizes the importance of maintaining reliable service during holiday weeks. Red Oak will provide the City with an annual holiday schedule in advance. When a scheduled collection day falls on a recognized holiday, service will occur on the next regularly scheduled business day unless otherwise coordinated with the City. Red Oak typically observes the following holidays:

New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

Residents will be notified in advance of any holiday service adjustments through multiple communication channels.

Labor and Personnel: Red Oak's workforce consists of experienced, uniformed, and safety-certified collection crews, each trained in OSHA standards, spill response, and community courtesy practices. Every collection route will be supervised by a Route Supervisor, with oversight provided by a dedicated City Operations Manager, whose contact information (phone and email) will be provided to City staff prior to contract start. Our dispatch and Customer Care Center are staffed locally and accessible during business hours (8am- 5pm) to respond promptly to all inquiries or service issues.

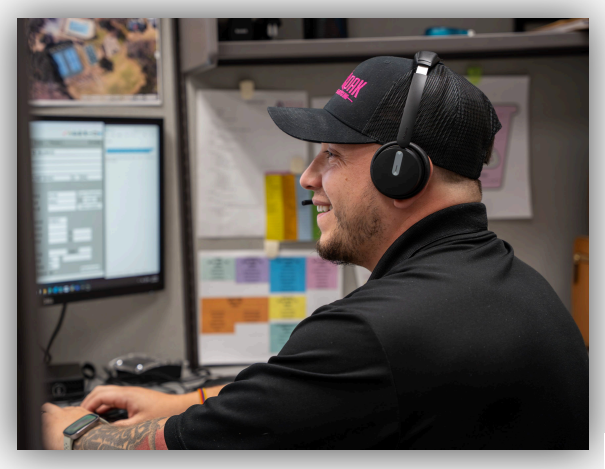
Customer Service Philosophy and Support:

At Red Oak Sanitation, customer service is a core operating principle, not a standalone function. Red Oak serves as the primary point of contact for all residential sanitation services, including billing, payment processing, service requests, and issue resolution. Every customer interaction is recorded and treated as an opportunity to reinforce accountability, responsiveness, and trust.

Service inquiries are handled by knowledgeable representatives familiar with the City's routes, service standards, and operational requirements. All calls, emails, and requests are logged through a centralized ticketing system and monitored by management to ensure timely resolution. Verified missed collections are investigated and corrected within twenty-four (24) hours.

Red Oak utilizes a centralized customer service platform that allows issues to be tracked from initial contact through final resolution. Requests requiring immediate attention are escalated directly to field supervisors or management, ensuring prompt response and coordination. Recurring issues are reviewed to identify root causes and implement corrective actions, reducing repeat concerns.

Red Oak's operational structure provides built-in redundancy, allowing personnel and resources to be shifted as needed during peak demand, severe weather, or unforeseen events. This approach ensures uninterrupted customer support and consistent service delivery while maintaining transparency and accountability for the City.



Red Oak - Planning a Head:

At Red Oak, we manage equipment failures and personnel shortages by staying ahead of them. We maintain sufficient staff, keep a well-stocked inventory of parts and equipment, and ensure we have spare trucks and drivers ready to step in. Before starting any new contract or route, we use an analytic formula to calculate the exact number of personnel, vehicles, and backups needed. This proactive approach ensures we always have the resources to deliver uninterrupted service. Our commitment to equipment reliability begins with preventative care. We operate four in-house, state-of-the-art maintenance facilities staffed by Master Diesel Technicians. These technicians perform everything from routine oil changes and engine work to welding and major repairs. By handling repairs in-house and maintaining over 100,000 spare parts in inventory, we achieve much faster turnaround times than outside mechanics—ensuring service remains on schedule.

We also build redundancies into our staffing. Red Oak hires additional drivers as relief staff and requires managers and supervisors to hold CDL certifications so they can step in if needed. This flexible approach guarantees that routes are fully staffed, even when unexpected absences occur.

Our backup systems were tested during the COVID-19 pandemic, when many haulers across the country faced widespread labor shortages and repair delays. Thanks to our staffing redundancies, in-house maintenance, and large parts inventory, we provided uninterrupted service throughout the crisis. Customers continued to receive the same high-quality service they expected, and our communities remained clean and well-served.

Disposal Facilities

WM - Forsyth County Recycling	GFL - County Services
5680 Shirlee Industrial Way Alpharetta, GA 30004	1897 County Services Pkwy Marietta, GA 30008

WM - Woodstock Transfer	GFL - Eagle Point Landfill
6970 Main Street Woodstock, GA 30188	8880 Old Federal Rd Ball Ground, GA 30107

West Rock Recycling
1775 County Services Pkwy Marietta, GA 30008 (678) 403-3900

GFL - Brandie Edwards/General Manager. (404) 925-6650. brandie.edwards@gflenv.com

WM - Tony Hardy/Manager (678) 230-2502

WM - Andy Adams/Manager (770) 616-0663. AAdams@wm.com

Education & Community

At Red Oak Sanitation, being part of the community means showing up, staying engaged, and giving back in meaningful ways. We are active members of local chambers of commerce, support community food drives, and partner with schools to deliver age-appropriate recycling curriculum that helps educate the next generation on environmental responsibility. We bring this same commitment to our customers by providing clear, thoughtful onboarding materials that explain service details, schedules, and policies in a way that is easy to understand—without being overwhelming.

Where business meets community, Red Oak Sanitation shows up as a neighbor, not just a service provider. We proudly serve thousands of households and businesses each week with dependable, professional waste and recycling services. From curbside collection for families to customized solutions for local businesses, our team works closely with municipalities and chamber partners to deliver efficient routes, responsive service, and community-focused care—supporting local vendors, creating jobs, and strengthening the communities we serve.

COBB CHAMBER

FORSYTH COUNTY CHAMBER

JACKSON COUNTY AREA CHAMBER OF COMMERCE

HENRY COUNTY CHAMBER of COMMERCE
PROUD MEMBER

CLAYTON CHAMBER OF COMMERCE

CHEROKEE COUNTY CHAMBER OF COMMERCE
connecting • creating • cultivating

Welcome to Red Oak Sanitation & Recycling

Dear Resident,

We're excited to announce our new partnership with the City of Woodstock and thrilled to welcome you to the Red Oak Sanitation family! At Red Oak, we're committed to providing safe, dependable, and environmentally responsible waste and recycling services. Our goal is to make this transition as smooth as possible and ensure your community receives the high-quality service you deserve.

This welcome letter includes important information about your collection schedule, cart placement, recycling guidelines, and customer support options. Please take a few moments to review the details below so we can work together to provide you with a seamless start to your new service.

Customer Support

Call or Text: 678-455-7819
Email: info@redoaksanitation.com
Live Chat: sanitation-services.com

Stay Informed with Text Alerts

Sign up for text updates about holiday schedules and service changes by texting "Redoak [Your Account Number]" to 678-455-7819.
(Example: Redoak 1234567)

Holiday Schedule:

Please note that we do not provide trash collection on the following holidays due to landfill closures:
New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and Christmas Day.

When a holiday falls on a weekday, collection will be **delayed by one day** for the rest of that week. If the holiday falls on a weekend, service **remains unchanged**.

We operate on **Saturday** during holiday weeks to stay on schedule.
Example: During Thanksgiving week, Thursday pickups move to Friday, and Friday pickups move to Saturday.

4405 Canton Hwy
Cumming, GA 30040

Weekly Curbside:

- Set Out the Night Before: Place carts curbside the evening before your collection day.
- Cart-Only Service: Each home receives one 95-gallon trash cart. Please keep the lid closed and avoid overfilling.
- Bag All Trash: All household waste must be bagged and placed inside the cart to prevent litter.
- Cart Placement: Leave at least 3 feet between carts, 6 feet from vehicles or mailboxes, and face the cart handle toward your home.
- Extra Waste: Need more room? Additional carts are available upon request.
- Prohibited Items: Construction debris, tires, paint, batteries, oils, chemicals, or hazardous waste are not accepted.

With appreciation,

The Red Oak Sanitation Team
www.redoaksanitation.com

Placing Your Cart

Video QR Code On Cart Placement

1 Place each cart within 3 feet of the curb

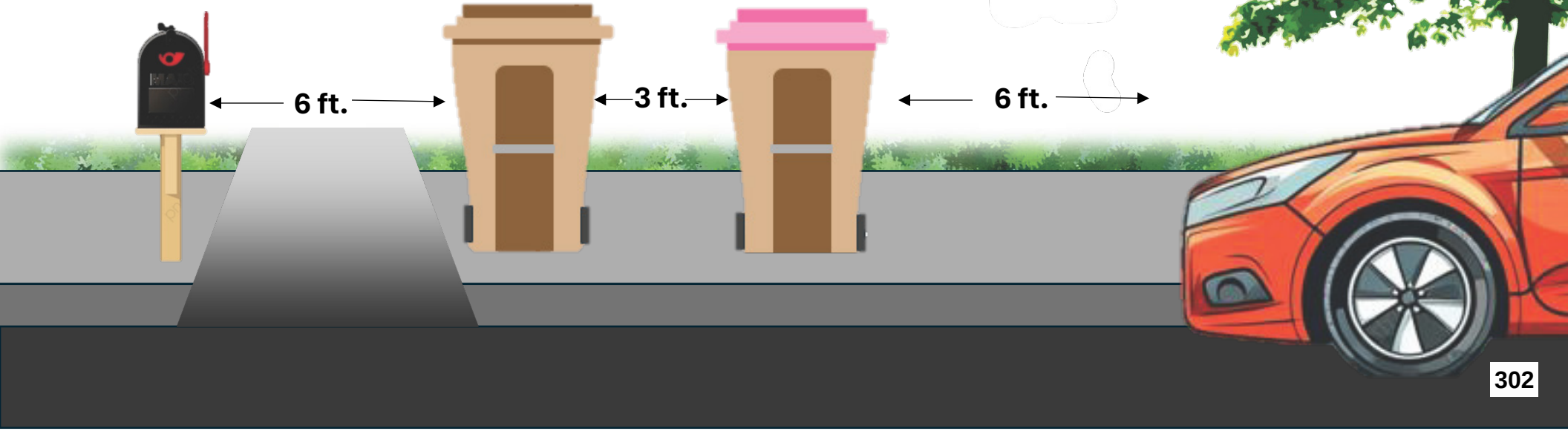
2 Allow 6 feet from mailboxes, cars, or other objects, 3 feet between each cart

3 Face the metal bar toward the street

4 Make sure the lid is closed

Our trucks are automated with an electronic arm that grabs the cart

Do not place cart underneath low, overhanging tree limbs or utility lines



RECYCLING SERVICES:

As one of Georgia's largest independent recyclers, Red Oak partners with cities to design recycling programs that maximize the recovery of paper, plastic, metal, glass, and more. Single-Stream Recycling simplifies the process by allowing all recyclables in one container, improving participation and collection efficiency while reducing the number of trucks on the road.
Key Benefits of Single-Stream Recycling:
Convenient and user-friendly for residents
higher recycling participation

Contamination remains one of the most significant challenges facing recycling programs nationwide. As recycling markets adopt stricter standards, even minor levels of contamination —once considered acceptable—can now cause entire bales of material to be deemed non-compliant and unmarketable. This not only drives up processing costs but also threatens the overall sustainability and credibility of recycling programs.

At Red Oak Sanitation, we take a proactive approach to protecting material quality. When contamination is identified, it is documented with photos and notes using our onboard computing system. When action is required, drivers may also leave informative tags to notify residents of the specific items that were improperly placed in their cart.

While we are committed to educating and assisting customers through outreach and awareness, we also recognize the importance of protecting the integrity of the recycling stream. By addressing contamination at the source, we help preserve the long-term success and sustainability of our recycling program for our customers, our communities, and the environment.

Trash vs Recycling

Know the Difference
Keep it Simple!

Recycling

Aluminum food and beverage cans

Clean plastic bottles, containers, and lids.

Newspapers, magazines, office paper, cardboard boxes, and cartons.

Trash

Glass bottles and jars.

Styrofoam

Plastic bags and utensils

Soiled or wax-coated paper, napkins, and tissues.

Leftover food, food scraps, and peels.

Visit our website
www.redoaksanitation.com

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RECYCLING CONTAMINATION NOTICE

Your recycling cart contained items that are not accepted.

To protect the recycling process and prevent entire loads from being rejected, items listed below **CANNOT** be placed in your recycling cart. Our driver marked what was found during collection.

ITEM(S) FOUND IN YOUR RECYCLING CART:

- [x] **Plastic bags or** bagged recyclables
- [ ] **Food waste** or liquids
- [ ] **Furniture, carpet,** or bulky items
- [ ] **Yard waste** or grass clippings
- [ ] **Styrofoam**
- [ ] **Glass**
- [ ] **Other:** _____

WHAT THIS MEANS

Contamination reduces recycling quality and can cause recyclable material to be diverted to disposal. Continued contamination may result in **NON-COLLECTION** of the recycling cart until corrected.

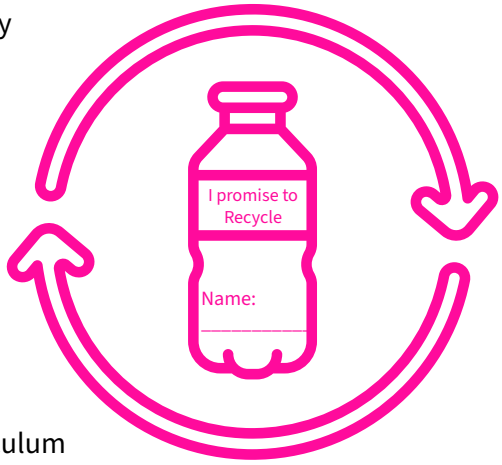
When in doubt— leave it out.

QUESTIONS OR NEED HELP?

678-455.7819
RedOakSanitation.com

Route: _____
Date: _____
Driver Initials: _____

Red Oak's "***Recycling Champions***" curriculum is a series of grade-appropriate lessons and activities that teach students in Kindergarten through 2nd grade about best recycling practices. By the end of the course, students will be able to confidently answer questions like:



What is recycling?

Why is recycling important to the community and the environment?

What items can be recycled?

Why does successful recycling depend on Recycling like a Champion?

RECYCLING THE RIGHT WAY ELEMENTARY CURRICULUM

To strengthen the recycling message and boost student engagement, the curriculum features "***Promise Bottle Stickers***" cards used in hands-on activities. Red Oak is proud to offer this unique program, empowering young learners to become true ***Recycling Champions*** in their schools and communities.

Add some fun to Recycling like a pro!

Standards-based lesson plans for grades K through 2nd

Student worksheets and lesson extensions

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Eco-Friendly Tips:

1. Rinse containers before placing them in recycling.
2. Remove plastic lids and caps before recycling bottles.
3. Flatten cardboard boxes to maximize space.
4. Choose reusable items to minimize waste.

Remember these three simple rules each time you recycle:

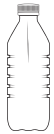
Recycle clean bottles, cans, paper, and cardboard

Keep food and liquid out of recycling

No loose plastic bags, glass bottles, and no bagged recyclables

RED OAK
SANITATION & RECYCLING

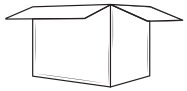
Check out these other items that got a chance at a second career.



That bottle in your cup holder today could become a park bench.

Recycle that newspaper today, and it could return to your home in the form of a cereal box.

Recycle that aluminum today, and it could be back on the shelf as a new one in just 60 days!



And this piece of box? Recycle it today, and who knows what story it might tell later.

The Red Oak Way:

We partner with our customers and communities to manage and reduce waste from collection to disposal while recovering valuable resources and creating clean, renewable energy.

Elementary Recycling Curriculum

This recycling initiative comprises a collection of lessons and activities tailored to different grade levels, educating students on optimal recycling methods. By the conclusion of each course, students should be equipped to respond to questions below:

- WHAT IS RECYCLING?
- WHY IS RECYCLING IMPORTANT TO THE ENVIRONMENT?
- WHAT ITEMS CAN BE RECYCLED?

Join the Movement

Meet Oakley in person! Red Oak Sanitation's beloved company mascot enjoys visiting schools, Touch-A-Truck events, and community gatherings to educate and inspire youth about the importance and benefits of recycling. Sign up today and let Oakley help make recycling fun, engaging, and memorable for the next generation.

"Why Recycle"

Sure, it's good for the environment, but there's more to it than that. Every day we encounter hundreds of recyclable items. By recycling properly, we can save tons of raw materials, which in turn can save time, energy and expense.

jessika@redoaksanitation.com

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SANITATION & RECYCLING

www.redoaksanitation.com

CHEROKEE COUNTY
CHAMBER OF COMMERCE
connecting • creating • cultivating

Red Oak- **"Team Spirit That Fuels Service."** At Red Oak, our work culture is built on teamwork, camaraderie, and shared pride in what we do. Every service location isn't just a job site, it's a place where our employees feel valued, connected, and supported. We believe that people perform their best when they're part of a team that enjoys working together. While our crews work hard day to day, our owners also host workplace events at each facility to bring people closer together. Whether it's sharing a meal, tossing a football, or playing a game of corn-hole, these moments of connection help build an atmosphere where employees genuinely enjoy coming to work and supporting one another.

That strong sense of teamwork and positive energy carries into the way we serve our communities. When our people are engaged and having fun, it shows in the quality of our service and the relationships we build with the neighborhoods, HOAs, cities, and counties we support.

Award-Winning Excellence

Honored across Forsyth, Hall, and Dawson counties, Red Oak Sanitation stands as the trusted, award-winning leader in local waste services. Our reputation is built on years of consistent performance, community engagement, and a customer-first approach that has earned us multiple accolades from municipal partners and civic organizations. From being named the exclusive hauler for the City of Cumming and the City of Dawsonville to receiving recognition for service reliability and operational excellence, our track record reflects a deep-rooted commitment to the communities we serve.

These awards are more than milestones—they're a reflection of the trust placed in us by local governments, residents, and businesses alike.

RED OAK
SANITATION & RECYCLING

Exclusive Cart Cleaning & Sanitization Benefit for City Customers:

As part of its commitment to delivering top-tier service and exceeding municipal expectations, Red Oak Sanitation provides an ***exclusive trash cart cleaning*** and sanitization service available only to Red Oak customers. This program is not marketed to the general public and is offered solely as a value-added benefit to demonstrate Red Oak's willingness to go above and beyond standard collection services in support of resident health, cleanliness, and satisfaction.

By offering this service to City customers at approximately one-quarter of the typical market cost, Red Oak delivers exceptional added value without placing an additional burden on residents. This ***significantly reduced pricing*** reflects Red Oak's customer-first approach and reinforces our belief that premium service should be accessible, not upsold. The program demonstrates Red Oak's investment in the community and its long-term partnership with the City.

We provide service once a month on your regular trash and recycling day. For specific schedule information, please contact our office.

PER MONTH
$7
INCREDIBLE PRICE!

PRICE IS FOR A SINGLE CART

ADD $3 FOR EACH ADDITIONAL CART

QR CODE
See Truck in Action

CLEANED SANITIZED DEODORIZED

678-455-7819
WWW.SANITATION-SERVICES.COM

WHAT ARE YOU WAITING FOR? OUR ECO-FRIENDLY SERVICE IS GUARANTEED TO MAKE YOUR CARTS HAPPY!

RFP 2026 - 09 Residential Solid Waste Collection & Recycling Services Proposed Contract Fees						
Price per Residential Unit per Month (Solid Waste Collection)	Price per Residential Unit per Month (Recycling Services)	Price per Residential Unit per Month	Price per Residential Unit Quarterly	Franchise Fee (per ton)	Notes/Comments	
$12.00	$4.00	$16.00	$48.00	$5.00		Please reference what page of proposal pricing information can be found.

RED OAK
SANITATION & RECYCLING
678.455.7819
RedOakSanitation.com

ESTB. 1897
CITY OF WOODSTOCK
GEORGIA
OUR STORY CRAFTED BY YOUR DREAMS

EXHIBIT B

City of Woodstock

CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with the City of Woodstock, Georgia (the "City") has registered with and is participating in a federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontract who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

522590
Federal Work Authorization User Identification Number

3/18/2012
Date of Authorization

Red Oak Sanitation, LLC
Name of Contractor

RESIDENTIAL SOLID WASTE COLLECTION & RECYCLING SERVICES (RFP 2026-09)
Name of Project

City of Woodstock, Georgia
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on February 1st, 2026 in Cumming (city), GA (state).

Signature of Authorized Officer or Agent

John Spagnuolo Business Developement / Municipal Manager
Printed Name and Title of Authorized Officer or Agent

Subscribed and Sworn before me this the 28 day of January, 2026.

RONALD COWART NOTARY PUBLIC FORSYTH COUNTY, GEORGIA COMMISSION EXPIRES FEBRUARY 13, 2029

Notary Public

February 13 2029
My Commission Expires

EXHIBIT C CONTRACTOR COMPLIANCE CERTIFICATIONS

C1 ✓ NON-COLLUSION AFFIDAVIT OF PRIME CONTRACTOR

C2 ✓ CERTIFICATION BY CONTRACTOR REGARDING NON-SEGREGATED FACILITIES

C3 ✓ DRUG FREE WORKPLACE CERTIFICATION

C4 ✓ DEBARMENT AND SUSPENSION FORM

See following pages

EXHIBIT C1

NON-COLLUSION AFFIDAVIT OF PRIME CONTRACTOR

State of Georgia

County of Forsyth

John spagnuolo, being first duly sworn, deposes and says that:

(1) He is REPRESENTATIVE (Owner, Partner, Officer, Representative, or Agent) of the **CONTRACTOR** that has submitted the attached Bid;

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid;

(4) Neither the said **CONTRACTOR** nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted to or refrain from bidding in connection with such Contract, or has in any collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against The City of Woodstock, Georgia or any person interested in the proposed Contract; and,

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the **CONTRACTOR** or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Signed _____

Name John spagnuolo

Title Business Development/Municipal Manager

Subscribed and Sworn to before me this 28 day of January, 20 24.

