



**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, July 27, 2026

City Council - Regular Session 7:00 PM
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ITEM 1. MEETING CALLED TO ORDER

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

ITEM 2. RECOGNITION OF GUESTS AND VISITORS

- 1. Recognition of Promotion in Police - Officer Kristin Franks Promoted to Detective** (Roland Castro)

ITEM 3. ANNOUNCEMENTS

- 1. Announcements** (Colin Ake)
On August 8th, the Pop 2000 Tour with Chris Kirkpatrick of NSYNC, O-Town, and LFO will bring music lovers at Woodstock Summer Concert Series right back to the early 2000s. Full concert details at woodstockconcertseries.com

Shoppers in Downtown Woodstock are in for an extra treat with the return of the Summer Scratch Off Lottery. Visit one of the participating stores, make a purchase, and receive one scratch off card. There are discounts on every card. Scratch off cards will be handed out from August 1st to 15th and will expire on August 31st. Shoppers will be entered into a raffle to win event prizes. All the details are at visitwoodstockga.com.

ITEM 4. MEETING DECORUM

ITEM 5. PRESENTATIONS AND DISCUSSION ITEMS

- 1. Downtown Playground Phase II Presentation** (Brian Borden)

ITEM 6. PUBLIC COMMENT

ITEM 7. CONSENT AGENDA

- 1. Approve Collections Agreement for Parking Citations** (Brian Stockton)

Request for approval of agreement with Municipal Collections of America, Inc. for outstanding parking tickets issued by Pivot Parking within the paid parking zones. Due to the approach to not boot or tow repeat offenders within the paid parking zones, it is recommended that customers with 2 or more citations that are 30 days old or \$100 in outstanding citations, whichever is first, be sent to collections. Municipal Collections of America is recommended by Pivot Parking for their similar customer friendly approach and ability to adapt to the needs of the parking program.

2. **Approve Intergovernmental Agreement Between Cherokee County, Georgia, Cherokee County Sheriff's Office and City of Woodstock for Law Enforcement Intelligence Support** (Jeff Moon)
Request for approval of an Intergovernmental Agreement between Cherokee County Georgia, Cherokee County Sheriff's Office and the City of Woodstock for Law Enforcement Intelligence Support Services.
3. **Approve Agreement for Renovations to Downtown Playground (Phase II)** (Brian Borden)
Request for approval of an agreement between the City of Woodstock and Great Southern Recreation for the renovation of the Downtown Playground in the amount of \$438,961.00. Great Southern Recreation has a competitively bid Cooperative Purchase Agreement in place through Equalis Group/Cooperative Council of Governments, Contract # CO5-2165B.
4. **Approve Special Event Request for Cadence Fair - Road & Parking Lot Closure** (Melissa Sigmund)
Request for approval of road and parking lot closure as listed with Conditions of Approval provided by the Special Event Review Committee as included in the agenda packet. The Applicant, Danica Clark on behalf of Reformation Brewery, has requested closure of Elm Street, Market Street, and the Mill Street Public Parking Lot on Saturday, October 24, 2026 from noon to 11:30pm for Cadence Fair. Elm Street closure has been requested between Wall Street and Market Street. Market Street closure has been requested between Oak Street and Mill Street. Entrances to the Mill Street Public Parking lot would be blocked off on Mill Street. Alcohol will be served through Reformation Brewery's existing alcohol license.
5. **Approve Surplus/Disposal of Various IT Equipment, Cell Phones, and Tablets** (Katy Leggett)
Request for approval to surplus and dispose of various IT equipment. Full list of items provided in agenda packet. Equipment will be sent back to cell carrier for trade-in credit to be added to City accounts.
6. **Approve Exempt Pay Grade Table Adjustments** (Mindy Nobis)
Request for approval of the Exempt Pay Grade Table adjustments as shown in the agenda packet. An additional adjustment was needed to the Maximum column outside of approved budget changes. The Maximum pay grade column fields on the Exempt table were adjusted by an additional 2.5%. This will assist the City in providing Compression Relief, Sustaining Competitiveness, Budget Stewardship, and Internal Equity and Pay Philosophy.

ITEM 8. PUBLIC HEARING

1. **Consideration of Z#171-26: South on Main 2026 Condition Amendment (Public Hearing & Vote)** (Niwana Ray)

Request for consideration of Z#171-26. Staff recommends approval with conditions of a Condition Amendment, a Conditional Use Permit, and concurrent Variance requests to a previously approved project (South on Main, last amended in case Z#149-22). The

modification would allow townhomes and residential-over-commercial units to replace the 180 apartments and/or condominium units previously approved for the site.