_____ (SEAL)

RONALD COWART NOTARY PUBLIC FORSYTH COUNTY GEORGIA COMMISSION EXPIRES FEBRUARY 13, 2026

Title

My Commission expires February 13 2026
Date

EXHIBIT C2

CERTIFICATION BY CONTRACTOR REGARDING NON-SEGREGATED FACILITIES

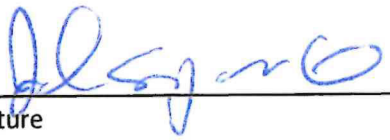
The **CONTRACTOR** certifies that he does not, and will not, provide and maintain segregated facilities for his employees at his establishments and, further that he does not, and will not, permit his employees to perform their services at those locations, under his control, where segregated facilities are provided and maintained. Segregated facilities include, but are not necessarily limited to, drinking fountains, transportation, parking, entertainment, recreation, and housing facilities; waiting, rest, wash, dressing, and locker rooms, and time clock, work, storage, restaurant, and other eating areas which are set apart in fact, or by explicit directive, habit, local custom, or otherwise, on the basis of color, creed, national origin, and race.

The **CONTRACTOR** agrees that, except where he has obtained identical certifications from proposed subcontractors for specific time periods, he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding $10,000.00 which are not exempt from the provisions of the Equal Opportunity clause, and that he will retain such certifications in his files.

The **CONTRACTOR** agrees that a breach of this certification is a violation of the Equal Opportunity clause in this Contract. The penalty for making false statements is prescribed in 18 U.S.C. 1001.

Red Oak Sanitation, LLC

Contractor



Signature

John Spagnuolo Business Developement / Municipal Manager

Printed Name and Title of Signer

2/1/2026

Date

EXHIBIT C3

DRUG FREE WORKPLACE CERTIFICATION

CONTRACTOR certifies that they are a drug free workplace as described below and will maintain compliance with such for the duration of the agreement.

In order to have a drug-free workplace, a business shall:

1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of controlled substances is prohibited in the workplace and specifying the actions that shall be taken against employees for violation of such prohibition.

2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3) Give each employee engaged in providing the commodities of contractual services that are under proposal a copy of the statement specified in the subsection (1).

4) In the statement specified in subsection (1), notify the employee that, as a condition of working on the commodities or contractual services that are under proposal, the employee shall abide by the terms of the statement and shall notify the employer of any conviction of, or plea of guilty or nolo contender to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5) Impose a sanction on or require that satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign this statement, I certify that this firm complies fully with the above requirements.

Red Oak Sanitation, LLC

Contractor

Authorized Representative Signature

2/1/2026

Date

EXHIBIT C4

DEBARMENT AND SUSPENSION CERTIFICATION

The undersigned Proposer certifies on behalf of itself, and all Participating Members, Major Non-Participating Members and Contractors identified by such Proposer as of the date hereof, as follows:

The undersigned certifies to the best of its knowledge and belief, that it and its principals:

a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency.

b. Have not within a 3-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, State or local) transaction or contract under a public transaction; violation of federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, State or local) with commission of any of the offenses enumerated in paragraph 1b of this certification; and

d. Have not within a three (3) year period preceding this application/proposal had one or more public transactions (federal, State or local) terminated for cause or default.

Where the Proposer is unable to certify to any of the statements in this certification, it shall attach a certification to its proposal or bid stating that it is unable to provide the certification and explaining the reasons for such inability.

Signature of Contractor's Authorized Official

John Spagnuolo Business Developement / Municipal Manager

Name and Title of Contractor's Authorized Official

2/1/2026

Date

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 02/04/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Joseph Long, CRIS
Patriot Growth Insurance Services, LLC The Safegard Group 100 Granite Drive, Suite 205 Media PA 19063	PHONE (A/C, No, Ext): (610) 892-7688 FAX (A/C, No): (610) 892-7695 E-MAIL ADDRESS: jlong@safegardgroup.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : National Union Fire Ins. Co. of Pgh. PA	19445
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Red Oak Sanitation, LLC
4405 Canton Highway
Cumming GA 30040

COVERAGES **CERTIFICATE NUMBER:** 2025 Master **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [X] LOC [ ] OTHER:			3960929	03/01/2025	03/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 300,000 $ 25,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			6586169	03/01/2025	03/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		11957524	03/01/2025	03/01/2026	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 2,000,000 $ 2,000,000 $ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE:REQUEST FOR PROPOSAL For RESIDENTIAL SOLID WASTE COLLECTION & RECYCLING SERVICES

RFP NUMBER
2026 – 09

Certificate issued as Evidence of Insurance.

CERTIFICATE HOLDER

City of Woodstock
12453 Highway 92
Woodstock GA 30188

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 02/04/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Southeastern Agency Group,Inc. 1501 Highwoods Blvd., St # 402 Greensboro, NC 27410 Brice Crigler 336-218-7470	CONTACT NAME: Jesse Carr PHONE (A/C, No, Ext): 336-218-7470 FAX (A/C, No): 336-218-7487 ADDRESS: jcarr@sagnc.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Frankenmuth — 13986
INSURED Red Oak Sanitation LLC DBA Cycle Works Sanitation & Recycling ROS Holdings LLC 4405 Canton Highway Cumming, GA 30040	INSURER B : Starstone Specialty Insurance
	INSURER C : RSUI Indemnity Company
	INSURER D :
	INSURER E :
	INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	[ ] CLAIMS-MADE [ ] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	[ ] POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	[ ] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	[ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB [X] OCCUR			AXS00282726P-00	03/01/2025	03/01/2026	EACH OCCURRENCE	$ 2,000,000
	EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$ 2,000,000
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER OTH-STATUTE ER	
	Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N / A						E.L. EACH ACCIDENT	$
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$
A	Property			6622567	05/15/2025	05/15/2026	ExcessUmb	3,000,000
C	Excess Umbrella			NHA605483	03/01/2025	03/01/2026		

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Insurance Policy will not be cancelled or non-renewed without a thirty (30) day written notice to the City of Woodstock, GA prior to cancellation.

CERTIFICATE HOLDER

CITYOGF

City of Woodstock
12453 Highway 92
Woodstock, GA 30188

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Brice Crigler

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Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Red Oak Sanitation, LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) S

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

4 Exemptions (codes apply only to **certain entities, not individuals;** see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

4405 Canton Highway

Requester's name and address (optional)

6 City, state, and ZIP code

Cumming, GA 30040

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–		–				

or

Employer identification number

5 8 – 2 6 0 9 0 4 8

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** Teresa M. Martinez | **Date** 01/07/26

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

EXHIBIT E

City of Woodstock, Georgia

VENDOR CONFLICT OF INTEREST DISCLOSURE FORM

All vendors interested in conducting business with the City of Woodstock, Georgia must complete and return the Vendor Conflict of Interest Disclosure Form in order to be eligible to be awarded a contract. Please note that all vendors are subject to comply with the City's conflict interest policies as stated within the certification section below. If a vendor has a relationship with a City official or employee, an immediate family member of a City official or employee, the vendor shall disclose the information required below.

Certification: I hereby certify that to my knowledge, there is no conflict of interest involving the vendor named below:

1. No City official or employee or City employee's immediate family member has an ownership interest in vendor's company or is deriving personal financial gain from this contract.
2. No retired or separated City official or employee who has been retired or separated from the City for less than one (1) year has an ownership interest in vendor's Company.
3. No City employee is contemporaneously employed or prospectively to be employed with the vendor.
4. Vendor hereby declares it has not and will not provide gifts or hospitality of any dollar value or any other gratuities to any City employee or elected official to obtain or maintain a contract.
5. Please note any exceptions below:

Vendor Name	**Vendor Phone Number**
Red Oak Sanitation, LLC	770-670-3422
Conflict of Interest Disclosure*	
Name of City of Woodstock, Georgia employees, elected officials, or immediate family members with whom there may be a potential conflict of interest.	☐ Relationship to employee N/A ☐ Interest in vendor's company Cumming, GA 30040 ☐ Other N/A
*Disclosing a potential conflict of interest does not disqualify vendors. In the event vendors do not disclose potential conflicts of interest and they are detected by the City; vendor will be exempt from doing business with the City.	

I certify that the information provided is true and correct by my signature below.

Signature of Authorized Representative	2/1/2026 Date	JOHN SPAGNUOLO BUSINESS DEVELOPMENT Printed Name and Title of Authorized Representative

PROCUREMENT USE ONLY

___ Yes, named employee was involved in Bid/ Proposal process.

___ No, named employee was not involved in procurement process or decision.

Vendor References

Global Parts	North Georgia Tire	Smith-Bell Petroleum
Vince Mayfield (404) 363-4267 2952 Moreland Ave Conley, GA 30288 vince_mayfield@genpt.com.com	Joe Higgins (404) 392-6032 161 Chris Black Rd Cartersville, GA 30120 jhiggins@actire.com.com	Lesley Miller 770-532-9663 333 Boulevard Gainesville, GA 30501 lmiller@smithbell.net

Municipal Contracts, Cities, Counties, & References

City of Jefferson Start Date: 1/1/2025	Gwinnett County Start Date: 7/1/2021	Forsyth County Start Date: 1/8/2024
5,200 Homes **Curbside Residential Trash & Recycling** Contact Priscilla Murphy City Manager (706) 367-5121 pmurphy@cityofjeffersonga.com	**13,000 Homes** **Curbside Residential Trash & Recycling** Contact Jessica Coral Supervisor/Support Services Department (678) 518-6191 jessica.coral@gwinnettcounty.com	**Commercial Dumpsters** Contact Dan Callahan Director (678) 965-7148 DBcallahan@forsythco.com

City of Cumming Start Date: 4/1/2018	City of Dawsonville/Dawson County Start Date: 1/1/2019	Hall County Start Date: 7/1/2025
3,200 Homes **Curbside Residential Trash & Recycling** Contact Barbara Pitts Billing Division Manager (770) 781-2020 barbara@cityofcumming.net	**Curbside Trash/Recycling & Commercial Dumpsters** Contact Jacob Evans City Manager (706) 203-4915 citymanager@dawsonville-ga.gov	**Commercial Dumpsters** Contact Julie Dorough Buyer (770) 536-4215 jdorough@hallcounty.org

FORSYTH COUNTY BUSINESS LICENSE

Issue Date:
January 1, 2026

Expiration Date:
December 31, 2026

Business Name:
Red Oak Sanitation, LLC

License #: BL02559

Business Location:
4405 CANTON HWY SUITE 200/300
CUMMING, GA 30040

NAICS Code #: 561110

Business Owner:
Sheryl Luce

Business Description: Office Administrative Services

Jaude Hill

LICENSE OFFICIAL

Addendum 1

RFP NUMBER
2026 – 09

Residential Solid Waste Collection & Recycling Services

January 27, 2026

Creating a virtual pre-proposal meeting option given the weather.

For any further questions about this RFB addendum contact:

Martyn Detz, Financial Analyst Purchasing
770-592-6000 Ext 1205 or Vendor Registry

Please note the following clarifications and additional information for the above titled RFP with the appropriate sections listed for reference where applicable.

RFP 2026 - 09 - Pre Proposal Meeting
Jan 27, 2026, 10:00 – 11:00 AM (America/New_York)

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/971905869

You can also dial in using your phone.
Access Code: 971-905-869
United States: +1 (571) 317-3122

Join from a video-conferencing room or system.
Meeting ID: 971-905-869
Dial in or type: 67.217.95.2 or inroomlink.goto.com
Or dial directly: 971905869@67.217.95.2 or 67.217.95.2##971905869

Get the app now and be ready when your first meeting starts:
https://meet.goto.com/install

RFP 2026 - 09 Residential Solid Waste Collection & Recycling Services
Non-Mandatory Pre-Proposal Meeting Sign In Sheet
January 27, 2026, 10:00 A.M.

	Company	Attendee Name	Street Address	City, State, Zip	Phone	Email
1	City of Woodstock, Georgia	Martyn Detz	12453 Hwy 92	Woodstock, GA 30188	770-592-6000	mdetz@woodstockga.gov
2	Amwaste	Mandy Kenna	470 W 7th St West Point GA 31833	—	770-856-4634	mkenna@amwasteusa.com
3	WASTEPRO	BOB WOLK	351204 Kelley Rd Dawsonville GA	—	3865472350	RWOLK@WASTEPROUSA.COM
4	Curtis 1 Enterprises	George Davis	3850 Wendell Dr Atlanta GA 30336	—	470-587-2715	george@onestopcommercialservices.com
5	GFL Environmental	Luke Ewing	8880 Old Federal Rd. Bull Ground, GA 31407	Bull Ground, GA	770 298 0844	lewing@gflenv.com
6	Waste Management	Vic Knight	13809 East Cherokee Dr. Ball Ground	30107 Ball Ground	470-542-3513	VKNIGHT@wm.com
7	SEEGREEN SERVICES	BRIAN SEALOCK	2055 HEMBREE RD ALPHA GA 30809		770-608-9771	BSEALOCK@GMAIL.COM
8	Red Oak Sanitation	John Spagnuolo	4405 canton Hwy Cumming GA 30040	—	770 670 3422	John@Redoaksanitation.com
9	121 Disposal Co.	Tyler Hearin	7045 US Hwy 280W Auburn AL 36830	—	205-790-6173	tyler@121disposal.com
10	Redoak Sanitation	Jessica Alavi	[illegible]	—	—	[illegible]
11	Waste Management	Kevin Mayo	[illegible]	—	404 557 7419	KMAYO@WM.COM
12	CHARLES SLADE	SeeGreen	404. 702-7980	—		
13	Waste Pro	Joshua Beck	301 Harmony school rd		678-720-2000	JBeck@wasteprousa.com
14	City of Woodstock GA	Connor Jenkins				
15	" "	Chris Luly				
16	Waste Pro	Jerry Harrison				Jharrison@wasteprousa.com
17	121 Disposal	[illegible]				Residential@121disposal.com
18	Redoak Sanitation	Jessika Alavi	—	—	404-942-7465	Jessika@Redoaksanitation.com
19						
20						

SEEGREEN services

Brian Sealock
info@seegreenservices.com

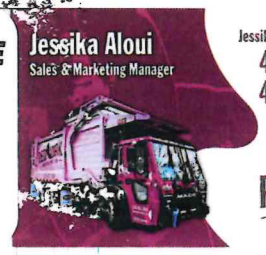
770.608.4771
www.seegreenservices.com

AMWASTE

Mandy Renova
Director of Public Sector

C: 770-856-4634

420 W Seventh Street
West Point, GA 31833
mrenova@amwasteusa.com
www.amwasteusa.com



Jessika@RedOakSanitation.com
404.455.7819
404.942.7465

RED OAK SANITATION & RECYCLING

121 DISPOSAL CO

Tyler Hearin

205-790-6173
tyler@121disposal.com
www.121disposal.com

WASTE PRO
Caring For Our Communities

Bob Wolk
Municipal Account Manager

C 386-547-2350
T 770-777-1447
rwolk@wasteprousa.com

3512 Oakcliff Road
Doraville, Ga. 30340
F 678-240-4250
www.wasteprousa.com

WM

Kevin May
District Manager II

C: 770.797.8851
kmay6@wm.com

13805 East Cherokee Drive
Ball Ground, GA 30107

GFL environmental

Luke Ewing
Government Contracts Manager

C 678.725.3315
T 770.298.5846
lewing@gflenv.com
gflenv.com

GFL Environmental
5680 Old Federal Rd
Ball Ground, GA 30107

John@RedOakSanitation.com
678.455.7819
770.670.3422

RED OAK SANITATION & RECYCLING

Addendum 3

RFP NUMBER
2026 – 09

Residential Solid Waste Collection and Recycling Services
Addendum – Q/A

February 9, 2026

For any further questions about this RFB addendum contact:

Martyn Detz, Financial Analyst: Purchasing
770-592-6000 Ext 1205 or Bid Net Direct

Table of Contents

Q & A – Pg 1 – 3
Sample Bill – Pg 4
WWTP Bills – Pg 5
Pricing Sheet – Pg 6
Draft Agreement – Pg 7

Please note the following responses, clarifications and/or additional information for the above titled RFP with the appropriate sections listed for reference where applicable. City responses are in blue text.

Questions and Answers

1. Page 11, Residential Recycling: This provision states that residents can opt out of participating in recycling. Will the City please confirm that residents may choose not to participate in recycling, but cannot opt out of paying for the service whether used or not?
    a. Yes, the resident's may choose not to participate. However, the resident's pay one fee. There is no different rate schedule if they opt out.

2. Page 12, 2.1.3, Trash and Yard Waste Requirements: This provision states that the Contractor is not responsible for collecting C&D, which typically includes lumber. The provision also states that "Contractor will not be responsible for removal…of lumber unless it has been cut…" Will the City please remove the allowance of cut lumber, as lumber is classified as C&D?
    a. No

3. Page 16, Section 2.1.10, Price Proposal: This provision states that rates shall remain fixed for the initial term, and the Contractor may petition a rate increase "if taxes and/or surcharges are imposed upon the collection…" Fixed rates will result in higher initial residential rates as industry costs continue to rise every year. To provide for the lowest possible initial rates, will the City consider a requested annual adjustment based on a U.S. Bureau of Labor Statistics index that adequately reflects solid waste industry trends, such as the CPI-Water, Sewer, & Trash index ("CPI-WST")?
    a. This can be proposed as an add-alternate for the City to consider.

4. Page 16, Section 2.1.10, Price Proposal: This provision states that "...any increase shall be subject to the approval of the City in its sole discretion." Will the City revise this language to "...any requested rate adjustment related to the cost of doing business shall be subject to the approval of the City in its sole discretion, but the City shall not unduly deny such a request?"
    a. The request will be considered as part of final contract negotiations, if deemed the highest scored proposal.

5. Page 16, Section 2.1.10, Price Proposal: Will the City please include Extraordinary Increase language that allows the Contractor to petition the City in the event of cost increases beyond the Contractor's control?
    a. The contractor can propose language for review during contract negotiations.

6. Page 17, Section 2.4, Contract Term: This provision allows for optional one (1) year extensions. Will the City please clarify that any contract extensions shall be at mutual agreement in writing?
    a. Contract extensions will be the City's option.

7. Sample Agreement: Will the City please provide a draft solid waste franchise agreement for review?
    a. Please see attached draft agreement.

8. RFP language at the bottom of page 10 describes suspending recycle if processors do not accept it without charging. Please clarify as all processors now charge for recycling.
    a. Factor this price into bid

9. Please clarify page 11 description regarding recycle. Is recycling an elective service? Will all residents be billed for the service?
    a. It is elective. It is one bill for all services whether use or not.

10. Please provide info on the 1281 units collected by single axle trucks such as general locations & conditions. (Page 11)
    a. It is based on width of certain streets, primarily in the downtown area.

11. Please clarify the (8) bag limit. Can residents put out (8) extra bags of actual Garbage or just yard waste?
    a. Yes

12. Are there any multi-family locations included in this service?
    a. No. They are treated as commercial.

13. What are the current rates for these services?
    a. See attached bill.

14. Who will own the carts provided at the end of this contract?
    a. Contractor

15. How many homes currently participate in the recycle collection service?
    a. The City does not have this information. All pay one flat fee. All have the option for it.

16. Please provide current routing information by day of week & address.
    a. This is up to the company to develop schedule. The City does not set the schedule.

17. Could you please provide the current rates for residential services (trash and recycling)? A prior invoice or bill would work just fine.
    a. See attached bill.

18. How many residents currently subscribe for yard waste service?
    a. No subscription required. This City does not have this information.

19. What is the current recycling participation rate/number?
    a. The City does not have this information. All pay one bill whether they use the service or not.

20. How many commercial customers are using 95-gallon cans.
    a. The City does not have this information. Commercial is not included.

21. Can you confirm the franchise fee is $0.45 per ton currently?
    a. Yes

22. Can you elaborate on the Transfer Station royalty $60,000 per year. If the city chooses to go with another trash hauler will that cease to exist?
    a. This depends on the location of the transfer station.

23. Is the City requesting a 2 million auto liability limit plus a 5 million auto excess auto liability for a total of 7 million? What policies need to be included in the 5 million excess policy?
    a. This is separating out between bodily injury liability and property liability

24. How many times per month are the 6 dumpsters at at the WWTF serviced? What is average weight per dumpster?
    a. See most recent bills attached from January. The City does not have the average weight per dumpster information. Some dumpsters are twice a month. Others are once a month.

25. What is the current franchise fee?
    a. $0.45 per ton

26. Will the pricing sheet include lines for the dumpsters and disposal or is that cost to be included in the per house cost?
    a. Price to be included.

27. Single axle trucks are referenced in the RFP but are they required?
    a. They are for the Downtown Woodstock area.

28. Can weekly bulk service be scheduled for a specific day?
    a. Yes

29. What is the franchise fee for tonnage?
    a. $0.45 per ton

30. Are yard waste and MSW intended to be collected separately or combined?
    a. Either

Questions & Answers - 1

Solicitation	2026 - 09 - Residential Solid Waste Collection and Recycling Services
Buying Organization	City of Woodstock

No	Question/Answer	Question Date
Q1	**Question: City of Woodstock RFP # 2026-09** Martyn, questions related to Woodstock's RFP: 1.Page 11, Residential Recycling: This provision states that residents can opt out of participating in recycling. Will the City please confirm that residents may choose to not participate in recycling, but cannot opt out of paying for the service whether used or not? 2.Page 12, 2.1.3, Trash and Yard Waste Requirements: This provision states that the Contractor is not responsible for collecting C&D, which typically includes lumber. The provision also states that "Contractor will not be responsible for removal…of lumber unless it has been cut…" Will the City please remove the allowance of cut lumber, as lumber is classified as C&D? 3.Page 16, Section 2.1.10, Price Proposal: This provision states that rates shall remain fixed for the initial term, and the Contractor may petition a rate increase "if taxes and/or surcharges are imposed upon the collection…" Fixed rates will result in higher initial residential rates as industry costs continue to rise every year. To provide for the lowest possible initial rates, will the City consider a requested annual adjustment based on a U.S. Bureau of Labor Statistics index that adequately reflects solid waste industry trends, such as the CPI-Water, Sewer, & Trash index ("CPI-WST")? 4.Page 16, Section 2.1.10, Price Proposal: This provision states that "…any increase shall be subject to the approval of the City in its sole discretion." Will the City revise this language to "…any requested rate adjustment related to the cost of doing business shall be subject to the approval of the City in its sole discretion, but the City shall not unduly deny such a request?" **Answer:** a.Yes, the resident's may choose not to participate. However, the resident's pay one fee. There is no different rate schedule if they opt out. a.No a.This can be proposed as an add-alternate for the City to consider. a.The request will be considered as part of final contract negotiations, if deemed the highest scored proposal.	01/26/2026
Q2	**Question: City of Woodstock RFP # 2026-09** Martyn, additional questions: 1.Page 16, Section 2.1.10, Price Proposal: Will the City please include Extraordinary Increase language that allows the Contractor to petition the City in the event of cost increases beyond the Contractor's control? 2.Page 17, Section 2.4, Contract Term: This provision allows for optional one (1) year extensions. Will the City please clarify that any contract extensions shall be at mutual agreement in writing? 3.Sample Agreement: Will the City please provide a draft solid waste franchise agreement for review? **Answer:** a.The contractor can propose language for review during contract negotiations. a.Contract extensions will be the City's option. a.Please see attached draft agreement.	01/26/2026
Q3	**Question: Recycle Service** RFP language at the bottom of page 10 describes suspending recycle if processors do not accept it without charging. Please clarify as all processors now charge for recycling. **Answer:** a.Factor this price into bid	01/31/2026

No	Question/Answer	Question Date
Q4	**Question: Recycle Service** Please clarify page 11 description regarding recycle. Is recycling an elective service? Will all residents be billed for the service? **Answer:** a.It is elective. It is one bill for all services whether use or not.	01/31/2026
Q5	**Question: Single Axle Trucks** Please provide info on the 1281 units collected by single axle trucks such as general locations & conditions. (Page 11) **Answer:** a.It is based on width of certain streets, primarily in the downtown area.	01/31/2026
Q6	**Question: Extra Bags** Please clarify the (8) bag limit. Can residents put out (8) extra bags of actual Garbage or just yard waste? **Answer:** a.Yes, residents can put out (8) extra bags	01/31/2026
Q7	**Question: Multi Family Locations** Are there any multi-family locations included in this service? **Answer:** a.No. They are treated as commercial.	01/31/2026
Q8	**Question: Current Rates** What are the current rates for these services? **Answer:** a.See attached bill.	01/31/2026
Q9	**Question: Cart Ownership** Who will own the carts provided at the end of this contract? **Answer:** a.Contractor	01/31/2026
Q10	**Question: Recycle Service** How many homes currently participate in the recycle collection service? **Answer:** a.The City does not have this information. All pay one flat fee. All have the option for it.	01/31/2026
Q11	**Question: Route Days** Please provide current routing information by day of week & address. **Answer:** a.This is up to the company to develop schedule. The City does not set the schedule.	01/31/2026
Q12	**Question: Current Rates** Good morning, Could you please provide the current rates for residential services (trash and recycling)? A prior invoice or bill would work just fine. Thanks again, Luke **Answer:** a.See attached bill.	02/02/2026

No	Question/Answer	Question Date
Q13	**Question: Operations** How many residents currently subscribe for yard waste service? **Answer:** a.No subscription required. This City does not have this information.	02/02/2026
Q14	**Question: Attn: Mr. Martyn Detz Questions: RFP 2026 - 09** 1. What is the current recycling participation rate/number? 2. How many commercial customers are using 95-gallon cans. 3. Can you confirm the franchise fee is $0.45 per ton currently? 4. Can you elaborate on the Transfer Station royalty $60,000 per year. If the city chooses to go with another trash hauler will that cease to exist? Thank you, John Spagnuolo Business Development/Municipal Manager Red Oak Sanitation **Answer:** a.The City does not have this information. All pay one bill whether they use the service or not. a.The City does not have this information. Commercial is not included. a.Yes. a.This depends on the location of the transfer station.	02/02/2026
Q15	**Question: Insurance requirements** Is the City requesting a 2 million auto liability limit plus a 5 million auto excess auto liability for a total of 7 million? What policies need to be included in the 5 million excess policy? **Answer:** a.This is separating out between bodily injury liability and property liability	02/02/2026
Q16	**Question: Waste water treatment facility** How many times per month are the 6 dumpsters at at the WWTF serviced? What is average weight per dumpster? **Answer:** a.See most recent bills attached from January. The City does not have the average weight per dumpster information. Some dumpsters are twice a month. Others are once a month.	02/02/2026
Q17	**Question: Franchise fee** What is the current franchise fee? **Answer:** a.$0.45 per ton	02/02/2026
Q18	**Question: Pricing sheet** Will the pricing sheet include lines for the dumpsters and disposal or is that cost to be included in the per house cost? **Answer:** a.Price to be included.	02/02/2026
Q19	**Question: Equipment used** Single axle trucks are referenced in the RFP but are they required? **Answer:** a.They are for the Downtown Woodstock area.	02/02/2026

No	Question/Answer	Question Date
Q20	**Question: Bulk Service** Can weekly bulk service be scheduled for a specific day? **Answer:** a.Yes, it can be scheduled for a specific day	02/02/2026
Q21	**Question: Franchise Fee** What is the franchise fee for tonnage? **Answer:** a.$0.45 per ton	02/02/2026
Q22	**Question: Combining material** Are yard waste and MSW intended to be collected separately or combined? **Answer:** a.Either are an option	02/02/2026

Addendum 4

RFP 2026 – 09 Residential Sanitation Collection & Recycling Services

Price Proposal Clarification

The only pricing being assessed in the proposal is the waste services + recycling = total monthly bill, alongside the franchise fee per ton. These are the items that make up the pricing evaluation portion of the proposal. See section 2.1.10. This RFP is for residential solid waste collection and recycling services for the citizens of Woodstock.

Referring to section 2.1.9.1 VII, the City services are NOT part of the evaluated pricing. To clarify, the City does get charged for the WWTP; however, the City is NOT asking respondents to provide pricing for this facility as part of this proposal. Please do NOT include pricing for those rolloffs inside the resident pricing for waste services and recycling services.

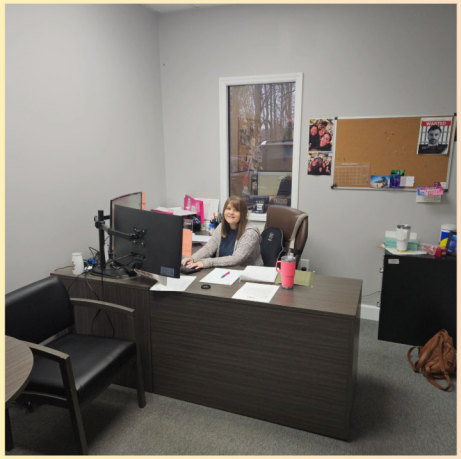
The WWTP pricing can be discussed after award to the highest scored respondent.

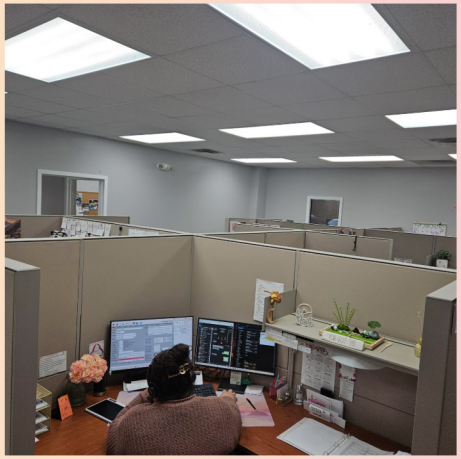
The proposal deadline to submit is still for Monday, February 16th at 2 pm. This is a clarification, not a change to scope of the proposal.

Time Frame	Implementation Plan
60 days before service starts	Red Oak will mail initial welcome letter to all residents introducing the company, outlining the upcoming change in service provider and detailing all services. Every letter will have a form to fill out (email, phone #, billing preference & stamped return envelope) also QR code will direct them to the form on our website. IMPORTANT: RED OAKS SPECIAL SAUCE IS COMMUNICATION. Our Municipal partners appreciate the proactive way we engage with them and our customers.
30 days before service starts	Thirty (30) days prior to the start of service, Red Oak will mail (2nd) letter to all residents who have not replied yet.
16 days before service starts June 15th Monday - June 30th Tuesday	16 days before the start date of our service, Red Oak will start delivering carts to our new customers. To ensure we meet the Cities timeline. Red Oak will use 4405 Canton Highway, Cumming as a staging area for carts to be delivered. Note: July 1st falls on a Wednesday we could start service on the Monday the 29th. July 4th falls on Saturday so no impact on service.
7 days before service starts	John Spagnuolo (Primary Contact) will meet with the City to finalize all operational and administrative details, including cart deployment update, staffing coordination, and confirmation that all pre-launch requirements are fully addressed. Seven (7) days before the transition, Red Oak will send an email and automated voice message to remind residents of the changes and the night before first pick-up text/phone blast to remind customer to put their containers out for next day service.

Notes:

1. Does the City have email, phone numbers, billing (if different from service location) in excel format?
2. We have a fully staffed call center with 80 (CSR), from dispatchers, E-communications, New accounts, & Retention, HR, Routing, Accounting, & Safety.
3. Estimated Franchise Fees = 12,200 Customers X 50lbs average weight per customer (45 trash, 5 recycling) X 4.33 weeks in a month = 2,641,300 lbs or 1,320.65 tons per month. 1,320.65 tons per month X $5.00 = $6,603.25 per month or $79,239.00 per year.





RED OAK
SANITATION & RECYCLING
www.redoaksanitation.com
678-455-7819
WELCOME LETTER
ESTB. 1897
CITY OF
WOODSTOCK
GEORGIA
OUR STORY CRAFTED BY YOUR DREAMS

Getting Ready for Service

Please place your carts curbside the night before your service day.

- **Curbside Placement Guidelines**

  - ☐ Each cart should be within 3 feet of the curb and 6 feet away from mailboxes, vehicles, or other obstacles.
  - ☐ Handles should face the house.
  - ☐ Leave at least 3 feet of space between each cart.
  - ☐ Placing your cart out the night before helps prevent any service delays.

- **Trash Service Guidelines**

  All trash must be bagged before being placed inside the cart to prevent litter in the community. Red Oak is not responsible for unbagged trash or curbside cleanup. Thank you for helping keep your neighborhood clean.

  - ☐ Avoid overfilling your cart, as tightly packed materials can prevent the truck's tipper from fully emptying the cart.
  - ☐ Any items left outside the cart will not be collected.
  - ☐ Yard waste should be placed inside the trash cart.

- **Recycling Service Guidelines**

  Recycling pick up schedules vary by location. Some areas receive bi-weekly recycling service. You will be informed at signup whether your recycling is collected weekly or on designated weeks shown on our Recycling Calendar. If you are unsure, please contact customer service.

  - ☐ Avoid overfilling your cart, as tightly packed materials can prevent the truck's tipper from fully emptying the cart.
  - ☐ Any items left outside the cart will not be collected.
  - ☐ A complete list of **accepted and non-accepted recycling materials** is included in this welcome letter.

- **Additional Carts**

  - ☐ If you have more trash and/or recycling than what will fit inside of your cart, an additional cart is required.
  - ☐ Personal carts are not serviced, and all materials must fit inside the provided carts for collection.

- **How to Set Up Service for Additional Carts**

  If you need an additional cart, please follow these steps:

  1. **Contact our office** for pricing and availability.
  2. Payment may be required at the time of set up for an additional cart.
  3. Our representative will schedule delivery of the additional cart while you are on the call.

  - ☐ You may call to cancel this additional service at any time if it is no longer needed.

Yard Waste, Cardboard & Paint Disposal Guidelines

Following these guidelines helps ensure timely service and keeps your community clean.

• Yard Waste Guidelines

Yard waste must be placed **inside your trash cart.** If you have more waste than what will fit inside of your one trash cart, you may contact our office to order an additional trash cart.

Accepted yard waste includes:

- Grass clippings
- Leaves
- Pine straw
- Small plant and shrub trimmings

Please note:

Yard waste is **not accepted in recycling carts**. Recycling carts containing yard waste will not be serviced. Customers will be responsible for removing yard waste and cleaning the cart before the next recycling service.

• Carboard & Boxes

All cardboard must be properly prepared for collection.

Guidelines:

- Boxes must be broken down and cut to fit inside the cart.
- Cardboard left outside the cart will not be collected.
- Cardboard placed in the **trash cart** must be bagged.
- Cardboard placed in the **recycling cart** does not need to be bagged.

Move-In Box Program:

New customers may take advantage of our move-in box program during their **first full month of service.**

- Boxes must be broken down and bundled with duct tape.
- Maximum of **20 boxes per bundle** and **4 bundles per pickup.**
- Please call customer service for rates and scheduling.

• Paint Removal

Paint is **not accepted** in trash or recycling carts.

Proper disposal options include:

- Participating home improvement stores such as Home Depot or Lowe's
- Habitat for Humanity (for usable paint donations)

Please contact your local retailer for availability and guidelines.

Click here to learn more.

Bulk Pickup, Pink Bag Service, & Christmas Tree Removal

This page highlights special pickup services available for items that cannot be collected through regular weekly service. Please call our office for pricing, availability, and scheduling.

- **Bulk Item Pickup**

Bulk items are large household items that do not fit inside of your trash cart.

Common bulk items include:

- Furniture
- Mattresses and Box Springs
- Appliances
- Grills, Bikes, Rugs, and Similar Items

Important Guidelines:

- Construction or remodeling debris is not considered bulk.
- Appliances containing freon must be emptied and tagged by a certified HVAC technician.
- Freon appliance removal is not available in Gwinnett County.
- For safe and efficient collection, some items may need to be **bundled or secured**. When you schedule this service, our representative will provide clear instructions on how to properly prepare and place your items.

- **Pink Bag Service**

Pink Bags are available for larger cleanup needs and materials not suitable for regular cart service.

Ideal for:

- Remodeling or renovation debris
- Large household cleanouts
- Excess waste beyond standard service

Pink Bags provide a convenient solution for substantial disposal needs.

- **Christmas Tree Removal**

Christmas Tree Removal service is available during the **two weeks following New Year's Day**.

Guidelines:

- Prepayment and scheduling are required.
- Artificial trees must be boxed and securely taped closed. If a box is not available, the tree must be fully wrapped to prevent loose limbs or pieces from falling during collection.

Recycling options may be available in your area. Please contact your local Lowe's or Home Depot for more information, or check with your local government for details on tree recycling programs near you.

Holiday Schedule, Notifications, & Account Guidelines

Helpful information to keep your service running smoothly.

- **Holiday Service Schedule**

  Please note that we do not provide trash collection on the following holidays due to landfill closures:
  New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and Christmas Day.

  - When a holiday falls on a weekday, your pickup will be delayed by one day, and all pickups for the rest of that week will also be pushed back by one day. If the holiday is on a weekend, your service will remain unchanged. We will run on Saturdays those weeks to accommodate this schedule.
  - ***For example**: During Thanksgiving week, Thursday pickups will be moved to Friday, and Friday pickups to Saturday.*

- **Service Delay Notifications**

  Red Oak sends out emails, phone blasts and texts as reminders of upcoming holiday schedules and if there is any changes to your service.

  ⁎To receive text notifications and updates on your account from Red Oak Sanitation,
  simply text: "**Redoak [Your Account Number]**" to **678-455-7819**.

  *You can opt out at anytime by replying **STOP** to any of our messages. Your information will not be shared for any reason. Message and data rates may apply and message frequency varies based on your needs.

  If there is a change to your phone number, email address, or payment information on file please contact us to update your information.

- **Service Cancellation Policy**

  - The account holder must be the one to **call in** and cancel the service with a live agent.
  - We do **not** accept letters, postcards, or voicemails left with our third-party answering service as valid forms of cancellation.
  - **One week notification** is required by the account holder to cancel service.
  - **Billing will continue until the carts are successfully removed**, except in cases where removal is delayed due to circumstances beyond our operational control.
  - The carts must be curbside the evening before. They will be **removed on your final service day** by our carts service team, not the regular pickup service truck.
  - After cart removal, it is the account holder's responsibility to contact the office and request any applicable refund.
  - If we are unable to remove our carts, you will be billed $100 per cart.

Thank you for choosing Red Oak Sanitation. We are grateful for the opportunity to serve your community and happy you're part of our service family!

Please like us on Facebook to follow our informational posts.

www.facebook.com/RedOakSanitation

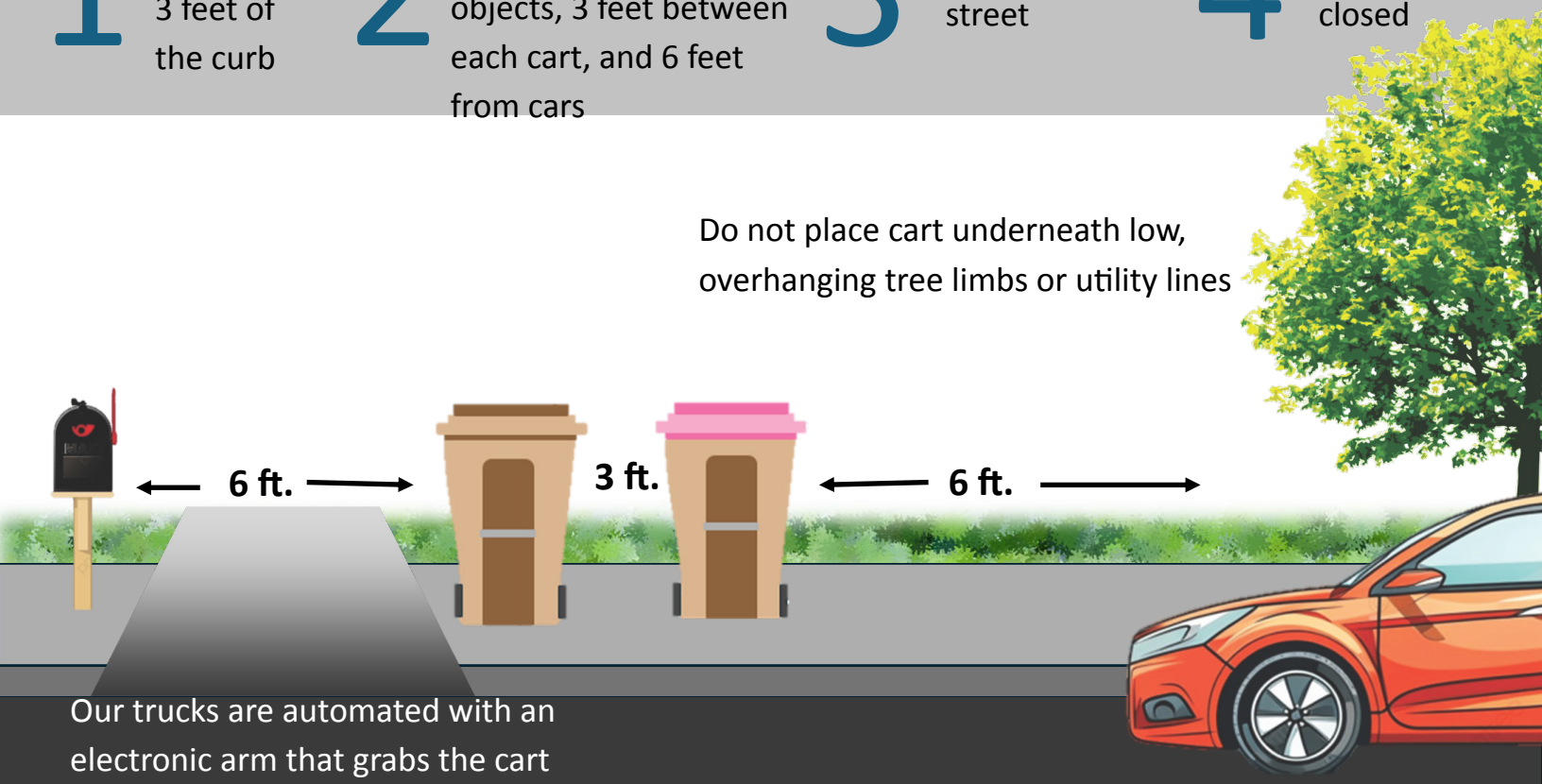
Placing Your Cart

SCAN ME

HOW TO POSITION YOUR CARTS CORRECTLY

1. Place each cart within 3 feet of the curb
2. Allow 6 feet from mailboxes or other objects, 3 feet between each cart, and 6 feet from cars
3. Face the metal bar toward the street
4. Make sure the lid is closed

Do not place cart underneath low, overhanging tree limbs or utility lines



Our trucks are automated with an electronic arm that grabs the cart

Additional Tips

- **Handle Should Face the House.**
- **Cart Should be 3 Feet within the Curb.**
- **Place Cart Out Evening Prior to Service Day.**
- **All Waste Must Be Bagged and Placed in the Proper Cart.**

WHAT GOES WHERE?