2. **Consideration of A#133-26: 545 Dobbs Road - Rezoning (Public Hearing & Vote)** (Niwana Ray)
Request for consideration of A#133-26. Staff recommends approval of the request to annex the parcel at 545 Dobbs Road (15N17 009) and rezone to DT-VLR (DT-Very Low Density Residential).
3. **Consideration of A#133-26: 545 Dobbs Road - Annexation (Public Hearing & Vote)** (Niwana Ray)
Request for consideration of A#133-26. Staff recommends approval of the request to annex the parcel at 545 Dobbs Road and rezone to DT-VLR (DT-Very Low Density Residential). Attachments are with related Rezoning item.
4. **Consideration of Adoption of Zoning Map Amendment: July 2026 (Public Hearing & Vote)** (Natalie Faustine)
Request for approval to adopt the July 2026 Zoning Map Update.

ITEM 9. NEW BUSINESS

ITEM 10. MINUTES APPROVAL

1. **Consideration of Approval to Adopt Council Meeting Minutes - July 13, 2026** (Robyn Adams)
2. **Consideration of Approval to Adopt Work Session Minutes - July 20, 2026** (Robyn Adams)

ITEM 11. DEPARTMENTAL REPORTS

1. **Administrative Variance & Sign Waiver Report (January - June 2026)** (Niwana Ray)
2. **Information Technology Monthly Report (June 2026)** (Katy Leggett)
3. **Parks and Recreation Monthly Report (June 2026)** (Brian Borden)
4. **Investment Report (June 2026)** (Ron Shelby)
5. **Communications Monthly Report (June 2026)** (Stacy Brown)
6. **Community Development Hot Sheet (July 2026)** (Melissa Sigmund)
7. **Public Works Monthly Project Status Update (July 2026)** (Jeremy Parker)
8. **EOM Monthly Report (June 2026)** (Coty Thigpen)

ITEM 12. MAYOR AND COUNCIL COMMENTS

ITEM 13. CITY MANAGER AND STAFF COMMENTS

ITEM 14. EXECUTIVE SESSION - Personnel, Litigation, Real Estate

ITEM 15. FINAL ADJOURNMENT

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Roland Castro, Police Department

ITEM TYPE: Personnel

AGENDA SECTION: RECOGNITION OF GUESTS AND VISITORS

SUBJECT: **Recognition of Promotion in Police - Officer Kristin Franks
Promoted to Detective**

SUGGESTED ACTION:

ATTACHMENTS:

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Stacy Brown, Communications

ITEM TYPE: Announcements

AGENDA SECTION: ANNOUNCEMENTS

SUBJECT: **Announcements**

SUGGESTED ACTION: On August 8th, the Pop 2000 Tour with Chris Kirkpatrick of NSYNC, O-Town, and LFO will bring music lovers at Woodstock Summer Concert Series right back to the early 2000s. Full concert details at woodstockconcertseries.com

Shoppers in Downtown Woodstock are in for an extra treat with the return of the Summer Scratch Off Lottery. Visit one of the participating stores, make a purchase, and receive one scratch off card. There are discounts on every card. Scratch off cards will be handed out from August 1st to 15th and will expire on August 31st. Shoppers will be entered into a raffle to win event prizes. All the details are at visitwoodstockga.com.

ATTACHMENTS:

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Brian Borden, Parks & Recreation

ITEM TYPE: Presentation and Discussion Items

AGENDA SECTION: PRESENTATIONS AND DISCUSSION ITEMS

SUBJECT: **Downtown Playground Phase II Presentation**

SUGGESTED ACTION:

ATTACHMENTS:

[Downtown Playground July 27, 2026 Regular Meeting of Mayor & Council.pdf](#)

[Downtown Woodstock Quote - 7_13_26.pdf](#)



View: Eroded Slope Along Market Street



View: Eroded Swale at Toe of Slope



View: Missing/Damaged Play Equipment Zone



Drone Aerial Photograph – Existing Conditions
Spring 2026



View: Eroded Swale Along Maple Street



Problem: Eroded Slope Along Market Street.

Solution: Install 2500 sf of artificial turf from edge of sidewalk along Market Street to toe of slope in park.

Problem: Eroded swale at toe of slope.

Solution: Install 47 lf of 18" ht. CMU block seat wall with 82' lf of french drain, 88 lf of concrete curb, and 888 sf of shredded bark mulch.



Problem: Missing/Damaged Play Equipment.