RESIDENTIAL WASTE MANAGEMENT GUIDE

TRASH
must be bagged inside cart

Light Bulbs

Diapers

Disposable Razors

Yard Debris

Non-Fluorescent

Juice Boxes/Pouches

Glassware

Plastic Bags

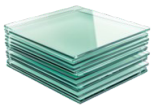
Pet Waste

Hoses and Wire

Packing Materials

Styrofoam

Food


Mirrors

Recycling
must be placed inside cart

Paper Bags

Cardboard

Books, Mail, Magazines, *etc.*

Aluminum and Steel Food and Beverage Containers

NOT ACCEPTED
Trash or Recycling

Batteries

Tires

Electronics

Paint/ Spray Paint

Sand, Dirt, Gravel or Logs

Oils and Oil Filters

Carpet

Fluorescent Light Bulbs

Hazardous Waste or Medical Waste

RED OAK
SANITATION & RECYCLING

ACCEPTED
Residential or Commercial Single Stream Recycling

Aluminum & Steel Food & Beverage Containers	Aluminum Baking Tins	Cardboard Boxes	Pizza Boxes
Soda, Beer & Other Drink Box Cartons	Shoe, Cereal, Tissue & Other Packaging Boxes	All Junk Mail	Kraft Paper (Grocery & Lunch Bags)
Mixed Paper (Calendars, School Papers & Other Forms)	All Other Paper (Computer Paper, Phone Books, Books)	Catalogs	Newspapers & Inserts
#1 Plastic Soda and Water Bottles	#2 Plastic Milk Jugs, Juice Bottles & Other Rigid Containers	#3 Through #7 Plastic Bottles & Containers	Magazines

NOT ACCEPTED
Residential or Commercial Single Stream Recycling

Hazardous Waste/Containers	Aerosol Cans Not Emptied	Glass Bottles & Panes
Bio Medical Waste & Containers	Construction/Demo Waste Materials	Compressed Gas Cylinders
Paint Buckets/Containers	Tires	Ammunition or Firearms
Chemicals or Containers	Batteries	Electronics
Garden Hoses	Cables	Food Waste
Metal Furniture	Yard Waste	Electronic Cases
Wood	Construction Debris	Liquids
Plastic Grocery Bags	Styrofoam	Auto Parts

CITY OF WOODSTOCK

Residential Solid Waste Collection and Recycling Services
RFP 2026 – 09 | February 16, 2026, 2:00 PM

SUBMITTED BY

Georgia Waste Systems, LLC, dba Waste Management

CONTACT
Vic Knight | Senior Account Executive
(470) 542-3513 | vknight@wm.com

Exhibit A: Contractor Information Sheet

City of Woodstock

CONTRACTOR INFORMATION

Firm Name: Georgia Waste Systems, LLC

Contact Person: Vic Knight

Firm Address: 13805 E Cherokee Drive

Ball Ground, GA 30107

Phone: 470.542.3513

Fax: N/A

Email: vknight@wm.com

With this packet, please also provide a W-9 and Certificate of Insurance for the company/firm.

Signature – Authorized Officer or Agent

2/9/2026

Date

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Data contained in this proposal represents the most recently published information for WM's wholly owned operations, unless otherwise indicated.

Georgia Waste Systems, LLC
13805 East Cherokee Dr.
Ball Ground, GA. 30107

February 16, 2026

City of Woodstock
12453 Highway 92
Woodstock, GA 30188
Attn: Martyn Detz, Financial Analyst: Purchasing

Dear Mr. Detz:

On behalf of Georgia Waste Systems, LLC (WM), it is my pleasure to present our proposal to the City of Woodstock (the City), in response to RFP 2026 – 09 for Residential Solid Waste Collection and Recycling Services. As your current provider, we want to first thank you for your business and assure you that we remain committed to this next contract and to continuing as your provider for the full five (5) years.

Thanks to our history with Woodstock, we know the City and the surrounding residential customers and downtown businesses. We are committed to this opportunity to continue to work with you and the Woodstock community. WM is uniquely positioned to provide uninterrupted services, with equipment already in place, and optimized, proven collection routines across your facilities. Additionally, we bring the established expertise that our trusted professionals have developed over over10 years of servicing the City.

We confirm that our team has carefully reviewed the City's proposed Collection Agreement in its entirety and fully understands the obligations, performance standards, and operational expectations outlined within it. All components of the RFP - including Addenda 1-4 and attachments and any subsequent updates - have been evaluated in detail, and we have completed the necessary due diligence to ensure our proposal is based on accurate and complete information.

We are pleased to introduce the City to our Shred-it® services for document destruction, and WM's localized WM/Woodstock website – both offered at no cost to Woodstock.

The commitments and pricing presented in this proposal will remain firm for 60 days. Should the City select us to continue as its provider, we are prepared to promptly enter into an agreement and intend to perform all services outlined under the terms and conditions prescribed by RFP 2026 – 09, the associated insurance requirements, and the Collection Agreement.

On behalf of WM, our ten employees including myself, that are proud Woodstock residents, and your WM team from WM's Pine Bluff Hauling District, we are committed to Woodstock. I will remain your point of contact and am joined by the following who are authorized to represent WM to finalize an agreement.

Tracey Shrader, President, Waste Management of Carolinas Inc , (704) 544-0554, TShrader@wm.com
Dina Reider-Hicks, Area Director, Public Sector, (321) 537-4273, dreider@wm.com
13850 Ballantyne Corporate Place, Suite 225, Charlotte, NC 28277

Sincerely,

Vic Knight, Senior Account Executive
(470) 542-3513, vknight@wm.com

Statement of Qualifications

a. Name, address, and telephone number of the firm's owners, and full information about the corporate structure of the submitting firm.

Locally Based. Nationally Backed.

WM will continue to bring reliable, responsive service to the City of Woodstock through our Pine Bluff Hauling operations. With more than 50 years of experience in the WM South Atlantic Area we proudly serve residential, municipal, commercial, and industrial customers – and we are ready to support Woodstock with the same level of care and consistency we have for more than a decade.

Your service will continue to be managed locally from our office in Ball Ground, giving you direct access to experienced teams and the full strength of WM's operational, financial, and technical resources. That means speedy support, smooth service, and a team that understands your needs from the ground up.

Georgia Waste Systems, LLC , dba Waste Management

Corporate Structure: Indirect subsidiary of Waste Management, Inc.

State of Incorporation: Georgia

Date of Incorporation: June 7, 1968

Hauling District: Pine Bluff Hauling

Address: 13805 East Cherokee Dr.
Ball Ground, GA. 30107

Our strong safety record, regulatory compliance, and proven performance reflect our commitment to doing things right – for you and for the environment we share. As a leading environmental services provider, we are ready to deliver reliable, uninterrupted service that helps your City operate efficiently, in compliance, and with confidence.

WM and the Pine Bluff Hauling team, including our 10 Woodstock residents, look forward to delivering service that is local, responsive, and built around our in depth experience in the City.

Waste Management, Inc. ("WMI") is a Delaware corporation with its principal place of business at 800 Capitol St., Suite 3000, Houston, TX 77002. WMI is a publicly traded company listed on the New York Stock Exchange. Changes of ownership in WMI's stock is recorded electronically through the Depository Trust Company ("DTC") book-entry system. Under this system, WMI stock is issued to Cede & Co., which is the nominee of DTC and appears as the record owner of more than 10% of WMI's common stock. However, Cede & Co. is not an actual party in interest and has no aspects of beneficial ownership; rather, Cede & Co. serves only as an intermediary for administrative purposes.

b. Location of the firm's primary place of business for legal purposes and any subsidiary offices, years of business, types of services offered, and number of people employed on a regular basis.

Georgia Waste Systems, LLC, dba Waste Management

Georgia Waste Systems, LLC, is a Georgia corporation with its principal place of business at 13805 East Cherokee Dr., Ball Ground, GA. 30107, and is a wholly owned subsidiary of Waste Management Holdings, Inc.

Waste Management Holdings, Inc.:

Waste Management Holdings, Inc., is a Delaware corporation with its principal place of business at 800 Capitol St., Suite 3000, Houston, TX 77002, and is a wholly owned subsidiary of Waste Management, Inc.

Waste Management, Inc.:

Waste Management, Inc., is a Delaware corporation with its principal place of business at 800 Capitol St., Suite 3000, Houston, TX 77002.

c. Names and qualifications of personnel to be assigned to the project.

Anthony Iracane, Senior District Manager, (404) 557-8889 | airacane@wm.com

Anthony Iracane brings decades of operational leadership and frontline experience to his role at WM. From 1995 to 2013, he served as a Senior Route Manager for the Atlanta East District, where he built a strong foundation in team leadership, safety, and customer service. From 2013 to 2016, he continued to expand his operational expertise as Operations Manager for the Woodstock Hauling District.

In 2016, he advanced into his current role as Senior District Manager overseeing both the Atlanta West Hauling and Pine Bluff Hauling districts. In this capacity, he leads a team of 165 employees and 10 managers, directing a fleet of 155 trucks that provide roll-off, commercial, and residential services across the metro and north-metro Atlanta region. His deep industry knowledge, steady leadership style, and commitment to operational excellence have made him a trusted and respected leader within WM.

Kevin May, District Manager, Pine Bluff Hauling, (770) 797-8851 | kmay6@wm.com

Kevin May joined WM in 2018 and has built a strong track record of operational leadership and frontline team development. He currently serves as the District Manager for the WM Pine Bluff Hauling Facility, where he oversees a workforce of 84 employees and five managers. Under his leadership, the district operates a fleet of 71 trucks providing roll-off, commercial, and residential collection services throughout the North Metro Atlanta area.

Prior to stepping into his current role, he gained extensive operations experience across multiple functions within WM, including serving as a Commercial Dispatcher, Roll-Off Router, Operations Management Trainee, Route Manager, District Operations Manager, and District Manager I. His broad background and hands-on operational expertise position him as a highly effective leader committed to service excellence, employee engagement, and continuous improvement across the district.

Vic Knight, Senior Public Sector Account Manager, (470) 542-3513 | vknight@wm.com

With more than 20 years at WM and over 36 years of experience in the waste and recycling industry, Vic Knight brings extensive operational and public-sector expertise to the organization. His career began as a sales representative, followed by a promotion to sales manager, before transitioning to the public sector in 2008.

Since that time, he has focused on developing and managing municipal partnerships throughout North Georgia. He currently oversees a diverse portfolio of municipal accounts, supporting community leaders with reliable service, strategic guidance, and long-term program sustainability.

d. Description of similar project experience and the names, addresses, and telephone number of owners for all projects described (references will be checked). This is requesting similar project/contracts the vendor has held.

These governmental organizations of like size and scope have been carefully selected for your review.

City of Peachtree Corners | ***310 Technology Parkway, Peachtree Corners, GA 30092***	
A. Client name, address, phone number, and email address	**Brian Johnson, City Manager** **(678) 691-1202 | bjohnson@peachtreecornersga.gov**
B. Description of all services provided	WM manages franchise collections and transportation for 10,254 residential accounts, 664 commercial customers, and 173 roll off collection locations.
C. Performance period	1/1/2019 and ongoing

City of Sugar Hill | *5039 West Broad Street, Sugar Hill, GA 30518*	
A. Client name, address, phone number, and email address	**Troy Besseche, Assistant City Manager,** **o: (770) 945-6716, m: (404) 488-4269 | tbesseche@cityofsugarhill.com**
B. Description of all services provided	WM manages all aspects of franchise collections and transportation for residential garbage, residential recycling, 250 commercial customers, and 75 roll off collection locations.
C. Performance period	9/1/2004 and ongoing

City of Berkeley Lake - *4040 S. Berkeley Lake Road NW, Berkeley Lake, GA 3009*	
A. Client name, address, phone number, and email address	**Leigh Threadgill, City Administrator** **(770) 368 9484 ext. 102 | leigh.threadgill@berkeleylake.com**
B. Description of all services provided	WM manages all aspects of franchise collections and transportation for residential garbage, residential recycling, 75 commercial customers, and 15 roll off collection locations.
C. Performance period	1/1/2005 and ongoing

e. Curriculum vitae of principal associates and key personnel proposed to have primary responsibility for the project.

Please refer to the biographies above.

f. List at least three (3) references in which your Contractor has provided the services requested within the past two (2) years. This specifically is asking for references that may be contacted.

For all of our references listed above, WM has provided the services requested within the past two (2) years and each welcome you to contact them. If any further information is required, please just let us know.

WM: Who We Are and What We Bring to Woodstock

When you work with WM, you tap into more than just waste collection – you gain access to a powerful network of resources backed by decades of experience serving various industries across the U.S. and Canada. From collection to disposal, our technology and infrastructure are built to handle all your environmental services needs – efficiently and responsibly.

With a global team of ~61,700 professionals and the industry's largest network of facilities, WM brings unmatched technical capability to Woodstock. Leveraging our local know-how, we help you reduce waste, improve operations, and work toward your environmentally focused goals with practical, proven offerings.

Let us help you turn today's waste into tomorrow's opportunity.

WM At-A-Glance

People	Operations		
~61,700 team members	**$22 billion** revenue	**262** operating landfills	**18,860** collection vehicles

Material is Repurposed	Energy is Renewable	Communities are Thriving
105 recycling facilities **49** organics processing facilities **16 million tons** of material recovered in 2024 **3** CORe® facilities processing organics into bio slurry	**13,170** alternative-fuel vehicles **18** landfill gas-to-energy facilities **213** natural gas fueling stations **151** renewable energy projects owned or hosted at WM landfills	**2.6 million** people positively impacted since 2022 **13,500** acres actively managed for wildlife preservation **~70** Wildlife Habitat Council-certified programs across North America

Data represents information published in the WM 2025 Sustainability Report.

WM is Innovating Today, For Tomorrow®

At WM, we bring local insight and industry-leading resources to help you manage waste in ways that are cleaner, smarter, and more forward-thinking. For over 55 years, we have supported communities by providing dependable environmental services that help keep streets clean and neighborhoods safe.

Today, we are focused on helping you get more value from your materials while reducing the environmental impact to Woodstock. Whether you are looking to improve recycling, divert more waste, or explore new ways to operate more efficiently, WM is here with practical solutions and expert guidance.

As demand grows for recycled content and lower-emission energy sources, we are investing more than $3 billion between 2022 and 2026 to expand access to circular solutions – turning today's waste into tomorrow's resources. Our sustainability strategy is built around three core ambitions that guide this work:

Material is REPURPOSED - WM plays an essential role in the circular economy by investing in and operating innovative recycling solutions that help you get more value from your materials.

Energy is RENEWABLE - WM is reimagining the modern landfill to do more for you and your City.

Communities are THRIVING - WM shows up for your City by investing in the people who help keep it running – our employees. Our safety vision – Get Home Safe Every Day – guides how we work, because we know that when our team is safe, your service is too.

Financial Strength: The Foundation of Our Commitment to Woodstock

WM's financial strength is the foundation for our commitment to serve our customers, perform our obligations, and protect the environment in conducting our broad services. Our industry leadership and strong financial position gives Woodstock assurance that we can and will fulfill our obligations.

- As North America's leading provider of comprehensive environmental services, WM's revenue in 2024 was $22 billion. Our business performs well in any economic environment given the essential nature of the services we provide and the recurring nature of our revenue. This results in strong and consistent earnings and cash flow to fund growth investments.
- WM has a very secure financial position, with a strong balance sheet, investment grade credit rating, and ample liquidity.
- WM is committed and financially able to perform all operations for Woodstock in full compliance with applicable federal, state, provincial, and local regulations.

Investor Relations | WM

- WM has experienced and dedicated management and team members.
- WM has the largest and most diverse asset and customer bases in North America, including transportation, disposal, treatment, recovery, remediation, waste identification, and several other specialty services. This network enables us to provide a single source of responsibility, from transportation through disposal of waste.
- Typically, capital requirements are internally financed by WM using cash flow from existing operations – freeing our new trucks, carts, containers, and facility investments from the timelines and terms of third-party creditors.

Financial Leverage

WM's financial strength gives us leverage to continually innovate and invest in technologies and solutions for all the customers we serve, including Woodstock, and we are committed to maintaining that strength. We are well positioned to allocate capital to increasing shareholder returns while at the same time investing in organic growth, including high-return sustainability growth projects that expand the value of our services while improving the environment and economy of the places where we live and work.

Audited Financial Statements

For your convenience, please refer to the following link for the WM Annual Report to supplement our current financial information.

2024: https://investors.wm.com/static-files/3bee1bb7-30e3-44e2-a398-127b7d1f38e4

Waste Management, Inc. (WMI) is a holding company, and all operations are conducted by its subsidiaries. Please see: https://www.sec.gov/Archives/edgar/data/823768/000119312517046480/d252547d10k.htm

All subsidiaries of WMI are affiliates of each other, pursuant to the SEC/ Rule 144 definition.

A Note About Recycling

As an established customer you are familiar with WM's Recycle Right® suite of resources. Following is brief review with the announcement of our newest recyclable content that attests to our ongoing focus on and investment in Recycle Right®.

WM Recycle Right®: Education and Outreach Overview

The foundation of WM's focus on recycling, education, and outreach is our ongoing Recycle Right® campaign. Our goal is to provide clear guidance for better recycling practices. Linking directly to our Recycle Right® program ensures access to the most current information.

Recycling works best when everyone knows what belongs in the bin. Through our **Recycle Right®** campaign, WM helps your residential customers and downtown businesses feel confident in their recycling efforts, so Woodstock can reduce contamination and get the most out of your recycling program.

From Education to Innovation: WM is Driving Recycling Growth

At WM, we are here to help you boost the value of your recycling program. Through the following multi-faceted approach, the backbone of the design and our implementation of our proven education and outreach program, we are making it easier for your residents to **Recycle Right®** and keep valuable materials in use, so together we can build a stronger, more impactful recycling system.

Investing in Innovation

We are investing in advanced infrastructure to boost efficiency, lower operating costs, and adapt to changes in packaging and markets – so you can keep more materials in use and out of landfills.

Designing for Recyclability

WM works with brands and packaging designers to improve recyclability at the source – helping reduce waste before it starts. When more packaging is recyclable, your Woodstock residents and businesses can recycle more.

Supporting Stronger Recycling Systems

We support national, regional, and local efforts to raise recycling rates, including advocating for policies that encourage the use of recycled content, so when you **Recycle Right®**, those items are most likely to have a second life.

Buying Recycled to Close the Loop

As part of the Association of Plastic Recyclers Demand Champions program, WM commits to purchasing items like carts and uniforms made from post-consumer materials. We are doing our part to signal to the markets that we want recycled items to have a second life, so your materials become part of a more circular economy.

> *"Advance notice given when service is delayed due to holidays. Robotic trucks are great - complete emptying of trash; trash cans are returned neatly to same spot. Recycling service included at no extra charge."*
>
> ***Ron S.***

Simplifying Recycling Education to Recycle Right®

WM firmly believes in education – it is the foundation of everything we do regarding recycling. WM's **Recycle Right®** campaign leverages social science principles and design theory to make recycling both simple and convenient, encouraging residential customers and downtown businesses behavior change.

Traditional marketing methods with broad reach have been shown to raise awareness or change perceptions but not to lead to behavior change. Interventions that are more direct, like a personalized tag left at the source of the behavior (on a contaminated cart), cause a consumer to change their actions.

Recycle Right® has proven successful at getting customers to change their recycling habits and reduce contamination because we:

1. **Clearly define the problem (recycling confusion and contamination).**
2. **Simplify the message with 3 simple rules.**
3. **Give consumers a reason why they should do something.**

All customers have full access to our **Recycle Right®** website that contains campaign materials, tools, and downloadable resources. The program is open source, with fresh materials and content appearing regularly.

Recycling presents different challenges in different environments. The comprehensive materials on the **Recycle Right®** website provide tailored tools for everyone, from residents to businesses, educators to property managers, and our municipal customers.

For example, the multifamily property managers tools make it easy to educate residents with a "what goes where" doorhanger and a new resident welcome letter, while Woodstock may find the **Recycle Right®** MythBusters packet useful to answer the questions of enthusiastic recyclers.

Working together with Woodstock we aim to drive greater recycling participation, increase confidence in recycling, increase diversion, and positively impact your City's sustainability goals using the WM **Recycle Right®** campaign.

To learn more, go to wm.com/us/en/recycle-right

Demystifying the Recycling Process

Based on surveys and focus-group feedback, we are working to communicate the recycling process more clearly to customers. Instead of using more technical recycling language, WM uses the terminology "curbside mixed recycling" in our education and outreach materials. This is just one way we are working toward demystifying the recycling process and making it easier for our customers to recycle right.

More to Recycle, More to Celebrate: WM Leads the Way

NEW!

WM Is Expanding What Woodstock Residents Can Recycle

At WM, we are proud to be your local recycling provider – helping your residential customers and downtown businesses contribute to a circular economy, right from the curb. Thanks to upgrades at our recycling facilities, we are expanding what we can accept – and that means more everyday items can now be recycled with the confidence that WM will get them on their way to be transformed to new products again and again.

What's New?

Your residents can now recycle

Paper coffee and drink cups	**Plastic fast food to-go cups**	**Yogurt and dairy tubs**	**Clear plastic to-go containers**

What's Still In?