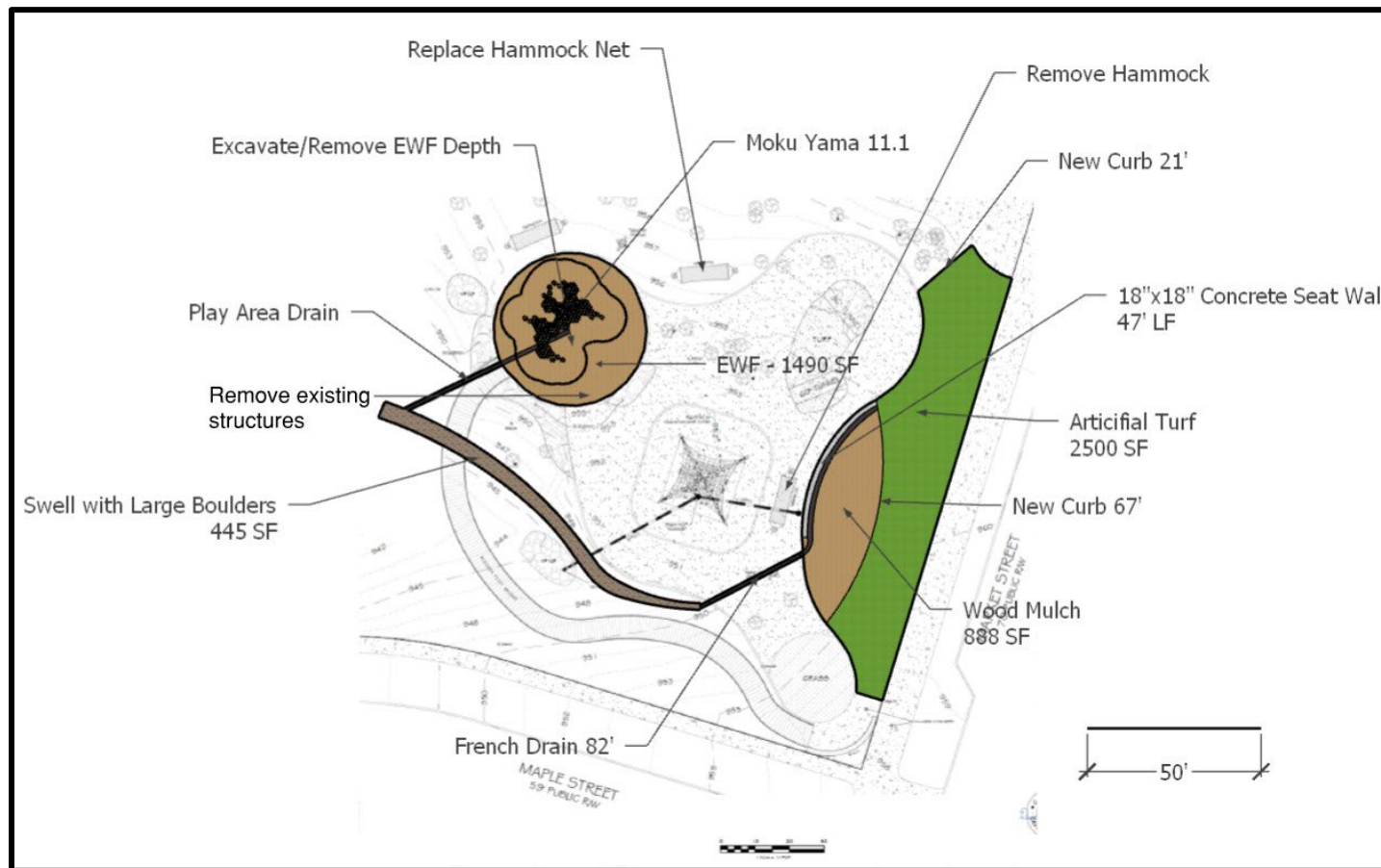
Solution: Remove remaining equipment and install Moku Yama 11.1 play structure, 1490 sf of EWF safety surface and underdrain system.

Problem: Eroded swale along Maple Street.

Solution: Install 530 sf boulder swale.

**Drone Aerial Photograph – Proposed Improvements
Spring 2026**





Improvements Diagram
Provided by Great Southern Recreation



Moku Yama 11.1 Play Structure
Provided by Great Southern Recreation

NOTE:

Great Southern Recreation will be responsible for the construction of this project under the supervision of the City Parks & Recreation Department & EENM, LLC. Construction is scheduled for Fall 2026.





ORGANIZATION:	City of Woodstock
CONTACT:	Brian Borden
ADDRESS:	
PHONE:	

PROJECT TITLE:	Downtown Woodstock
REVISION:	
OPTION:	

Official Quote from Great Southern Recreation

TERRITORY MANAGER	DATE	TERRITORY	COUNTY	TERMS	COLORS
Chris Berrong	7/13/2026	1	Cherokee	Net 30	TBD

PART NUMBER	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	1	Equalis Discounted Moku Yama 11.1	\$ 186,876.00	\$ 186,876.00
		Equalis COG-2165	\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -

SUBTOTAL FOR EQUIPMENT				\$ 186,876.00
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	Certified Southern-built™ Installation			\$ 57,600.00
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SAFETY SURFACE	1490	Engineered Wood Fiber - Moku Yama Area	\$ 2.40	\$ 3,576.00
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SITEWORK	1	Excavation/Removal of Play Area	\$ 15,000.00	\$ 15,000.00
CURBING	88	Concrete Curb	\$ 35.00	\$ 3,080.00
SITEWORK	47	Seat Wall	\$ 120.00	\$ 5,640.00
SITEWORK	888	Landscape Mulch	\$ 1.75	\$ 1,554.00
SITEWORK	530	Boulders for Swell	\$ 92.00	\$ 48,760.00
SURFACING	2500	Artificial Turf	\$ 19.00	\$ 47,500.00
SITEWORK	2500	Concrete Embankment Cap	\$ 13.00	\$ 32,500.00
SITEWORK	1	Music Equipment/Seating Relocation	\$ 3,500.00	\$ 3,500.00
SITEWORK	1	Hammock Demo/Removal	\$ 750.00	\$ 750.00
INSPECTION	1	Moku Yama Area Inspection	\$ 975.00	\$ 975.00
SITEWORK	126	Drainage	\$ 25.00	\$ 3,150.00
SITEWORK	1	Mound Prep	\$ 10,000.00	\$ 10,000.00

SUBTOTAL	\$ 420,461.00
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TAX RATE	
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SALES TAX	-
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BONDS	
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EQUIPMENT FREIGHT	15,000.00
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SURFACE FREIGHT	3,500.00
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TOTAL	\$ 438,961.00
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Please Note Attached Terms and Conditions

Company Mission: Every day our contry battles the loneliness epidemic. We help fight back by building beautiful outdoor spaces that offer real connection to families and communities.

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Brian Stockton, Economic Development

ITEM TYPE: Contracts, Agreements, Leases

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Approve Collections Agreement for Parking Citations**

SUGGESTED ACTION: Request for approval of agreement with Municipal Collections of America, Inc. for outstanding parking tickets issued by Pivot Parking within the paid parking zones. Due to the approach to not boot or tow repeat offenders within the paid parking zones, it is recommended that customers with 2 or more citations that are 30 days old or \$100 in outstanding citations, whichever is first, be sent to collections. Municipal Collections of America is recommended by Pivot Parking for their similar customer friendly approach and ability to adapt to the needs of the parking program.

ATTACHMENTS:

[WOODSTOCK.MCOA.Collections2026.pdf](#)

COLLECTION SERVICES AGREEMENT
MUNICIPAL COLLECTIONS OF AMERICA, INC.

This COLLECTION SERVICES AGREEMENT is hereby entered into this ____ day of _____, 2026 by and between Municipal Collections of America, Inc., (MCOA) and the City of Woodstock, Georgia (hereinafter referred to as THE CLIENT).

WHEREAS, MCOA is a duly licensed collection agency in the State of Illinois; and authorized to perform services in the State of Georgia.

WHEREAS, MCOA possesses the personnel, experience, expertise, and equipment to effectively aid THE CLIENT in collecting fines through an effective collection process; and

WHEREAS, THE CLIENT may wish to list certain debts with MCOA for collection from time to time and MCOA may wish to accept such claims for collection.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the sufficiency of which is hereby mutually acknowledged, the parties hereto hereby agree as follows:

ARTICLE I

Any debts and/or fines listed for collection with MCOA will be collected and administered pursuant to all the terms and conditions in this Agreement.

All debts and fines submitted to MCOA for collection shall be submitted using the forms and procedures designated by MCOA and pursuant to this agreement.

Upon request of MCOA, THE CLIENT, or its Agents, will provide any relevant documentation deemed necessary for use by MCOA in its collection efforts in a timely manner.

MCOA will acknowledge receipt of any debts listed for collection within five days thereof.

MCOA retains the right to reject any debt submitted for collection. MCOA shall provide THE CLIENT with an explanation for any such rejection.

ARTICLE II

MCOA shall use its best efforts and any lawful means which in its judgment and discretion it believes will result in the collection of the debt/fines which are listed for collections.

ARTICLE III

No fees shall be payable to MCOA unless money is collected, at which time MCOA shall be paid as follows:

Option #1 - If THE CLIENT adds a 35% Collection Fee to a debt upon delinquency:

Upon payment, MCOA shall receive twenty-five and 93/100th percent (25.93%) of the balance paid on each debt after to the late fee has been added. As an example, a \$100 item becomes \$135 and MCOA retains 25.93% (\$35 of the \$135).

Option #2 - If THE CLIENT does NOT add a 35% Collection Fee to a debt upon delinquency:

Upon payment, MCOA shall receive thirty percent (30%) of the balance paid on each debt.

ARTICLE IV

Upon THE CLIENT'S listing of a debt for collection, MCOA shall have the exclusive right to collect the amounts owed thereunder until such time as it determines the debt is uncollectable or THE CLIENT requests return of the debt to THE CLIENT. Any inquiries concerning any debt listed for collections, including attempts to make payment, shall be referred at the earliest possible time to MCOA.

MCOA will deposit any money collected in THE CLIENT'S separate bank trust account established for that purpose.

After deduction of the fees allowable by this Agreement, MCOA will forward to THE CLIENT THE CLIENT'S share of any amounts collected. Remittance to THE CLIENT will be made by the 5th of the month for any amounts collected by the last day of the preceding month.

In the event that any funds are paid to THE CLIENT for debts which have been listed for collection, THE CLIENT will report such collections to MCOA daily for accounting pursuant to this agreement.

ARTICLE V

THE CLIENT hereby authorizes MCOA to accept a negotiated settlement on any debt listed for collection; provided, however, that unless otherwise authorized by THE CLIENT, any such settlement shall be no less than 100% of the available balance.

Should THE CLIENT make any settlement or otherwise takes any action in derogation of MCOA's exclusive right to collect on any debt listed for collection, then MCOA shall be entitled to payment in full, as delineated in Article III hereof, based on the full amount of the violation, as listed. Any such payments which may become due may be deducted from the CLIENT'S next monthly payment from MCOA.

ARTICLE VI

MCOA shall indemnify and hold THE CLIENT harmless from and against any and all suits, causes of action, claims for damages, and any and all other liability of whatsoever nature, including but not limited to any and all costs and expenses, excluding attorneys' fees arising out of or in connection with any claims or suits for loss or damages arising solely out of the acts of the agents, servants or employees of MCOA during the term of this Agreement. MCOA shall defend and indemnify THE CLIENT from any claim or action arising out of MCOA'S performance or non-performance of its obligations under this agreement, including but not limited to any debt of the Fair Debt Collection Practices Act (15 U.S.C. 1601, et seq.), any law dealing with the credit rating of any individual, and other applicable laws arising out of the acts or omissions of MCOA or its agents or employees. Conversely, THE CLIENT shall indemnify and hold harmless MCOA from and against any and all liability, costs and expenses, excluding attorneys' fees arising solely out of or in connection with any claims or suits for loss or damages arising out of acts of THE CLIENT or its employees.

Further, THE CLIENT warrants and represents to MCOA that any debt listed for collection will be a legal and valid debt owed to THE CLIENT; and in addition to the indemnities listed above, THE CLIENT agrees to indemnify and hold MCOA harmless against any and all liability, costs, and expenses, excluding attorneys' fees occasioned by claims or suits under the Federal "Fair Debt Collection Practices Act", due to the breach of these warranties and representations.

ARTICLE VII

This Agreement is for a period of 12-months from the date first above written, however, it shall continue under the same terms and conditions for additional one-year periods until termination by either party, by notice given in writing to the other party, at least thirty (30) days prior to termination.

In the event of termination of the Agreement by either party, THE CLIENT shall have the option of requesting that MCOA continues to process any active payment plans under the same terms and conditions of this Agreement until completion.

ARTICLE VIII

At least once per year, MCOA will return to THE CLIENT such debts which MCOA determines, in its sole judgment and discretion, to be uncollectible.

ARTICLE IX

Any notice to be given pursuant to this Agreement shall be deemed as served when placed in the United States Mail, with postage prepaid, sent by certified mail, return receipt requested; to the address designated, in writing, by either party. Until such time as a different address is designated notices shall be sent as follows:

If to MCOA,

Municipal Collections of America, Inc.
3348 Ridge Road
Lansing, Illinois 60438

If to THE CLIENT,

City of Woodstock
12453 HWY 92
Woodstock, GA 30188

ARTICLE X

This agreement contains the entire agreement between the parties hereto and supersedes any prior agreements or understandings between the parties, except to the extent specifically provided for herein. This agreement may only be altered, amended or modified by written instrument signed by both parties hereto.

The terms of this shall be severable. In the event any of the terms or provisions of this agreement are deemed to be void or otherwise unenforceable for any reason, the remainder of this agreement shall remain in full force and effect.

This agreement shall not be construed so as to create a joint venture, partnership, employment or other agency relationship between the parties hereto except to the extent specifically provided for herein.

Notwithstanding any other provision of this agreement, it is expressly agreed and understood that, in connection with the performance of this agreement, MCOA shall comply with all applicable federal, state, city and other requirements of law, including, but not limited to, any applicable requirements regarding prevailing wages, minimum wage, workplace safety and legal status of employees. Without limiting the foregoing, MCOA hereby certifies, represents and warrants to THE CLIENT that all MCOA's employees and/or agents who will be providing products and/or services with respect to this agreement shall be legally authorized to work in the United States. MCOA shall also, at its expense, secure all permits and licenses, pay all charges and fees and give all notices necessary and incident to the due and lawful prosecution of the work, and/or the products and/or services to be provided for in this agreement.