We are also continuing to collect items your Woodstock residents and businesses already recycle on a daily basis, including:

Pizza boxes	**Plastic bottles**	**Aluminum cans**	**Other common recyclables**

Why It Matters

Recycling more means sending less to the landfill - and that is a win for everyone. With WM's advanced sorting technology and upgraded facilities, we are making it easier to keep valuable materials in use and out of the waste stream. It is all part of our commitment to helping build a more circular economy - right here at home.

The WM Difference

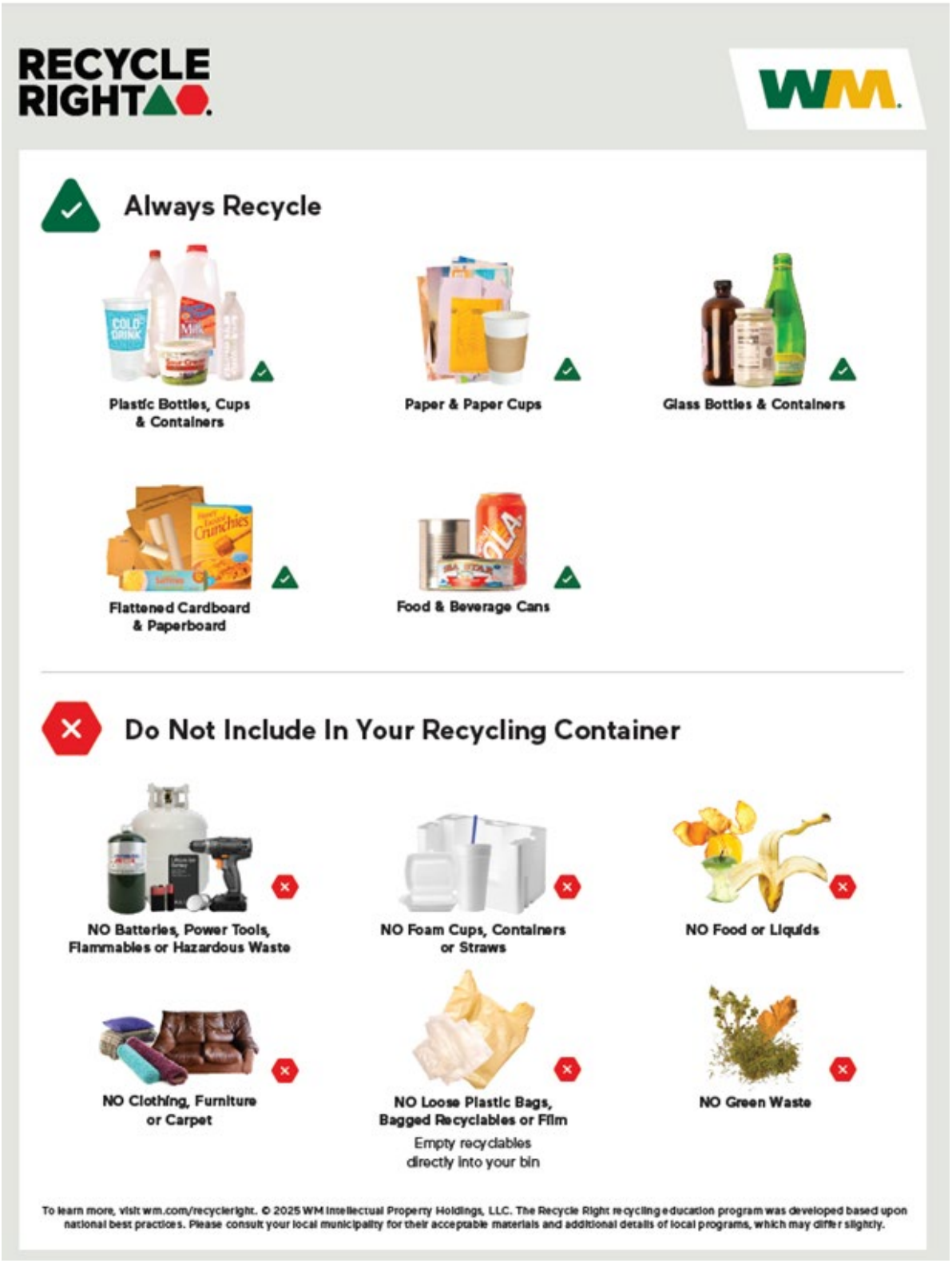
When you work with WM, you are working with a trusted leader in recycling innovation. We are constantly improving what is possible – so your community can do more with less effort. Together, we are turning everyday items into tomorrow's resources.

Recently, we released WM's 2025 Sustainability Report, which shares our progress toward our sustainability goals and highlights the work of our team. The report shows how we're leading the way by growing our sustainability business while operating our company in a sustainable way.

SCAN ME

To view WM's 2025 Sustainability Report, scan the above QR code or visit **www.sustainabilty.wm.com**

Below is an example of a WM **Recycle Right®** campaign poster available to you on **wm.com/recycleright**:



Approach

Brand Protection

The City's brand is a valued asset, and protecting that value is imperative. Cities like Woodstock with such a reputation, seek partners that are committed to providing authentic levels of environmental indemnification, the highest compliance and ethical standards, strong safety practices, and the respect of relevant regulatory agencies. As North America's leading environmental services company, these very traits are the cornerstone of our brand.

We stake our brand on protecting yours.

Indicate your understanding of the scope of work by describing your firm's approach, including specific illustrations of the procedures to be followed. Tell us about your firm's experience, background, and examples of work, and why the City should select your firm.

As your current service provider, we sincerely thank you for the opportunity to continue serving the City of Woodstock. We emphasize the quantifiable value only WM can deliver through our boots on the ground Woodstock experience, but recognize that your continued confidence must be earned, and we have approached this proposal with the same diligence, care, and thoughtfulness as if it were our first presentation to the City.

Woodstock's Service Summary

WM aims to differentiate itself through our proven communications and collaboration with the City, and our ongoing investments in technology to enhance service solutions for your residential customers and downtown businesses. Our proposal is built on a customer-first philosophy: delivering a better support experience, ensuring seamless service continuity, and meeting the community's evolving needs for additional – and sustainable – waste solutions.

This proposal reflects an in-depth assessment of what's working today and a commitment to evolving our collaboration - not only to meet Woodstock's waste management needs but also to actively advance the community's sustainability and social impact objectives.

It is strengthened by trustworthy client references and equally important, our firsthand operational experience within Woodstock. This local knowledge and data enable us to commit to keeping all existing schedules, deliver uninterrupted service, anticipate challenges, and provide informed, practical operational recommendations if/when needed.

Our goal is to serve as the City's single, accountable source for comprehensive environmental solutions while delivering enhanced diversion outcomes and an elevated customer experience. Our shared commitment to sustainability, paired with WM's advanced and proven tools for customized outreach and targeted communications, positions us as a strong and collaborative partner. We are equally committed to working with the City to help establish Woodstock as a recognized sustainability leader in the Carolinas.

We are committed to providing even better services through consistent WM account management, local customer support, and the reliable collection services you already know. We aim to enhance the service experience while preserving all the elements you value about our longstanding collaboration. If awarded this contract, WM commits to uninterrupted services that will commence July 1, 2026. With our established firsthand account knowledge, WM is ready to ready to roll!

WM is proud to continue delivering reliable, high-quality solid waste and recycling services to the City of Woodstock. As a long-standing service provider for the community, WM supports more than 12,000 households with comprehensive curbside collection, recycling, yard waste management, bulky-item service, and specialized municipal support. Our operations are designed to deliver exceptional service, maintain cleanliness across the community, and ensure environmental responsibility through effective recycling and sustainable disposal practices.

WM will continue to provide once-per-week curbside collection of municipal solid waste and single-stream recycling for all residential units, with each household supplied with a 95-gallon waste cart and a 64-gallon recycling cart. Residents may set out up to eight additional bags of household or yard waste per week, and WM provides collection of properly prepared yard waste and up to two bulky items per home on the scheduled service day. All collection activities occur between 7:00 a.m. and 7:00 p.m., with holiday adjustments communicated broadly and proactively. Monthly reporting - covering tonnage, recycling participation, set-out rates, and disposal documentation - supports transparency and City oversight.

In addition to residential curbside services, WM will continue to provide a wide range of value-added services at no additional charge, including routine trash and recycling service for City facilities, support for major community events, education and outreach, school recycling programs, as well as our new offering of two annual Shred-it® document shredding events.

WM services the specified multiple City buildings with a mix of front-load dumpsters, rolling carts, and open-top containers, and will continue to support upcoming facility expansions with readiness to onboard new locations as they come online. WM will also supply roll-off containers and event boxes for the specified City-sponsored concerts, festivals, and parades, representing more than 30 event units deployed each year.

Additionally, WM proudly supports two major City-sponsored recycling events annually, including scrap metal collection and Earth Week activities. WM transports and processes materials collected at these events, reinforcing the City's sustainability goals. Additionally, WM provides no-charge recycling collection to Woodstock Elementary School located within Woodstock city limits, supporting waste diversion and environmental education for local students.

Community engagement remains a core part of WM's continuing service model. WM supports the City through town halls, transition briefings, resident education, and distribution of materials delivered alongside new carts or program updates. A dedicated WM representative serves as the City's primary point of contact, ensuring ongoing communication, rapid issue resolution, and alignment on service expectations. WM also integrates newly annexed and developed neighborhoods into service routes within 30 days of City notification, ensuring seamless expansion as Woodstock continues to grow.

WM's Woodstock Fleet

WM's collection fleet for the City of Woodstock, illustrated below, is allocated and ready to continue rolling for all specified City services.

City of Woodstock Service Plan	
Automated Can Collection Vehicle- **~10** – MSW	
Automated Side Loaders for RECY **~10** – Recycle	
Rear Load Trucks As needed	
Front-End Load As needed	
Roll-Off As needed	
Single-axel trucks are also assigned for narrow streets and alleys for both MSW and recycling services.	

The Automated FEL-Can System: Quicker, More Efficient Service

Woodstock collection trucks will be equipped with the Auto-Can system, which has the fastest load time of any automated system on the market and delivers a proven 25 to 30% productivity advantage over automated side loaders. Utilizing the Auto-Can with our front load trucks, we can service our stops quicker and more efficiently. Spending less time on your streets performing collection means safer service, quieter neighborhoods, and less wear and tear on your streets.

A key factor in providing efficient service to your City is how long a truck is stopped for service. The longer the loading cycle, the lower the productivity. With a front loader equipped with an Auto-Can automated carry can, stop time (as measured from wheel stop to wheel go) is four to five seconds as compared to 12 to 18 seconds for an automated side loader.

A WM truck equipped with the Auto-Can automated system.

The Auto-Can is the only automated system that provides an “eyes-forward” working environment and results in improved operator and public safety. Because the arm is forward of the cab and steer axle, it behaves like a boom. This unique feature enables the Auto-Can to easily move around parked cars and cul-de-sacs – up to 20% faster in an independent comparison. Eyes-forward collection improves driver awareness and focus, reducing the chance of private property damage to mailboxes, etc., and general public injury due to potential driver error. Better maneuverability means fewer backing events resulting in improved productivity and enhanced safety for Woodstock.

Key Benefits of the Auto-Can Automated System	
✓ Fastest load time available – 4 to 5 seconds from wheel stop to wheel go	✓ 20% greater fuel efficiency due to less packing and idling
✓ Load bulk material with easier access to container	✓ Navigate cul-de-sacs up to 25% faster
✓ Eyes-forward operation enhances safety	✓ Low 108” cart dump height for safe operation well below typical overhead obstructions (wires, trees)

The Auto-Can system also mitigates damage to carts. It dumps carts lower and with a smooth action, which means fewer damaged lids, wheels, and axles. The unique gripper design means that no metal contacts the cart while gently applying pressure to the cart body, resulting in extended cart life.

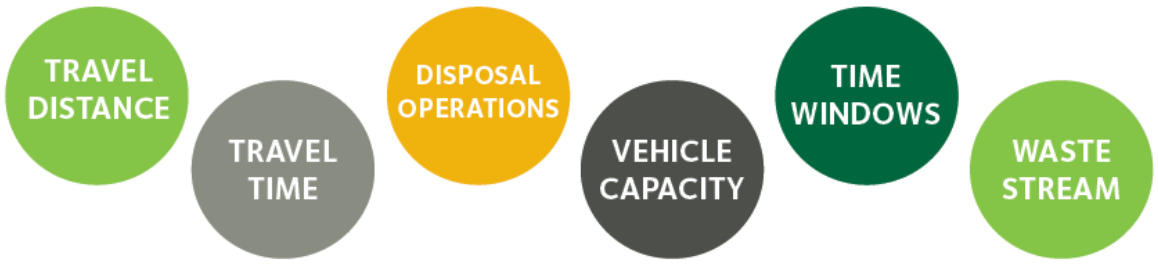
The Auto-Can system allows our drivers to see the material before it is packed, which means we can stop contamination in any stream at its source – the curb. Identifying and safely removing contamination while recording violations cleans waste streams. Collecting clean material is a major cost avoidance and mitigates the risk of culling, handling, and disposing of contamination.

> *“Appreciate back-door service.”*
> ***March P.***

eRouteLogistics®: Smart Routing Software Driving Real-Time Results

While Woodstock’s routes are tested, proven and trusted, routing is important to review because it is the backbone of timley, reliable service delivery. We know that efficient service starts with smart planning – and that means staying flexible and adapting quickly as things change. That is why we use **eRouteLogistics®**, a powerful routing system that helps us build, manage, and adjust collection routes in real-time.

Whether your needs shift due to new service levels, growing customer counts, or changing traffic patterns, eRouteLogistics® helps us respond quickly and keep your service running smoothly.



Additionally, our dynamic routing helps reduce VMT (Vehicle miles traveled), adding to GHG reductions and climate initiatives.

Here is how WM's routing software continues to work for Woodstock:

1) **Real-Time Adaptability:** Our operations team uses eRouteLogistics® daily to fine-tune routes based on the latest data – so pickups stay on schedule, even when conditions change.
2) **Connected to Your Service:** eRouteLogistics® integrates with our billing and customer database, Mid-Atlantic Services (MAS). These systems update daily to reflect new accounts and service changes – so nothing gets missed.
3) **Built to Evolve:** As roads evolve and expand, our mapping technology keeps up. Regular updates ensure our routes reflect the latest developments in your area.
4) **Clear, Visual Routing:** The system displays routes and pickup locations on an easy-to-read, color-coded map (Woodstock's provided upon request). This helps our drivers, dispatchers, and customer service teams quickly answer questions and resolve concerns.

WM is a logistics leader delivering service that adapts to the City of Woodstock.

Onboard Technology Advancements

Investing in advanced truck technology is about more than driving efficiency in our business – it is about ensuring that we provide your City with top-notch safe and reliable service today, and **For Tomorrow®**. While these investments may initially increase costs, the long-term benefits are substantial. Innovation in truck technology improves the following areas of your WM service delivery:

- **Safety:** Enhanced safety features protect both drivers and pedestrians, reducing the likelihood of accidents.
- **Efficiency:** Streamlined truck operations and improved decision-making processes lead to better logistics, minimizing delays and enhancing overall service.
- **Workplace:** Onboard technological features create safer working environments and reduce physical strain for employees – when we take care of them, they take care of your City.
- **Environment:** Focus on reducing emissions and enhancing fuel efficiency contributes to a clean environment.
- **Navigation:** Cutting-edge AI and technology assist drivers in navigating complex routes and traffic conditions – for optimized service during any conditions.

WM's investments in the following AI and technology foster a safe and environmentally conscious future by increasing visibility, prioritizing safety, and reducing emissions.

Artificial Intelligence and Technology	
Advanced Driver Assistance System (ADAS)	Utilizes radar and cameras for autonomous emergency braking, lane departure warning, following distance alert, stationary object alert, impact alert, side object detection, and vulnerable road user (VRU) protection.

Intelligent Dash Camera	Combines machine vision with AI to help detect and deter distracted driving. Provides driver coaching and automatic incident reporting using accelerometer sensors and integration with Advanced Driver Assistance System (ADAS).
WM Smart Truck®	An automated service confirmation system with safety cameras that monitor the container collection and hopper dumping to identify unauthorized materials or contaminants that can cause harm to the truck, driver, and environment.
Fuel Efficiency and Emission Reduction	
Dynamic Shift Transmissions	A unique set of software and electronic controls for the transmission that provides emission reductions and fuel savings while providing full performance, reliability, and durability. The software enhances the driver's experience with algorithm-controlled shifting, neutral at stop, and acceleration rate management to provide the best performance while reducing fuel consumption.
Electronic Fuel Management	A proprietary link between the engine and the Compressed Natural Gas (CNG) fuel system to optimize fuel consumption and reduce emissions. Provides the driver with accurate fuel levels with on-dash information for active driver feedback, distance to empty (DTE), Eco Mode for increased fuel efficiency, low-fuel derate mode permits safe exit from traffic at extremely low fuel levels, and over-temperature warnings to alert the driver of a possible load fire or unsafe operating conditions.
Renewable Natural Gas Fuel (RNG)	By deploying advanced technologies that use waste to produce energy, we are both powering communities and reducing our footprint. More than 75% of WM's routed collection fleet runs on lower-emission CNG rather than diesel. The use of natural gas-powered trucks not only benefits the environment with lower exhaust emissions, but the engines are also 50% quieter which lowers the in-cab noise for the driver as well as reduces noise the truck makes while servicing our customers.
Maximum Idle Time Limit	After five minutes, engines turn off to reduce fuel consumption and exhaust emissions.
Safety, Health, and Fire Reduction	
Battery Cables and Wiring Protection	Industry leading battery cable technology, pioneered and installed by WM, provides extreme resistance to insulation degradation with enhanced oil resistance and abrasion protection to reduce the risk of electrical fires. The addition of fire-retardant wire loom reduces the severity of fires when electrical systems become involved.
Exhaust Thermal Blankets	Reduces the risk of fire in the engine compartment from loose trash and debris due to the increased heat created by today's emission standards. Insulates key exhaust components, which improves emissions by maintaining temperatures within the exhaust system and lowers the cab temperatures to improve driver comfort.

Heavy Duty Disc Brakes	Provides the best stopping distance for heavy trucks in the industry. Exceeds all applicable Federal Motor Vehicle Safety Administration requirements.
Four Braid Hydraulic Hoses	Part of WM's standard truck body specification, four braid hydraulic hoses double the safety margin against high-pressure hydraulic leakage.
Sears Air Ride Drivers Seat	Provides WM's drivers added comfort and excellent ergonomics. Includes eight-way adjustability including lumbar support to help reduce driver fatigue and improve their overall performance on the road.
Vehicle Safety Features	
LED Headlights	Produces a brighter, more natural-looking light that better illuminates the road compared to halogen headlights, allowing our drivers to distinguish objects and road hazards faster, which reduces the risk of accidents.
Strobing Center Brake Light	A strobing brake warning light provides greater visibility and increased reaction time to approaching motorists during critical moments when collection vehicles are braking. A flashing brake light can help reduce the frequency of rear-end collisions by more than 33%.
LED Strobe Lights and Flashers	Enhances rear of truck visibility for approaching motorists. Improves safety for helpers while working at the rear of service trucks.
Bus Boy Mirrors	Angled convex mirrors allow the driver an unrestricted view of the area in front of the truck - especially valuable when children and/or adult pedestrians are present.
Electric Heated Rear View Mirrors	Provides fog and frost-free view of both sides of the truck. Mirrors are adjustable electronically from the driver's seat to provide an unrestricted view of the sides and rear of the truck.
Reflective Signage/Striping	Brightly colored "yellow tail" rear markings and highly reflective DOT vehicle striping and signage to provide exceptional visibility for motorists when approaching trucks from the rear during early morning and nighttime hours.
Trapezoidal Side Lights	Floodlights located halfway down the side of the body come on automatically when the truck is in reverse. Bright flood lighting illuminates both sides of the truck and roadway providing added safety.

"Thank you so much for always being on time. We really appreciated you for all your hard work."

Ernesto & Xiomara M.

WM Facilities for Woodstock

Operations Yard	**WM's Pine Bluff Hauling** 13805 East Cherokee Dr. Ball Ground, GA. 30107
Transfer Station	**WM Woodstock Transfer Station** 6970 Main Street Woodstock, Ga. 30188
Recycled Materials Facility	**WM Alpharetta Recycled Materials Facility** 5680 Shirlee Industrial Way Alpharetta, GA. 30004
Landfill	**WM - Pine Bluff Landfill** 13809 E Cherokee Dr. Ball Ground, GA 30107

WM FOR TOMORROW

This network enables us to provide a single source of responsibility, from collection and transportation through processing and/or disposal of Woodstock's waste.

With a well-maintained fleet, uniformed and professionally trained personnel, and a commitment to dependable service, WM remains fully prepared to continue supporting the City of Woodstock with safe, efficient, and environmentally responsible waste and recycling management.

WM's Local Fleet Facility

Our Pine Bluff Hauling facility is home to the following fleet:

- 71 total trucks of which 48 are CNG-fueled and 23 are diesel
- 32 residential collection vehicles, 20 commercial front loaders, and 19 roll off trucks
- 42 vehicles are equipped to deliver WM Smart Truck® services with plans for expansion as needed

WM's Pine Bluff Hauling facility has its own maintenance center to support our fleet. The maintenance property includes:

- A local maintenance shop that services 71 collection vehicles with six (6) repair bays inside and one (1) outside
- 10 certified technicians with an expanded operations schedule to accommodate service 17-19 hours per day

WM's comprehensive fleet maintenance program leads the industry and exceeds local, state, and federal DOT/OSHA standards. We pride ourselves on providing routine, scheduled preventive maintenance, including hour- and time-based inspections and repairs, to ensure we deliver safe, dependable, and cost-effective collection units. Our preventive maintenance inspections are performed every 200 hours of operation, and any deficiencies identified are addressed immediately. In addition, we conduct the most thorough pre- and post-trip inspections daily, performed by our drivers. Any issues noted during these processes are addressed the same day. WM requires washing all vehicles at least once per week to ensure we have clean vehicles that reflect the pride we take in providing service to our customers and the communities we serve.