ARTICLE XI

This agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute one and the same agreement. For the purposes of executing this agreement, any signed copy of this agreement transmitted by fax machine or e-mail shall be treated in all manners and respects as an original document. The signature of any party on a copy of this agreement transmitted by fax machine or e-mail shall be considered for these purposes as an original signature and shall have the same legal effect as an original signature. Any such faxed or e-mailed copy of this agreement shall be considered to have the same binding legal effect as an original document. At the request of either party any fax or e-mail copy of this agreement shall be re-executed by the parties in an original form. No party to this agreement

shall raise the use of fax machine or e-mail as a defense to this agreement and shall forever waive such defense

IN WITNESS WHEREOF, the parties have signed and sealed this Agreement of the date first above written.

Municipal Collections of America, Inc.

By: _____

Date: _____

Name: Jeffrey Wood

THE CLIENT

By: _____

Date: _____

Name: _____

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Cassandra Henry, Administration

ITEM TYPE: Contracts, Agreements, Leases

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Approve Intergovernmental Agreement Between Cherokee County, Georgia, Cherokee County Sheriff's Office and City of Woodstock for Law Enforcement Intelligence Support**

SUGGESTED ACTION: Request for approval of an Intergovernmental Agreement between Cherokee County Georgia, Cherokee County Sheriff's Office and the City of Woodstock for Law Enforcement Intelligence Support Services.

ATTACHMENTS:

[IGA City of Woodstock - DRAFT Updated.pdf](#)

**INTERGOVERNMENTAL AGREEMENT BETWEEN
CHEROKEE COUNTY, GEORGIA, CHEROKEE COUNTY SHERIFF’S OFFICE, AND
THE CITY OF WOODSTOCK
FOR LAW ENFORCEMENT INTELLIGENCE SUPPORT**

STATE OF GEORGIA
COUNTY OF CHEROKEE

“Intelligence as a Service (IaaS)”

This INTERGOVERNMENTAL AGREEMENT BETWEEN CHEROKEE COUNTY, GEORGIA, CHEROKEE COUNTY SHERIFF’S OFFICE, AND THE CITY OF WOODSTOCK FOR LAW ENFORCEMENT INTELLIGENCE SUPPORT SERVICES (hereinafter “Agreement”) is entered into this ____ day of _____, 2026 by and between CHEROKEE COUNTY, GEORGIA, a political subdivision of the State of Georgia, acting by and through its governing authority, the Cherokee County Board of Commissioners (hereinafter “County”), the CHEROKEE COUNTY SHERIFF’S OFFICE, a political subdivision law enforcement entity of the State of Georgia, acting by and through its elected Sheriff (hereinafter “County”), and the CITY OF WOODSTOCK, GEORGIA, a municipal corporation, acting by and through its governing authority, the Mayor and City of Woodstock City Council (hereinafter “City”), with both said entities existing under the laws of the State of Georgia (with each entity collectively being referred as “the Parties”).

WHEREAS, County and City each provide law enforcement services to their respective jurisdictions; and

WHEREAS, County has developed an Intelligence-as-a-Service (IaaS) platform to enhance law enforcement and investigative capabilities;

WHEREAS, City desires to utilize the County’s services for its police department’s operational and investigative purposes; and

WHEREAS, the parties agree that such cooperative use of services serves the public interest and enhances public safety across jurisdictional boundaries; and

WHEREAS, Article IX, Section III, Paragraph I of the Constitution of the State of Georgia provides, in pertinent part, that any county, municipality, or other political subdivision of the State of Georgia may contract for any period not exceeding fifty (50) years with each other or with any public agency, public corporation, or public County for joint services, for the provision of services,

or for the joint or separate use of facilities or equipment, for such activities, services, or facilities which the county, municipality, or public County is authorized by law to undertake or provide; and

WHEREAS, this Agreement shall be considered an intergovernmental agreement in accordance with the terms Article IX, Section III, Paragraph I of the Constitution of the State of Georgia and shall identify the responsibilities of the Parties hereto; and

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants, promises, agreements, representations and warranties contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby covenant, promise, agree, represent and warrant as follows:

1. Information Regarding Intelligence as a Service (IaaS). "Intelligence as a Service" (IaaS) refers to a model that provides law enforcement agencies with direct access to the services provided through the Cherokee Sheriff's Office Intelligence Division. This division provides investigative support through intelligence analysis, evidence collection through digital forensics, crime analysis, and actionable real-time information from the Real-Time Intelligence Center (RTIC). Using such services, IaaS is capable of consolidating data from multiple sources, including criminal records, digital forensics, surveillance footage, social media, and open-source intelligence, to provide comprehensive insights that are useful for law enforcement activities. Furthermore, IaaS can use such information to identify patterns, predict criminal activities, and uncover connections between individuals and events that enhance the ability of law enforcement to effectively operate.
2. Purpose of Agreement. This Agreement shall establish a framework for the City's police department to share access to the County's IaaS model for the purpose of improving public safety, law enforcement intelligence, and operational efficiency.
3. Term. The term of this Agreement shall be for a period of one (1) year, commencing on the date first written above and shall automatically renew for an additional two (2) years, unless the governing authority of one or both Parties takes affirmative action not to renew at the end of the initial term, said term is modified by mutual agreement, or the Agreement is terminated in accordance with the terms and conditions of this Agreement.

This Agreement may be terminated for convenience by either Party when that Party gives notice to the other Party in writing at least fifteen (15) days prior to its intended withdrawal from this Agreement.

4. Access and Use. City agrees to connect City's Report Management System data to the Peregrine system maintained by the County in order for such data to be utilized via the IaaS model by each department. The City shall be responsible for confirming that the City has appropriate information technology services in place to integrate with the Peregrine system at City's sole cost. The City further agrees that access to such system shall be limited to authorized personnel of the City's police department, who shall be subject to the same policies, training, and restrictions as County users. The County and City agree to abide by all applicable federal, state, and local laws governing the use, sharing, and security of data accessed via IaaS systems and each Party shall be responsible for the actions of its personnel and shall ensure proper oversight and data use compliance.
5. Cost Sharing. County agrees to be responsible for the initial contract and costs related to IaaS systems. In order to be granted access as described above, City agrees to reimburse the County in the amount of seventy-five thousand dollars (\$75,000.00) for the first year for IaaS support. Such payment shall be due within thirty (30) days of invoice unless otherwise agreed upon by the parties.

After the first year of support, and should the Parties wish to renew this Agreement for subsequent years, the annual reimbursement shall be determined by the County based on the total cost incurred for IaaS support. The reimbursement rate may be subject to change each year based on vendor pricing adjustments, expanded service features, or changes in user allocation. The County shall provide written notice to the City of the upcoming year's cost share amount no later than sixty (60) days prior to the start of each subsequential renewal period.

6. Amendments. This Agreement may be amended at any time by the written, signed consent of all the Parties.
7. Assignment. The Parties shall not assign any obligation it incurs in the Agreement without the written consent of the other Party.

8. Severability. Should any part of this Agreement be invalidated or otherwise rendered null and void, the remainder of this Agreement shall remain in full force and effect.
9. Execution Powers. The undersigned officials are authorized to execute this Agreement on behalf of the Parties and hereby confirm that such execution has been authorized by resolution or motion of the governing body of the respective Party.
10. Entire Agreement. The parties acknowledge that this Agreement sets forth the entire agreement and understanding between the County and City. The Parties affirm that the only consideration for their agreement to execute, and their execution of the Agreement, are the terms as stated herein, and that there are no other promises or agreement of any kind which have caused them to execute this Agreement. This Agreement and the covenants and conditions contained herein shall be binding upon and in use to the benefit of each of the Parties hereto and their respective successors, assigns and successors in title. The Parties further acknowledge that they fully understand the meaning and intent of this Agreement, including but not limited to its binding effect. The Parties acknowledge that they have had the benefit of consulting an attorney before executing this Agreement.
11. Descriptive Headings. The titles, captions and paragraph headings are inserted for convenience only and are in no way intended to interpret, define, or limit the scope or content of this Agreement or any provision hereof.
12. Time is of the Essence. Time is of the essence with regard to performance of any services under this Agreement, unless the Parties agree otherwise in writing.
13. Waiver. One party's waiver of the other party's breach of any provision, term, or condition contained in this Agreement, shall not be deemed to be a waiver of such provision, term, or condition or any subsequent breach of the same or any other provision contained in this Agreement unless it is in writing. No waiver or waivers shall serve to establish a course of performance between the Parties contradictory to the terms of this agreement.
14. Force Majeure. Neither Party shall be liable for any loss or damage suffered by the other Party, directly or indirectly, as a result of the first Party's failure to perform, or delay in performing, any of its obligations contained in this Agreement (except any obligations to make payments hereunder), where such failure or delay is caused by circumstances beyond

the first Party's control or which makes performance commercially impracticable, including but not limited to fire, flood, storm or other natural disaster, explosion, accident, war, riot, civil disorder, government regulations or restrictions of any kind or any acts of any government, judicial action, power failure, acts of God or other natural circumstances.

15. Choice of Law/Venue. This Agreement shall be governed by the laws of the State of Georgia. The Parties agree that jurisdiction and venue for any dispute arising under this Agreement shall be in any state or federal court of competent jurisdiction located in Cherokee County, Georgia.
16. Rights Cumulative. All rights, powers, and privileges conferred hereunder upon Parties hereto shall be cumulative and not restrictive of those given by law. Nothing contained herein shall impair the right of City or County to exercise its governmental and legislative functions.
17. Notice. All notices, request, demands, and other communications provided for in this Agreement shall be in writing and shall be sent either by first class United States certified mail, return receipt requested, delivered by overnight carrier, or personally delivered to the applicable party at the following addresses:

For County:

Cherokee County Sheriff's Office
ATTN: Sheriff
498 Chattin Drive
Canton, Georgia 30115

Cherokee County, Georgia
ATTN: County Manager
1130 Bluffs Parkway
Canton, Georgia 30114

For City:

City of Woodstock, Georgia
ATTN: City Manager
12453 Hwy 92
Woodstock, Georgia 30188

This portion intentionally left blank, signature page to follow.