NEW!

WM Now Expanding Disposal Options with Shred-it®

WM is pleased to introduce a new service opportunity through our Shred-it® services for document destruction. As part of our proposal, WM is pleased to offer two annual Shred-it® document shredding events as part of the City's recycling events at no charge to the City. We are confident that Woodstock residents will find tremendous value in securely disposing of sensitive documents.

Shred-it® Solutions – Secure Document Destruction

Established in 1989, Shred-it® is the leader in secure information destruction. For more than 35 years, Shred-it® has built its success and growth on its uncompromising commitment to compliance with the highest security standards, responsive service, and customer satisfaction. Shred-it® is the trusted choice of more than 400,000 global, national, and local organizations, keeping private information private while ensuring compliance with all current regulations and government legislation.

Shred-it® offers a full suite of services:

Scheduled Shredding Service: With recurring Document Destruction, your confidential information stays protected every day, not just on shredding day.

- On-site and off-site destruction options
- Secure, locked containers placed in high paper production areas
- Consistent, scheduled pick-ups to prevent overflow
- Secure collection using locked, GPS-tracked trucks and monitored facilities
- Proof of Service certification provided after material pick-up

One-Time Pick-Up Shredding Service: For occasional clean-outs or special projects, our on-demand service offers the same level of security and convenience when and where you need it.

Hard Drive Destruction Service: Hard drives contain a significant amount of sensitive data that should be securely destroyed to prevent unauthorized access. Our NAID-certified Hard Drive Destruction services help ensure the complete physical destruction of hard drives from outdated computers and printers.

Product and Specialty Destruction: We apply the same proven, state-of-the-art, security protocols and leading shredding technologies for our specialty shreds, such as vaccine packaging and other branded materials, employee ID badges, building entry cards, uniforms, or prescription pill bottles, expired medication containers, X-rays, MRIs, and medical recordings.

Customer Service and Billing

WM remains committed to investing the resources needed to support Woodstock's ongoing operational success. Only our team has the data and infrastructure, to maintain uninterrupted, responsive customer service. We are also offering a localized, Woodstock WM Website as an additional, no cost proven resource for your residents.

For the City of Woodstock, exceptional customer service means meeting Woodstock residents and businesses where they are – and driving service forward to where they are going. Our flexible, multi-channel customer experience model makes it easy for them to connect with WM through the channel of their choice. With WM, they can also access self-service tools and digital resources at their convenience.

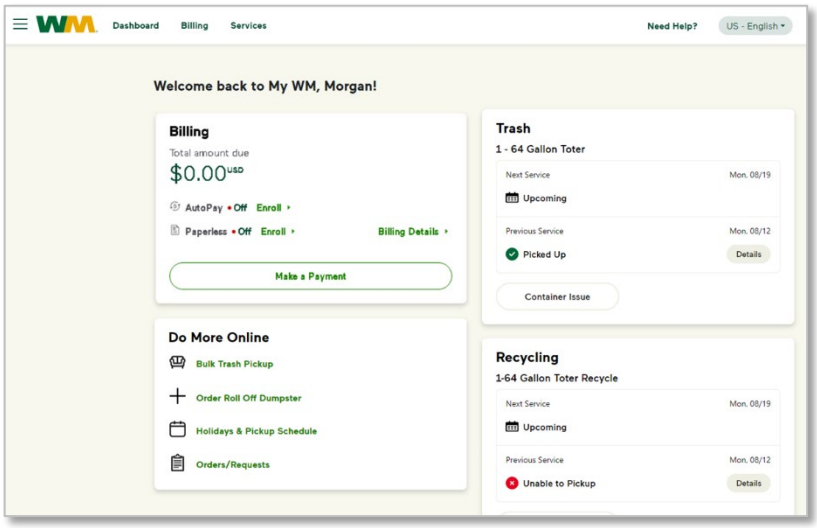
Backed by smart technology and knowledgeable teams, we deliver fast, consistent, and personalized service. This section highlights the full range of services and support we offer to keep your City connected and informed today – and the feedback-driven tools that will help us evolve with Woodstock into the future.

> *"Had a missed pickup, and I made a call, and it was picked up the next day. Very polite and efficient response."*
>
> ***ROXANNE S.***

Self-Service Online Capabilities

Every feature on wm.com is designed for an easy, efficient, and transparent experience. These tools go beyond traditional call center support, giving Woodstock residents and businesses the freedom to manage services at their convenience – with an exceptional experience at every touchpoint.

We empower your residents to choose how they want to work with us through self-service capabilities that enable them to set up their accounts, customize their preferences, and personalize their interactions. residential customers and downtown businesses also have the flexibility to request extra services they may require, all at their convenience.



The My WM dashboard above is loaded with self-service features for customers to view and access upon logging in.

Furthermore, they can stay informed by easily requesting updates or tracking the status of their service requests, ensuring timely resolution and peace of mind. Once logged into their My WM account, residential customers and downtown businesses can access the following features:

- **Manage Communication Preferences:** Woodstock residents and businesses can stay informed by receiving the type of information they want and can set and manage how they prefer to receive communications.

- **AutoPay & Paperless:** Woodstock residents and participating businesses can save time by receiving bills electronically and setting up AutoPay. If they currently see an "Administrative Charge" on their invoice, signing up for both AutoPay and paperless billing can save them some money.
- **Make Payments:** If residents are not signed up for AutoPay, they can make a payment online at any time.
- **Pending Charges:** Woodstock's specified City buildings and/or downtown businesses can be informed of one-time charges if applicable before receiving their invoice.
- **My Billing:** With My Billing, participating Woodstock customers have access to current and past invoices, they can save or update payment methods, and they can even make partial payments or pay multiple invoices in one.
- **Manage Contacts:** Woodstock residents and businesses can assign themselves and/or others as the Service Contact or Billing Contact or both. They can easily make changes at any time to ensure the right people are contacted with the right information.
- **Extra Pickup:** Woodstock's specified City buildings and/or downtown businesses can avoid the hassles of an overloaded container by completing an online request for a visit before their service day.
- **Bulk Item Pickup:** What do residents do with extra, large trash items that cannot be recycled or repaired? They can schedule a time for us to come by and pick them up.
- **Cart Repair or Replacement:** Sometimes life is hard – on carts! When their cart needs a little care, participating Woodstock customers can visit us online where they can quickly give us information on the damage, then pick a date for us to come out to their place to either replace it or repair it.
- **Roll-Off Requests:** If/when specified City buildings and/or downtown businesses are ready to exchange their full roll-off for an empty one or they have finished their project/event and need a temporary roll-off dumpster removed, they can schedule it online where they can choose a date and see estimated costs if applicable.
- **View Order History:** Woodstock residents and businesses can easily view their previous requests online to check their scheduled date of service and any updates to the status.
- **View ETA & Schedule:** Woodstock residential customers and downtown businesses can stay informed of when we will be performing their collection – including holidays, weather events, or other service schedule changes.
- **View Service Visuals:** If residential customers and downtown businesses want to know when we were there, they will not only know the date and time, but they can see their service the way our drivers see it, with photos and videos.
- **Report Missed Pickup:** If we missed a pickup, participating Woodstock customers can easily report a missed pickup and we enter a ticket to collect.
- **Request Contact Back:** If residential customers and downtown businesses are unable to complete a self-service action, they can request a Contact Back and we will be in touch to help them.

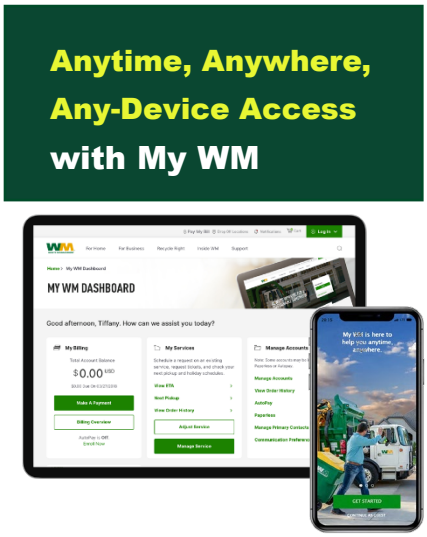
My WM Mobile App: Stay Connected to Woodstock Service, Securely

For Woodstock residents and businesses that prefer to use their phone or tablet, the My WM Mobile App makes it easier than ever for to manage their collection service needs – right from the app

Designed with residential customers and downtown businesses in mind, the app offers a clean, modern experience that puts control at their fingertips. Whether they are checking their pickup schedule or making a payment, everything residential customers and downtown businesses need is in one place – secure, simple, and always accessible.

What You Can Do with the My WM Mobile App:

- **Stay on Schedule:** View your service calendar, request pickups, and get updates in real time.
- **Get Notified, Your Way:** Choose how you want to hear from us – set alerts for estimated arrival times, service delays, or missed pickups.
- **Track Roll-Off Services Live:** Watch your roll-off hauling truck approach so you can be ready when it arrives.
- **Pay with Ease:** Use Apple Pay, enroll in AutoPay, or go paperless with just a few taps.
- **Log In Securely:** Enjoy peace of mind with facial recognition and fingerprint login technology.



For a video tour of the app in action, visit www.wm.com/us/en/my-wm-mobile-app. The My WM Mobile App is available for download on iOS (iTunes App Store) or Android (Google Play).

With the My WM Mobile App, WM delivers more than waste collection – we offer smart, secure technology that keeps your City informed, in control, and connected to dependable local service.

> *"We have been very pleased with Waste Management not just at my location but the neighborhood in general. Cans are always back in there original location after pick and not thrown down in the streets as other company's do. Your on time and keep us informed thru the app. when holiday schedules change. WM also picks up waste next to my receptacle when others don't. It very appreciated and doesn't go unnoticed. Thanks for everything WM does!"*
>
> ***Anthony V.***

Payment Programs and Options

To ensure a smooth transition and provide flexibility for customers, WM offers several convenient and secure payment methods. The following options will be available to all U.S. customers upon onboarding:

- **ACH (Automated Clearing House):** Customers may enter their routing and checking or savings account information directly into the WM system via **WM.com**, **WM Connect**, or the **Employee Console**.
- **Credit / Debit Card*:** Customers can pay using major credit or debit cards. *Please note:* Card transactions are limited to **$50,000 per payment**.

- **EFT Payment (Electronic Funds Transfer):** For customers who prefer to initiate payments through their own banking portal, WM can provide banking details. Complete the **EFT Enrollment Form** on the customer's behalf. If the customer has their own form requiring WM's information, please attach it to the ticket.
- **Check:** Customers may mail a paper check along with remittance details to the address indicated on their invoice.

***Enhancements to the Payment Experience**

In addition to the free payment options, WM has enhanced the payment experience, so your customers now have access to more flexible and comprehensive online bill-management capabilities. Powered by Paymentus, a best-in-class electronic bill payment solutions provider, we are excited to offer additional payment methods, including popular digital wallet services like Venmo, PayPal, Apple Pay and Google Wallet. In addition to these new ways to pay, customers will still be able to pay by electronic debit from a bank account (ACH network in the U.S. and PAD in Canada) and credit or debit card. Accounts may be subject to a convenience fee ($1.99 USD/$2.75 CAD per transaction for residential service; $9.99 USD/$13.75 CAD per transaction for commercial service; fee amount subject to change) for payments made using credit cards, debit cards, and digital wallets. If a customer's payment is subject to the convenience fee, it will be disclosed during the online bill payment process. We will also continue to offer a free way to pay invoices – by ACH debit from a bank account – if customers do not wish to pay a convenience fee.

WM Offers a Localized WM Website: Woodstock's Digital Service Hub

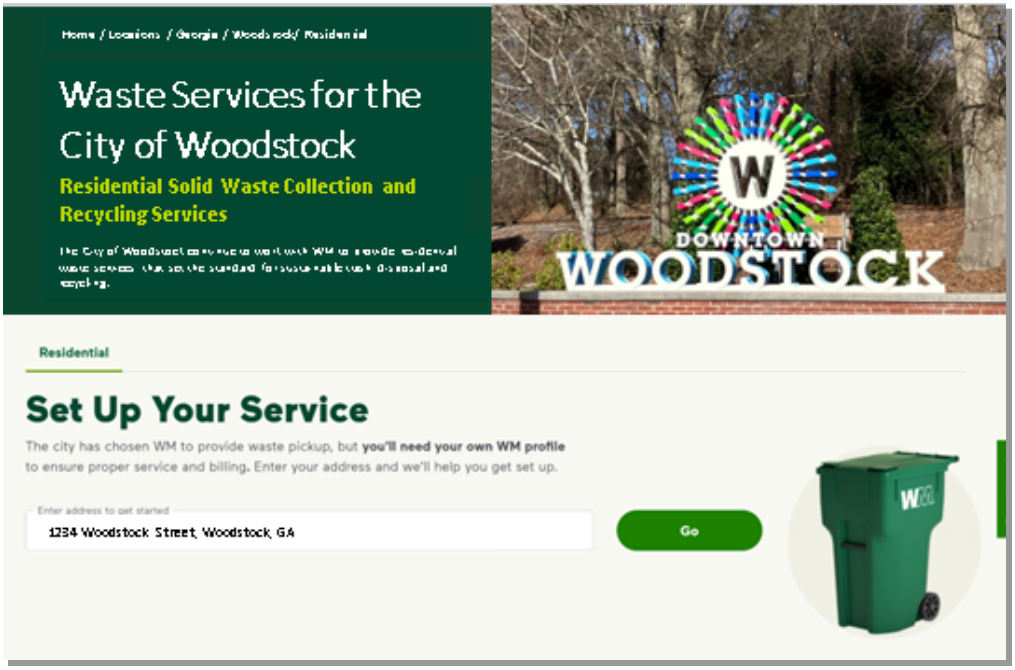
In addition to the many tools available through **wm.com** – our company website serving all types of customers across North America – **WM offers Woodstock a localized website designed specifically for your City.** This dedicated site brings together all the relevant service information, tools, and resources your residential customers and downtown businesses need in one easy-to-navigate place.

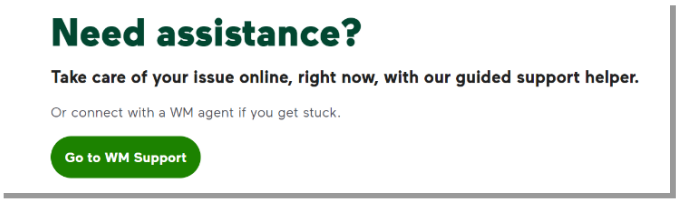
Quick Access Tools

Your local City's website is the digital gateway for residential customers and downtown businesses to access self-service features through **wm.com.** They can manage service, learn about programs, get in touch with WM, and more.

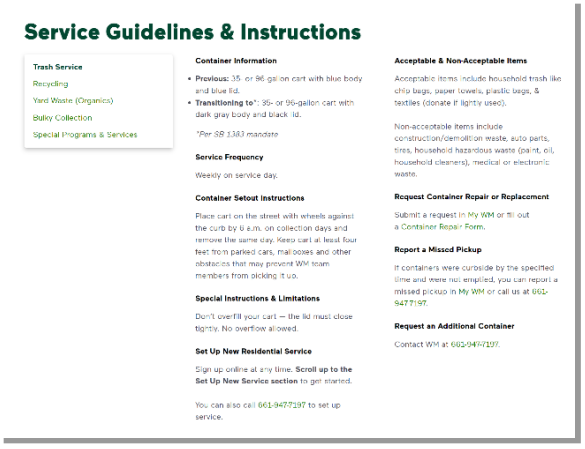
In collaboration, we can develop customized content for a Woodstock website that provides:

- **Local Focus:** The site is tailored to reflect your City's services, schedules, and special programs – making it easy for residential customers and downtown businesses to find what is relevant to them.
- **Self-Service Tools:** Customers can access information, request services, and manage their accounts without needing to call – saving time and streamlining service.
- **Helpful Resources:** Your WM customer website is the information hub for all local services – from collection schedules to service guidelines and special events to bulk item collection information (if applicable). Communications and newsletters that we co-create can also be posted.
- **Sustainability-Focused Support:** The site can link directly to WM's Recycle Right® education program, helping residential customers and downtown businesses recycle more effectively and reduce contamination – helping Woodstock stay compliant with environmental guidelines.





Shown here is a sampling of quick access links to make payments, report missed pickups, get general assistance, and more, as well as general Service Guidelines & Instructions.



Make service even simpler for your City with a localized WM website – delivering clear, accessible support tailored to Woodstock residential customers and downtown businesses.

Voice of the Customer (VoC) Survey

Closing a loop on Customer Service, WM's VoC program is a structured, ongoing initiative designed to capture customer feedback at critical touchpoints. Through monthly surveys and post-contact evaluations, we measure key indicators such as Net Promoter Score (NPS) and Overall Satisfaction (OSAT) across all service lines - residential, commercial, roll-off, and industrial. This continuous feedback loop enables WM to identify priorities, address concerns promptly, and implement improvements that strengthen reliability, trust, and partnership.

VoC insights drive actionable improvements and fuel innovation. By analyzing trends and customer sentiment, WM proactively enhances processes, introduces new technologies, and develops solutions that anticipate future needs—ensuring we consistently deliver exceptional service and sustainable outcomes.

These voices of Woodstock residents offer invaluable clarity about what's working and what needs attention. Their candid feedback - reflecting both appreciation and frustration - helps WM pinpoint operational gaps, refine communication, and focus our efforts where they matter most. These insights fuel the continuous improvement and innovation that define our customer-first approach. Actual, recent Woodstock responses are provided here as examples, and have been placed throughout our proposal.

"Thank you so much for always being on time. We really appreciated you for all your hard work."

Ernesto & Xiomara M.

"Consistent and good communication."

Brianna B.

"Folks are prompt on time and do things seamlessly. The machines they have are top notch, highly recommended."

Navdeep B. S.

"To date, Waste Management has given us very good service. We are pleased that they always put our cans back in our driveway. Therefore when they pick up and we are away from our house, we don't have to be concerned that they could be in the street."

Joan M.

"We appreciate that WM, with one exception in seven months, always pick up on the scheduled day. In addition, if they are going to be delayed, they let you know. WM seems like a reliable, professional service that does a good job and is interested in their customers.!"

George A.

"Waste Management has been excellent with emptying the trash on time putting the lids back on and putting them back where they were when they picked them up. I'm very pleased. Many thanks to the hard working crews that cover the Cherokee area in Woodstock! They are amazing!

Pamela B.

"We live in your single largest subdivision, in GA, I think, over 1,000 single family homes…I mention this because we have lived here basically since it was built, over 20 years…We and, our neighbors appreciate WM so much. We (our immediate neighbors too), more than anything else, really like how friendly, careful and courteous our main weekly driver is… He waves, smiles, laughs a lot, obviously loves working with WM…The children (and us young adults, lol) enjoy watching him maneuver that big monster-truck and its modern robot-like arms that reach for the trash containers… It's sort of an event, a tradition where, as we all leave for work, take the kids, just the usual morning things…we have that extra sense of knowing we all have a friendly person every week to give a big warm smile to as he's working like a champion to take care of us all…So, there you go… it's ultimately the people who have made the biggest impact….Thank You!!!"

George R., Jr.

This proposal reflects WM's commitment to meeting the City's needs today and long into the future.

Proposed Contract Fees

RFP 2026 - 09 Residential Solid Waste Collection & Recycling Services Proposed Contract Fees						
Price per Residential Unit per Month (Solid Waste Collection)	Price per Residential Unit per Month (Recycling Services)	Price per Residential Unit per Month	Price per Residential Unit Quarterly	Franchise Fee (per ton)	Notes/Comments	
$25.50/month	included	$25.50	$76.50	$0.45 per ton	monthly rate includes weekly yard waste and bulk pick up	*Please reference what page of proposal pricing information can be found.*

Franchise Fee for the City of Woodstock

As part of our collaboration, WM will continue to pay the City of Woodstock a franchise fee of $0.45 per ton on all volume delivered for disposal at WM's Woodstock Transfer Station. Last year, the Transfer Station received 124,437 tons. The approximate annual franchise fee to the City would be $55,997.00 based on current volumes.

Value Added Services

Two annual Shred-it® document shredding events	No charge to the City
A dedicated, localized WM Website designed specifically for the City	No charge to Woodstock

WM's proposal is contingent upon the negotiation of a mutually agreeable contract.

Required Documents

Exhibit B: E-Verify Affidavit

City of Woodstock

CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with the City of Woodstock, Georgia (the "City") has registered with and is participating in a federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontract who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

102444
Federal Work Authorization User Identification Number

2/22/2008
Date of Authorization

Georgia Waste Systems, LLC
Name of Contractor

Residential Solid Waste Collection & Recycling Services
Name of Project

City of Woodstock, Georgia
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on February 9, 2026 in Charlotte (city), NC (state).

Signature of Authorized Officer or Agent

Tracey Shrader AVP
Printed Name and Title of Authorized Officer or Agent

Subscribed and Sworn before me this the 9th day of February, 2026,

Notary Public

September 4, 2028
My Commission Expires

Nora Bolty
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires September 04, 2028

12453 Hwy 92 • Woodstock, GA • 30188 • 770-592-6000 • www.woodstockga.gov

C1: Non-Collusion Affidavit of Prime Contractor

EXHIBIT C1

NON-COLLUSION AFFIDAVIT OF PRIME CONTRACTOR

State of North Carolina

County of _____

Tracey Shrader, being first duly sworn, deposes and says that:

(1) He is Vice President, Area (Owner, Partner, Officer, Representative, or Agent) of the **CONTRACTOR** that has submitted the attached Bid;

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid;

(4) Neither the said **CONTRACTOR** nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted to or refrain from bidding in connection with such Contract, or has in any collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against The City of Woodstock, Georgia or any person interested in the proposed Contract; and,

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the **CONTRACTOR** or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Signed _____

Name Tracey Shrader

Title Vice President, Area

Subscribed and Sworn to before me this 9th day of February, 20 26.

_____ (SEAL)

Notary Public
Title

My Commission expires September 4, 2028
Date

Nora Bolty
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires September 04, 2028

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C2: Certification by Contractor Regarding Non-Segregated Facilities

EXHIBIT C2

CERTIFICATION BY CONTRACTOR REGARDING NON-SEGREGATED FACILITIES

The **CONTRACTOR** certifies that he does not, and will not, provide and maintain segregated facilities for his employees at his establishments and, further that he does not, and will not, permit his employees to perform their services at those locations, under his control, where segregated facilities are provided and maintained. Segregated facilities include, but are not necessarily limited to, drinking fountains, transportation, parking, entertainment, recreation, and housing facilities; waiting, rest, wash, dressing, and locker rooms, and time clock, work, storage, restaurant, and other eating areas which are set apart in fact, or by explicit directive, habit, local custom, or otherwise, on the basis of color, creed, national origin, and race.

The **CONTRACTOR** agrees that, except where he has obtained identical certifications from proposed subcontractors for specific time periods, he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding $10,000.00 which are not exempt from the provisions of the Equal Opportunity clause, and that he will retain such certifications in his files.

The **CONTRACTOR** agrees that a breach of this certification is a violation of the Equal Opportunity clause in this Contract. The penalty for making false statements is prescribed in 18 U.S.C. 1001.

Georgia Waste Systems, LLC
Contractor

Signature

Tracey Shrader, Vice President, Area
Printed Name and Title of Signer

2/9/2026
Date

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C3: Drug Free Workplace Certification

EXHIBIT C3

DRUG FREE WORKPLACE CERTIFICATION

CONTRACTOR certifies that they are a drug free workplace as described below and will maintain compliance with such for the duration of the agreement.

In order to have a drug-free workplace, a business shall:

1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of controlled substances is prohibited in the workplace and specifying the actions that shall be taken against employees for violation of such prohibition.

2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3) Give each employee engaged in providing the commodities of contractual services that are under proposal a copy of the statement specified in the subsection (1).

4) In the statement specified in subsection (1), notify the employee that, as a condition of working on the commodities or contractual services that are under proposal, the employee shall abide by the terms of the statement and shall notify the employer of any conviction of, or plea of guilty or nolo contender to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5) Impose a sanction on or require that satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign this statement, I certify that this firm complies fully with the above requirements.

Georgia Waste Systems, LLC
Contractor

Authorized Representative Signature

2/9/2026
Date

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C4: Debarment and Suspension Certification

EXHIBIT C4

DEBARMENT AND SUSPENSION CERTIFICATION

The undersigned Proposer certifies on behalf of itself, and all Participating Members, Major Non-Participating Members and Contractors identified by such Proposer as of the date hereof, as follows:

The undersigned certifies to the best of its knowledge and belief, that it and its principals:

a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency.

b. Have not within a 3-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, State or local) transaction or contract under a public transaction; violation of federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, State or local) with commission of any of the offenses enumerated in paragraph 1b of this certification; and

d. Have not within a three (3) year period preceding this application/proposal had one or more public transactions (federal, State or local) terminated for cause or default.

Where the Proposer is unable to certify to any of the statements in this certification, it shall attach a certification to its proposal or bid stating that it is unable to provide the certification and explaining the reasons for such inability.

Signature of Contractor's Authorized Official

Tracey Shrader, Vice President, Area

Name and Title of Contractor's Authorized Official

2/9/2026

Date

Insurance

Certificate of Insurance

WM secures comprehensive insurance coverage to protect our customers. Woodstock can feel confident knowing WM delivers solid, dependable coverage designed to keep you protected. A copy of our certificate of insurance is included here.

ACORD

CERTIFICATE OF LIABILITY INSURANCE 1/1/2027

DATE (MM/DD/YYYY) 12/11/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Lockton Companies, LLC DBA as Lockton Insurance Brokers, LLC in CA CA license #0F15767 3657 Briarpark Dr., Ste. 700 Houston TX 77042 (866) 260-3538 TXClientSrvUT@lockton.com	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:
INSURED 1300299	WASTE MANAGEMENT HOLDINGS, INC. & ALL AFFILIATED RELATED & SUBSIDIARY COMPANIES INCLUDING: WASTE MANAGEMENT, INC. 800 CAPITOL STREET, SUITE 3000 HOUSTON TX 77002	INSURER(S) AFFORDING COVERAGE / NAIC # INSURER A : Indemnity Insurance Co of North America 43575 INSURER B : ACE American Insurance Company 22667 INSURER C : ACE Fire Underwriters Insurance Company 20702 INSURER D : ACE Property and Casualty Insurance Company 20699 INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 19287819 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR X XCU INCLUDED X ISO FORM CG00010413 GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [X] LOC OTHER:	Y	Y	HDO G48959064	1/1/2026	1/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 5,000,000 $ 5,000,000 $ XXXXXXX $ 5,000,000 $ 6,000,000 $ 6,000,000 $
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY X MCS-90	Y	Y	MMT H11435154	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
D	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $	Y	Y	XEU G27929242 011	1/1/2026	1/1/2027	EACH OCCURRENCE AGGREGATE $	$ 15,000,000 $ 15,000,000 $ XXXXXXX
A B C B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [N] If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	WLR C72631857 (AOS) WLR C7263181A (AZ,CA & MA) SCF C72631894 (WI) WCU C72631778 (OH, WA)	1/1/2026 1/1/2026 1/1/2026 1/1/2026	1/1/2027 1/1/2027 1/1/2027 1/1/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 3,000,000 $ 3,000,000 $ 3,000,000
B	EXCESS AUTO LIABILITY	Y	Y	XSA H11435282	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT $9,000,000 (EACH ACCIDENT)	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
BLANKET WAIVER OF SUBROGATION IS GRANTED IN FAVOR OF CERTIFICATE HOLDER ON ALL POLICIES WHERE AND TO THE EXTENT REQUIRED BY WRITTEN CONTRACT WHERE PERMISSIBLE BY LAW. CERTIFICATE HOLDER IS NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES (EXCEPT FOR WORKERS' COMP/EMPLOYER'S LIABILITY) WHERE AND TO THE EXTENT REQUIRED BY WRITTEN CONTRACT.

CERTIFICATE HOLDER	CANCELLATION
19287819 FOR INFORMATION PURPOSES ONLY	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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W9

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Advanced Disposal Services, Inc.

2 Business name/disregarded entity name, if different from above.

Georgia Waste Systems, LLC

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☒ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) 5

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

800 Capitol Street, Suite 3000

Requester's name and address (optional)

6 City, state, and ZIP code

Houston, TX 77002

7 List account number(s) here (optional)

Remit to: WM CORPORATE SERVICES, INC., AS PAYMENT AGENT, PO BOX 4648, CAROL STREAM, IL 60197-4648

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

9	0	–	0	8	7	5	8	4	5

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** Rachel Spears **Date** 2/24/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Cat. No. 10231X Form **W-9** (Rev. 3-2024)

Exhibit E: Vendor Conflict of Interest Form

City of Woodstock, Georgia

VENDOR CONFLICT OF INTEREST DISCLOSURE FORM

All vendors interested in conducting business with the City of Woodstock, Georgia must complete and return the Vendor Conflict of Interest Disclosure Form in order to be eligible to be awarded a contract. Please note that all vendors are subject to comply with the City's conflict interest policies as stated within the certification section below. If a vendor has a relationship with a City official or employee, an immediate family member of a City official or employee, the vendor shall disclose the information required below.

Certification: I hereby certify that to my knowledge, there is no conflict of interest involving the vendor named below:

1. No City official or employee or City employee's immediate family member has an ownership interest in vendor's company or is deriving personal financial gain from this contract.
2. No retired or separated City official or employee who has been retired or separated from the City for less than one (1) year has an ownership interest in vendor's Company.
3. No City employee is contemporaneously employed or prospectively to be employed with the vendor.
4. Vendor hereby declares it has not and will not provide gifts or hospitality of any dollar value or any other gratuities to any City employee or elected official to obtain or maintain a contract.
5. Please note any exceptions below:

Vendor Name	Vendor Phone Number
Conflict of Interest Disclosure*	
Name of City of Woodstock, Georgia employees, elected officials, or immediate family members with whom there may be a potential conflict of interest.	☐ Relationship to employee _____ ☐ Interest in vendor's company _____ ☐ Other _____
*Disclosing a potential conflict of interest does not disqualify vendors. In the event vendors do not disclose potential conflicts of interest and they are detected by the City; vendor will be exempt from doing business with the City.	

I certify that the information provided is true and correct by my signature below.

Signature of Authorized Representative | 2/9/2026 Date | Tracey Shrader, Vice President, Area — Printed Name and Title of Authorized Representative

PROCUREMENT USE ONLY

___ Yes, named employee was involved in Bid/ Proposal process.

___ No, named employee was not involved in procurement process or decision.

12453 Hwy 92 • Woodstock, GA • 30188 • 770-592-6000 • www.woodstockga.gov

Annotated List of References

These governmental organizations of like size and scope have been carefully selected for your review.

City of Peachtree Corners | ***310 Technology Parkway, Peachtree Corners, GA 30092***	
A. Client name, address, phone number, and email address	**Brian Johnson, City Manager** **(678) 691-1202 | bjohnson@peachtreecornersga.gov**
B. Description of all services provided	WM manages franchise collections and transportation for 10,254 residential accounts, 664 commercial customers, and 173 roll off collection locations.
C. Performance period	1/1/2019 and ongoing

City of Sugar Hill | *5039 West Broad Street, Sugar Hill, GA 30518*	
A. Client name, address, phone number, and email address	**Troy Besseche, Assistant City Manager,** **o: (770) 945-6716, m: (404) 488-4269 | tbesseche@cityofsugarhill.com**
B. Description of all services provided	WM manages all aspects of franchise collections and transportation for residential garbage, residential recycling, 250 commercial customers, and 75 roll off collection locations.
C. Performance period	9/1/2004 and ongoing

City of Berkeley Lake - *4040 S. Berkeley Lake Road NW, Berkeley Lake, GA 3009*	
A. Client name, address, phone number, and email address	**Leigh Threadgill, City Administrator** **(770) 368 9484 ext. 102 | leigh.threadgill@berkeleylake.com**
B. Description of all services provided	WM manages all aspects of franchise collections and transportation for residential garbage, residential recycling, 75 commercial customers, and 15 roll off collection locations.
C. Performance period	1/1/2005 and ongoing

Copy of Cherokee County Business License

2026
Cherokee County Occupation Tax Certificate

This certifies that the business or individual listed below is hereby authorized to conduct business within the Unincorporated Areas of Cherokee County.

LC20210000834
Georgia Waste Systems, LLC-Pine Bluff Hauling

13805 East Cherokee Dr, Ball Ground, GA 30107

This certificate is to be displayed conspicuously at the location of business, and is not transferable or assignable.

OTC20260002383 (Issuance Number)	Cherokee County 1831	January 29, 2026 (Date Issued)
562111 (NAICS Code) / Commercial (TYPE)		Occupation tax is payable annually starting January 1 (Date Due)

Shannon Griffith
License Officer

FireRMS:
OccNum:

Cherokee County 1831 GEORGIA

2026 Occupation Tax Certificate
Development Service Center
1130 Bluffs Parkway
Canton, GA 30114

Georgia Waste Systems, LLC-Pine Bluff Hauling
13805 E Cherokee Dr
Ball ground, GA 30107

State of Georgia Certificate of Existence

Control Number : J303265

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF EXISTENCE

I, **Brad Raffensperger**, the Secretary of State of the State of Georgia, do hereby certify under the seal of my office that

Georgia Waste Systems, LLC
a **Domestic Limited Liability Company**

was formed in the jurisdiction stated below or was authorized to transact business in Georgia on the below date. Said entity is in compliance with the applicable filing and annual registration provisions of Title 14 of the Official Code of Georgia Annotated and has not filed articles of dissolution, certificate of cancellation or any other similar document with the office of the Secretary of State.

This certificate relates only to the legal existence of the above-named entity as of the date issued. It does not certify whether or not a notice of intent to dissolve, an application for withdrawal, a statement of commencement of winding up or any other similar document has been filed or is pending with the Secretary of State.

This certificate is issued pursuant to Title 14 of the Official Code of Georgia Annotated and is prima-facie evidence that said entity is in existence or is authorized to transact business in this state.

Docket Number	: 21858605
Date Inc/Auth/Filed	: 06/07/1968
Jurisdiction	: Georgia
Print Date	: 09/23/2021
Form Number	: 211

Brad Raffensperger

Brad Raffensperger
Secretary of State

Conclusion

Georgia Waste Systems, LLC (WM) is proud to serve Woodstock with reliable, forward-thinking environmental services. You know our team, our commitment, and our ability to get the job done right – and we are ready to keep delivering for the City.

This proposal responds directly to the requirements outlined in your RFP. Every section has been carefully prepared to reflect your goals and how WM can help you achieve them.

Why WM?

You benefit from more than just our experience. You maintain access to local resources, advanced infrastructure, and a team that understands Woodstock – how you work, what you value, and where you are headed. That insight allows us to provide services that are not only efficient but also aligned with your operational needs and environmental priorities.

We are ready to continue delivering dependable service throughout the new agreement term. Our track record shows that we respond quickly, adapt when needed, and stay focused on caring for your residential customers and downtown businesses and ensuring your operations run smoothly.

What You Can Expect

- **No Disruptions**: Because we already know your systems and staff, there is no learning curve or transition risk. Service continues without interruption.
- **Reliable Compliance**: WM's facilities and practices meet or exceed all applicable environmental and safety regulations. You can be confident your waste is managed responsibly and in full compliance with regulatory standards.
- **Proven Value**: Our pricing reflects the value we bring Woodstock – reliable service, innovative solutions, a commitment to continuous improvement, and ongoing community involvement.

Looking Ahead

WM is not just maintaining the status quo. We are continuously evolving our services to support your future goals – by investing in innovation, enhancing operational efficiency, and delivering environmentally-focused offerings that put Woodstock at the center of everything we do.

WM's proposal delivers reliable, high-value service built on proven local experience, disciplined operations, and a shared commitment to sustainability outcomes for the City of Woodstock. This demonstrated by highlighting the City's evaluation criteria and WM's qualifications.

- **Price & Value:** WM offers competitive, carefully structured rates supported by verified service delivery, and operational efficiencies that reduce risk, control long-term costs, and protect rate stability throughout the contract term.
- **Firm's Qualifications and Resources:** As the City's current provider, WM brings continuity of experienced local staff, demonstrated performance in Woodstock, and a proven record of safety, responsiveness, and customer satisfaction.
- **General Performance History and Experience & References:** WM's operations are supported by multiple nearby facilities, industry-leading fleet maintenance and safety programs, and technology-enabled oversight that ensures uninterrupted, resilient service and rapid issue resolution across all customer types - all validated through long-standing community relationships and our included local references.
- **Additional Services/Information Beneficial to the City**
  - The addition of **WM's Shred-it® document destruction** expands our ability to offer additional services for the City. We look forward to adding Shred-it® secure document destruction to the City's recycling events at no charge to the City.
  - **WM's Localized Website**, offered at no charge, expands Woodstock's digital service offerings, enhances customer service, and can be used as a community hub for relevant announcements.
- WM's education-first approach - supported by targeted outreach research, local customer service teams, and real-world data - drives higher diversion, cleaner streets, regulatory compliance, and broad adoption of sustainable practices throughout the community.

WM offers value-added services, competitive, carefully structured service rates supported by established billing procedures, verified service delivery, and operational efficiencies that reduce risk, control long-term costs, and protect rate stability throughout the contract term. These value-driven approaches ensure public resources are used responsibly while maintaining consistent and dependable service.

TESTED.
PROVEN.
TRUSTED.

ALWAYS WORKING FOR A SUSTAINABLE TOMORROW®

AGENDA ITEM NO. 9.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 23, 2026
SUBMITTED BY:	Robyn Adams, City Clerk
ITEM TYPE:	Minutes
AGENDA SECTION:	MINUTES APPROVAL
SUBJECT:	**Consideration of Approval to Adopt Council Meeting Minutes - March 9, 2026**

SUGGESTED ACTION:

ATTACHMENTS:
Council Meeting Minutes 3.09.26 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, March 9, 2026

City Council ~ 7:00 PM

Attendees: Mayor Michael Caldwell, Council Member Warren Johnson, Council Member David Potts, Council Member Brian Wolfe, Council Member Tracy Collins, Council Member Rob Usher, City Manager Jeff Moon, Deputy City Manager Coty Thigpen, City Clerk Robyn Adams, City Attorney Phil Friduss, Assistant Police Chief Brian Aligood, Fire Chief Shane Dobson, Chief Financial Officer Ron Shelby, Chief Information Officer Katy Leggett, IT Engineer Caleb Fox, Community Development Director Melissa Sigmund, Deputy Community Development Director Duane Helton, Economic Development Director Brian Stockton, Parks and Recreation Director Brian Borden, Human Resources Director Mindy Nobis, Capital Improvement Plan Administrator Chris Luly, Communications and Marketing Manager Stacy Brown.

Absent: Mayor Pro Tem Colin Ake

ITEM 1) MEETING CALLED TO ORDER

- 7:00 PM Meeting called to order at The Chambers at City Center, 8534 Main Street, Woodstock, GA.
- The Girl Scouts led the group in The Pledge of Allegiance and Rector Tyler Kerley from Resurrection Anglican Church led the group in prayer.

ITEM 2) RECOGNITION OF GUESTS AND VISITORS

2.1) Proclamation - Girl Scouts (Administration)

- Mayor Michael Caldwell presented the proclamation to the Girl Scouts.

2.2) 2026 Arbor Day Celebration - 30 Year Employee Recognition (City Clerk)

- As part of the City of Woodstock annual Arbor Day Celebration, we honor Fire Chief Batallion Shane Tetterton in recognition of his 30-year anniversary with the City. Thank you for your years of service and dedication to our community. Mayor Michael Caldwell presented Fire Chief Batallion Tetterton with a windchime, an appreciation letter from he and the City Manager and a certificate showing the location and description of the tree planted in his name.

ITEM 3) ANNOUNCEMENTS

3.1) Announcements (Administration)

Communications and Marketing Manager Stacy Brown read the announcements.

- The downtown Woodstock Shamrock Crawl is Saturday, March 14th from 2:00 to 6:00 p.m. Participating restaurants will have festive food and drink specials. Get your stamp card to enter to win prizes at the visitors center or participating restaurants.

- The Spring Sip and Shop takes place in downtown Woodstock on Thursday, March 26th from 5:00 to 9:00 p.m. Tickets are $10 per person and they are available at the Woodstock Visitors Center or online at visitwoodstockga.com.

ITEM 4) MEETING DECORUM

- City Clerk Robyn Adams read the Meeting Decorum.

ITEM 5) PRESNETATIONS AND DISCUSSION ITEMS

5.1) Parks and Recreation Department Council Retreat Presentation (Parks and Recreation)

- Parks and Recreation Director Brian Borden shared a presentation. He shared information on proposed resident discount fees and future park projects to include a passive park on the Johnson Farm parcel and Phase II of the Downtown Playground. City Manager Jeff Moon explained that Downtown Playground Phase II is already funded within the SPLOST VII budget. For the Johnson Farm Master Plan, he noted that approximately $8 million is available from funds originally set aside for other Parks and Recreation projects; however, with the passage of the Parks Bond, those dollars are no longer needed for their initial purposes and can now be redirected, making them the appropriate funding source for the Johnson Farm project. Mayor Michael Caldwell stated he is excited about both of these projects.

ITEM 6) PUBLIC COMMENT

- *Mayor Michael Caldwell opened the Public Comment portion of the meeting.*
- *City Clerk Robyn Adams stated Martha Jean Schindler signed up to speak.*
- *Ms. Schindler spoke about her concerns regarding ICE.*
- *Mayor Michael Caldwell closed the Public Comment portion of the meeting.*

ITEM 7) CONSENT AGENDA

7.1) Approve Alcohol License - Ding Teng, Inc. dba Sushi Bros (Community Development)

- Hui Qin Chen has applied to the City of Woodstock on behalf of Ding Teng, Inc. dba Sushi Bros for on-premise consumption with Sunday sale of malt beverages and wine at a restaurant located at 10029 Highway 92, Suite 180, within the city limits of Woodstock. Ding Teng, Inc. dba Sushi Bros is owned by Hui Qin Chen. The registered agent will be Yan Chen.

7.2) Approve Pyro Productions Fireworks Agreement (Parks and Recreation)

- Request for approval of the Fireworks Display Agreement with Pyro Productions, Inc. for the July 4, 2026 celebration.

7.3) Approve Titan Global Enterprises Master Services Agreement & Statement of Work (Public Works)

- Request for approval of the Titan Global Enterprises Master Services Agreement and Statement of Work for security services during the 2026 event season.

7.4) Approve Emergency Repairs MAJBA JE 20834 - 1522 WWTP Emergency Purchases - Mixer, Lobe Blower Replacements & Membrane Cleaning (Public Works)

- Request for approval of MAJBA JE 20834 to re-purpose funding from the WWTP UV Disinfection project to fund the emergency purchase of three Flyght submersible mixers and one UBI 6024 two-lobe blower. Additionally, the membrane system requires immediate cleaning and maintenance to prevent potential damages which will also be funded by these re-purposed funds.

7.5) Approve Change of Non-Conforming Use for 105 Smokehill Lane, Suite 160 (Community Development)

- Request for approval of change. Stacey Yancy has applied for a business license on behalf of ARS, Inc. to locate an emergency remediation service business at 105 Smokehill Lane, Suite 160. The business would include indoor storage of clients' belongings removed during remediation, as well as water remediation equipment. This would be considered a Warehouse use for purposes of zoning, which does not conform with the GC Permitted Uses. The building in question was constructed with loading dock doors and high-ceiling spaces consistent with warehouse uses and operations. This suite was previously used by a non-conforming book wholesale business, also approved by City Council. The Land Development Ordinance allows for an existing nonconforming use of a building to be changed to another nonconforming use of the same or higher classification, subject to the written approval of the City Council. Staff recommends approval of the nonconforming use of emergency restoration/remediation services at 105 Smokehill Lane, Suite 160.

7.6) Approve Surplus and Disposal of Police Department Vehicles (Police)

- Request for approval to surplus and dispose of Police Department vehicles (qty 4). The vehicles will be disposed of via Jeff Dobson Auction (local auction) or other appropriate method. (FXA 2893, FXA 2910, FXA 2886, FXA 2892).

7.7) Waive Public Input Meeting - Paragon Accounting & Tax Solutions, 9026 Main Street (Community Development)

- Request to waive the public input meeting for Paragon Accounting & Tax Solutions per staff's recommendations. Paragon will be submitting a variance application to allow angled parking on Main Street in front of their future business location at 9026 Main Street. This would match the existing angled parking at adjacent developments, that was approved as part of entitlement packages for those developments.

- *Council Member Rob Usher made a motion to approve Consent Agenda Items 7.1 - 7.7.*
- *Council Member David Potts seconded the motion.*
- *Motion carried (5-0), Mayor Pro Tem Colin Ake Absent.*

ITEM 8) NEW BUSINESS

8.1) Consideration of MAJBA 20744 - To Fund Downtown Playground Phase II Project (Parks and Recreation)

- Request for approval of MAJBA JE 20744 to accelerate the project by using reserves in SPLOST VII to fund the design and construction of the Downtown Playground Phase II project. It was anticipated for this project to begin in a future fiscal year; however, timing has allowed it to begin sooner. This project will complete the downtown playground project, adding additional play features and access from multiple locations. Parks and Recreation Director Brian Borden presented the details of the item.

- *Council Member Rob Usher made a motion to approve Item 8.1.*
- *Council Member Brian Wolfe seconded the motion.*
- *Motion carried (5-0), Mayor Pro Tem Colin Ake Absent.*

8.2) Consideration of Earth Elements NM, LLC Agreement - Downtown Playground Project - Phase II (Community Development)

- Request for approval of the Earth Elements NM, LLC agreement for engineering and design along with construction management of the Downtown Playground Project - Phase II. The approval will also authorize the Mayor to sign the agreement. Parks and Recreation Director Brian Borden presented the details of the item.

- *Council Member Rob Usher made a motion to approve Item 8.2.*
- *Council Member Warren Johnson seconded the motion.*
- *Motion carried (5-0), Mayor Pro Tem Colin Ake Absent.*

8.3) Consideration of Earth Elements NM, LLC Agreement - Johnston Farm Park Master Plan and Related MAJBA JE 20836 (Community Development)

- Request for approval of the Earth Elements NM, LLC agreement for the development of the Johnston Farm Park Master Plan and related MAJBA JE 20836 in the amount of $33,500. The approval will also authorize the Mayor to sign the agreement. Parks and Recreation Director Brian Borden presented the details of the item.
- *Council Member Warren Johnson made a motion to approve Item 8.3.*
- *Council Member David Potts seconded the motion.*
- *Motion carried (5-0), Mayor Pro Tem Colin Ake Absent.*

8.4) Consideration of Extension for Conditional Use Permit - Daniel on Dupree - 119 Dupree Road (Community Development)

- Request for approval of an extension for the previously approved Conditional Use Permit for 119 Dupree Road (CUP#071-23) to March 9, 2027. The Conditional Use Permit was originally approved on March 27, 2023 to allow the construction of five townhomes on the site. Since that date, the developer has taken action to move forward with readying the site for development. However, the City is currently pursuing a Development Agreement with the applicant to include additional Grid-Street improvements for the Goshen Lane extension with this project's infrastructure improvements over and above those required specifically for this development. The additional time required for negotiation of the development agreement, along with the potential for an extended construction timeline will delay the applicant from obtaining building permits. As a result, staff recommends Council approve the extension. Community Development Director Melissa Sigmund presented the item.
- *Council Member David Potts made a motion to approve Item 8.4.*
- *Council Member Rob Usher seconded the motion.*
- *Motion carried (5-0), Mayor Pro Tem Colin Ake Absent.*

8.5) Consideration of Development Agreement with Beers Construction Partners, Inc. for Construction of Goshen Lane Extension (Administration)

- Request for approval of a development agreement with Beers Construction Partners, Inc. for the construction of Goshen Lane south of Dupree Road. This street segment is shown on the City's Grid Street Plan and the City currently owns the parcel where the roadway segment is to be constructed. The roadway segment will be constructed by Beers in conjunction with Beers' previously approved, adjacent five (5) unit townhome development. Capital Improvement Plan Administrator Chris Luly presented the item.
- *Council Member Tracy Collins made a motion to approve Item 8.5.*
- *Council Member Rob Usher seconded the motion.*
- *Motion carried (5-0), Mayor Pro Tem Colin Ake Absent.*

ITEM 9) MINUTES APPROVAL

9.1) Consideration of Approval to Adopt Council Meeting Minutes - February 23, 2026 (City Clerk)

- *Council Member Rob Usher made a motion to approve Item 9.1 adopting the February 23, 2026, Council Meeting Minutes.*
- *Council Member Tracy Collins seconded the motion.*
- *Motion carried (3-1-2), Mayor Pro Tem Colin Ake Absent, Council Member David Potts and Council Member Brian Wolfe Abstained.*

ITEM 10) DEPARTMENTAL REPORTS

10.1) Communications Reports (December 2025 and January 2026) (Communications and Marketing)

ITEM 11) MAYOR AND COUNCIL COMMENTS

ITEM 12) CITY MANAGER STAFF COMMENTS

- City Manager Jeff Moon stated he is requesting an Executive Session; however, he will not be asking Council to take action following the session.

ITEM 13) EXECUTIVE SESSION – PERSONNEL, LITIGATION, REAL ESTATE

- *Council Member Warren Johnson made a motion to retreat into Executive Session.*
- *Council Member David Potts seconded the motion.*
- *Motion carried (5-0), Mayor Pro Tem Colin Ake Absent.*

- *Council Member Tracy Collins made a motion to return from Executive Session.*
- *Council Member Warren Johnson seconded the motion.*
- *Motion carried (5-0), Mayor Pro Tem Colin Ake Absent.*

ITEM 14) FINAL ADJOURNMENT

- *Council Member Warren Johnson made a motion to adjourn.*
- *Council Member Rob Usher seconded the motion.*
- *Motion carried (5-0), Mayor Pro Tem Colin Ake Absent.*

_____
Michael Caldwell, Mayor

_____
Robyn Adams, City Clerk

AGENDA ITEM NO. 9.2

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 23, 2026
SUBMITTED BY:	Robyn Adams, City Clerk
ITEM TYPE:	Minutes
AGENDA SECTION:	MINUTES APPROVAL
SUBJECT:	**Consideration of Approval to Adopt Council Work Session Meeting Minutes - March 16, 2026**

SUGGESTED ACTION:

ATTACHMENTS:
Work Session Minutes 3.16.26 Final.pdf

City Council - Work Session
The Chambers at City Center
8534 Main Street
(Main) 770 592-6000 (Fax) 770 926-1375
http://www.woodstockga.gov

~MINUTES~

Monday, March 16, 2026

City Council - Work Session ~ 7:00 PM

Attendees: Mayor Michael Caldwell, Mayor Pro Tem Colin Ake, Council Member Warren Johnson, Council Member David Potts, Council Member Brian Wolfe, Council Member Tracy Collins, Council Member Rob Usher, City Manager Jeff Moon, Deputy City Manager Coty Thigpen, City Clerk Robyn Adams, Assistant Police Chief Brian Aligood, Captain Ron Sinfelt, Captain Ron Hughes, Officer Martinez, Chief Financial Officer Ron Shelby, Chief Information Officer Katy Leggett, IT Engineer Justin Iglesias, Community Development Director Melissa Sigmund, Deputy Community Development Director Duane Helton, City Planner Cameron Dunn, Economic Development Director Brian Stockton, Human Resources Director Mindy Nobis, Public Works Director Jeremy Parker, Parks and Recreation Director Brian Borden, Capital Improvement Plan Administrator Chris Luly, Project Manager Amanda Sutter, Communications and Marketing Manager Stacy Brown.

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 Pastor Keenan Brinson from Mount Olive Missionary Baptist Church led the group in prayer.

ITEM 2) ANNOUNCEMENTS AND INFORMATIONAL ITEMS

The Mayor's Youth Leadership Academy is June 8th-12th. The academy, in partnership with the University of Georgia's J.W. Fanning Institute for Leadership, provides rising high school juniors and seniors with a deeper understanding of the role of local government while developing valuable leadership skills. Students can apply online until March 31st at woodstockga.gov/mayorsyouthleaders.

The City-Wide Yard Sale will take place the weekend of April 25th and registration is open now. Sign up on woodstockparksandrec.com to have your sale added to the list on our website, flyer, interactive map, and newspaper ads.

ITEM 3) PRESENTATION ITEMS FOR DISCUSSION

Mayor Michael Caldwell stated he will amend the agenda to begin with Item 3.4 Dobbs Road Intersection Improvements Presentation. He announced this meeting will also serve as a make-up for the retreat meeting that was scheduled for Saturday, January 31st and had to be cancelled due to inclement weather.

3.1) Community Development Retreat Presentation (Community Development)

- Community Development Director Melissa Sigmund shared a presentation on Community Development projects and updates. She provided a review and findings from their Housing Data Audit project. She stated staff performed an audit of City housing count tracking data resource (both current and approved). She stated staff comprehensively re-built the data set using multiple data sources for validation of the current data and created a new housing tracker for future use. The comparison included home-ownership opportunities (single-family detached, townhomes, and condos),

institutional-owned (apartments), and senior living (independent living and assisted living facilities) showing percentages from September of 2025 and March 2026. Mayor and Council would like to see age restricted as a subcategory of home-ownership opportunities (formerly single-family) housing category so that we would have the ability to track this data moving forward. Council would also like to see data on rental vs. home ownership rates within the City in the future (census, etc.) Ms. Sigmund provided a review of recent projects and discussed what is next for the department. She stated 2026 is the year of the LDO amendments and process improvements. She provided a list of department goals. Ms. Sigmund asked for Council input and stated staff would bring back recommendations for planned developments at a future meeting. City Manager Jeff Moon stated that a master plan approach for PUDs is a strong option because it provides flexibility on the front end while ensuring the final product delivered matches what was presented and approved.

Planned Unit Development (PUD) discussion: Mayor Pro Tem Colin Ake referenced Catfiddle Street in Charleston as an example of a Planned Unit Development. He expressed support for PUDs as an innovative development tool and noted that he appreciates having more definitive plans and elevations for Council review and approval. He stated that he wants to encourage unique development and believes PUDs should be allowed in the downtown area. Council Member Warren Johnson asked about the applicability of PUDs for infill and redevelopment scenarios. He stated that he supports the concept of PUDs but acknowledged that implementation and establishing appropriate standards could be challenging. He added that PUDs could be a beneficial option throughout the city. Council Member Rob Usher stated he likes the idea of having definitive plans and likes the idea of PUDs. He suggested considering options for residential, commercial, or mixed-use PUDs. He expressed uncertainty about allowing PUDs specifically in the downtown area. Council Member David Potts stated that he supports allowing PUDs in the downtown area and likes the idea of the master plan option suggested by Mr. Moon.

3.2) Fire Department Retreat Presentation (Fire)

- Chief Shane Dobson shared a presentation on Fire Department updates. He thanked Mayor, Council and City Administration for their investments in the Fire Department. Chief Dobson provided an update on Fire Station #28 (Ridgewalk) and the new fire truck that will be housed at Station #28. He also provided an update on Fire Station #34 which is shortly behind Station #28 in the construction process. He provided an update on their recruits. Chief Dobson also provided data analytics on the department to include incident counts, property types, call volumes and types, apparatus volume, fire numbers and types, training, and outreach. He provided the current structure and a proposed structure. Lastly, he stated they will be pursuing CFAI international accreditation and its importance as the framework for continuing to build a resilient future focused organization. Council Member Rob Usher stated that he would like to see the current response-time data compared to future data once the two new stations are open and serving their respective areas, in order to evaluate the impact of the new facilities. Mayor Pro Tem Colin Ake stated that he appreciates the data provided and that it supports the direction the City is aiming to move. He asked about the anticipated timeframe for accreditation. Mayor Caldwell asks how long the accreditation lasts once obtained. Chief Dobson stated he believes it is 3 or 5 years. He also asked how many departments in Georgia received this accreditation. Mayor Pro Tem Ake looked it up and stated there were 14 in 2023. Council Member Brian Wolfe stated Cherokee County could be added to that number.

3.3) Communications Retreat Presentation (Communications & Marketing)

- Communications and Marketing Manager Stacy Brown shared a presentation on Communications and Marketing updates. She spoke about public input and engagement – a data-driven review on how Woodstock engages, informs, and collaborates. She shared the full circle strategy – to listen with project-specific hubs, act with data-driven decisions, and report through earned media and owned channels. Ms. Brown shared examples to include hybrid feedback loops and closing the loop with data. She also spoke about accessibility as inclusion and the measures the city is taking on ensuring the City is compliant with the Department of Justice April 2027 deadline. Ms. Brown also shared information on digital engagement and the QR codes available for Email/SMS newsletters and E-Notify for newsroom and alerts. She shared earned media tracking and data. Council Member Rob Usher asked about posting the QR codes at the Chambers. Ms. Brown stated she had discussed that with the City Clerk and Deputy City Clerk and they had planned to incorporate those in the Chambers. Mayor Caldwell asked that they be shared around town as well.

Mayor Michael Caldwell announced a 5-minute break.

3.4) Dobbs Road Intersection Improvements Presentation (Administration)

- Deputy City Manager Coty Thigpen introduced Adam Gomez with Kimley Horn who provided a presentation on proposed intersection improvements to two Dobbs Road intersections: Main Street at Dobbs Road and Dobbs Road at Arnold Mill. Mr. Gomez went over the development traffic study summary for the Dobbs Road and Main Street intersection and presented Kimley Horn's assessment findings for that same intersection along with an alternative intersection option and recommended approach. For the intersection of Dobbs Road and Arnold Mill Road, Mr. Gomez provided a concept geometry overview and recommended approach. He also provided an alternate intersection overview to include pros and cons and examples from both local and national projects. Mayor Pro Tem Colin Ake said that a mini roundabout at Dobbs Road and Main Street would be the better option. Mayor Michael Caldwell agreed, noting that a mini roundabout would function more reliably in sequence than a traffic signal. He added that both intersections need attention and that Kimley Horn provided a strong, data-driven solution.

3.5) LDO Amendment Presentation: Downtown/Lot of Record: Chapter VII, including Article III - General Information, Article V - Use Districts and Regulations, and Article VII – Downtown District Standards (Community Development)

- Presentation and discussion regarding a staff-proposed amendment to the Land Development Ordinance regarding Downtown District Standards. Community Development Director Melissa Sigmund presented the item. She shared background issues, overarching goals, proposed changes and clarifications. Ms. Sigmund shared a Lot of Record is a lot that is part of a subdivision recorded in the Superior Court Clerk's Office prior to September 10, 2018, and additional information on this topic. She also shared proposed changes protecting existing subdivisions as well as details on other proposed changes. Council Member David Potts asked if City staff had a map online relating to this. Ms. Sigmund stated they would start with the zoning and from there they would go through the process of what standards would apply. Mayor Michael Caldwell, Mayor Pro Tem Colin Ake, and Council Member Rob Usher thanked Ms. Sigmund and her staff for all the hard work put into this project.

3.6) Residential Solid Waste Collection and Recycling Services Discussion (Administration)

- City Manager Jeff Moon shared information from the RFP process and presented options to Council. He stated the current contract with Waste Management expires on June 30th and therefore we went out to bid on the contract. He provided Council with four possible options. Option 1: Award bid to lowest bidder. This will result in a rate increase of approximately $11.64 per quarter over the current rate. Option 2: Award bid to the incumbent. This will result in a rate increase of approximately $26.46 per quarter over the current rate but avoid the transition over to a new provider. Choosing a new provider would result in new cart distribution and customers setting up new accounts. Option 3: Not award the bid and transition over to an "open franchise system" with service zones in the city. This would likely result in much higher prices due to loss of volume to the provider and would increase city operations cost. It would also result in multiple trucks in neighborhoods and throughout the city which would result in more traffic on the roads and likely less safe. Option 4: Not award the bid. This option will likely result in higher rates due to the loss of volume, and he would not recommend this option for many reasons. He provided pros and cons of Option 1 and Option 2, and recommended Council choose from one of those two options. Council Members noted the volume discount was an important factor. Council Member David Potts inquired about online bill pay by Red Oak. Council Member Brian Wolfe inquired about yard waste and bulk items. Council Member Rob Usher inquired about roll-offs for events such as concerts and recycling events and mentioned the safety aspect of having one truck coming in and out of subdivisions. He also expressed the importance and benefit of having one company service the City. He acknowledged Waste Management's support for the recycling events. Mayor Pro Tem Colin Ake inquired about the tech system in the trucks. Several Council Members stated they have been happy with Waste Management's service, and they appreciate all the work and effort they put in to remedy any issues that arise in a timely manner. Council Member Brian Wolfe stated his review of the Red Oak submittal that shows the price did not include bulk pick up and yard waste. Council Members expressed they would like to choose from Option 1 or 2. City Manager Jeff Moon stated this item would be on the March 23rd agenda for Council consideration.

ITEM 4) DEPARTMENTAL REPORTS

4.1) Fire Monthly Report (January and February 2026) (Fire)

4.2) Communications Monthly Report (February 2026) (Communication and Marketing)

4.3) Parks & Recreation Monthly Report (February 2026) (Parks & Recreation)

4.4) Investment Report (February 2026) (Finance)

City Manager Jeff Moon stated he is requesting an Executive Session, and they will not be asking Council to take action given it is a Work Session.

ITEM 5) EXECUTIVE SESSION

- *Council Member Warren Johnson made a motion to retreat into Executive Session.*
- *Mayor Pro Tem Colin Ake seconded the motion.*
- *Motion carried (6-0).*

- *Mayor Pro Tem Colin Ake made a motion to return from Executive Session.*
- *Council Member Brian Wolfe seconded the motion.*
- *Motion carried (6-0).*

ITEM 6) FINAL ADJOURNMENT

- *Council Member Tracy Collins made a motion to adjourn.*
- *Council Member David Potts seconded the motion.*
- *Motion carried (6-0).*

_____
Michael Caldwell, Mayor

_____
Robyn Adams, City Clerk

AGENDA ITEM NO. 10.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: March 23, 2026

SUBMITTED BY: Katy Leggett, Information Technology

ITEM TYPE: Departmental Reports

AGENDA SECTION: DEPARTMENTAL REPORTS

SUBJECT: **Information Technology Monthly Report (February 2026)**

SUGGESTED ACTION:

ATTACHMENTS:
IT Monthly Report 2026_02.pdf

INFORMATION | TECHNOLOGY | GIS

MONTHLY REPORT

FEBRUARY 2026
Created 3/2/2026

Completed Projects

WOODSTOCK GIS & MAPPING

YTD Drone Flights

5

Fire Station Backup Internet

Adding in redundant internet connection for FS10 and FS14, to increase resiliency.

2026 Annexation Survey

Completed the annual Census Bureau's Boundary and Annexation Survey.

Tree Dedications Viewer

Create a new Employee Tree Dedication Viewer, to locate dedicated trees.

Manhole Elevations

1500+ Manhole/Pipe Elevations collected during February Data Collection Blitz

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www.woodstockga.gov/jobs

Want to trade the high-pressure grind for a role with a soul? Join our team as our new **Systems Administrator**! It's the best of both worlds: you'll manage meaningful tech that supports our community while enjoying the stable rhythm of local government. Click here to apply.

In Progress Projects

Major Projects App Refresh
[ON HOLD]

Complete revamp of the existing Major Projects interactive dashboard.

Capital Projects Dashboard
DUE APR 30

New interactive dashboard showing new and in progress Capital Improvement Projects.

New IT Policies (SLCGP Grant)
DUE APR 30

State & Local Cybersecurity Grant Program funding, to be used for new Woodstock IT policy creation.

Sewer Manhole/Pipe Data
DUE APR 30

Field data collection of all sewer manholes and pipes elevations, to improve modelling capabilities

GridSmart Expansion #3
MAY 30

Adding 4 additional GridSmart traffic cameras and related networking equpiment. Phase 3.

Help Desk Activity

	On-boarding	Off-boarding	New Tickets	Closed Tickets
last month	5 ↑3	5 ↓1	197 ↓5	198 ↑29
YTD	7	11	399	367

FEBRUARY 2026
Help Desk MVP

CALEB FOX