IN WITNESS WHEREOF, the Parties have caused their duly authorized officers to hereunto set their hands and affix their respective seals as of the day and year first above written.

Signed On Behalf of Cherokee County Sheriff's Office:

By: _____
FRANK A. REYNOLDS, Sheriff Date _____

Attest: _____
Date _____

APPROVED by the Cherokee County Board of Commissioners
this ____ day of _____, 2026.

Signed On Behalf of Cherokee County, Georgia:

By: _____
HARRY B. JOHNSTON, Chairman Date _____

Attest: _____
CHRISTY BLACK, County Clerk Date _____

APPROVED by the City Council of Woodstock
this ____ day of _____, 2026.

Signed On Behalf of City of Woodstock, Georgia:

By: _____
MICHAEL CALDWELL, Mayor Date _____

Attest: _____
Date _____

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Brian Borden, Parks & Recreation

ITEM TYPE: Contracts, Agreements, Leases

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Approve Agreement for Renovations to Downtown Playground (Phase II)**

SUGGESTED ACTION: Request for approval of an agreement between the City of Woodstock and Great Southern Recreation for the renovation of the Downtown Playground in the amount of \$438,961.00. Great Southern Recreation has a competitively bid Cooperative Purchase Agreement in place through Equalis Group/Cooperative Council of Governments, Contract # CO5-2165B.

ATTACHMENTS:

[Downtown Woodstock Quote - 7_13_26.pdf](#)
[Equalis-Group-Legal-Authority-Georgia.pdf](#)
[Equalis Member ID_Woodstock.png](#)



ORGANIZATION:	City of Woodstock
CONTACT:	Brian Borden
ADDRESS:	
PHONE:	

PROJECT TITLE:	Downtown Woodstock
REVISION:	
OPTION:	

Official Quote from Great Southern Recreation

TERRITORY MANAGER	DATE	TERRITORY	COUNTY	TERMS	COLORS
Chris Berrong	7/13/2026	1	Cherokee	Net 30	TBD

PART NUMBER	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	1	Equalis Discounted Moku Yama 11.1	\$ 186,876.00	\$ 186,876.00
		Equalis COG-2165	\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -

SUBTOTAL FOR EQUIPMENT				\$ 186,876.00
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	Certified Southern-built™ Installation			\$ 57,600.00
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SAFETY SURFACE	1490	Engineered Wood Fiber - Moku Yama Area	\$ 2.40	\$ 3,576.00
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SITEWORK	1	Excavation/Removal of Play Area	\$ 15,000.00	\$ 15,000.00
CURBING	88	Concrete Curb	\$ 35.00	\$ 3,080.00
SITEWORK	47	Seat Wall	\$ 120.00	\$ 5,640.00
SITEWORK	888	Landscape Mulch	\$ 1.75	\$ 1,554.00
SITEWORK	530	Boulders for Swell	\$ 92.00	\$ 48,760.00
SURFACING	2500	Artificial Turf	\$ 19.00	\$ 47,500.00
SITEWORK	2500	Concrete Embankment Cap	\$ 13.00	\$ 32,500.00
SITEWORK	1	Music Equipment/Seating Relocation	\$ 3,500.00	\$ 3,500.00
SITEWORK	1	Hammock Demo/Removal	\$ 750.00	\$ 750.00
INSPECTION	1	Moku Yama Area Inspection	\$ 975.00	\$ 975.00
SITEWORK	126	Drainage	\$ 25.00	\$ 3,150.00
SITEWORK	1	Mound Prep	\$ 10,000.00	\$ 10,000.00

SUBTOTAL	\$ 420,461.00
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TAX RATE	
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SALES TAX	-
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BONDS	
-------	--

EQUIPMENT FREIGHT	15,000.00
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SURFACE FREIGHT	3,500.00
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TOTAL	\$ 438,961.00
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Please Note Attached Terms and Conditions

Company Mission: Every day our contry battles the loneliness epidemic. We help fight back by building beautiful outdoor spaces that offer real connection to families and communities.



Under What Legal Authority Can Georgia Public Agencies & The State Of Georgia Purchase Through Equalis Group Master Agreements?

[Equalis Group](#) is an interlocal cooperative purchasing program operated through a national association of political subdivisions and state agencies. Georgia public agencies and the state of Georgia are eligible to [join](#) Equalis Group by executing the Equalis Group Master Intergovernmental Cooperative Purchasing Agreement, which is considered an intergovernmental agreement under Georgia law. Equalis Group Master Agreements are publicly procured and competitively solicited by Equalis Group Lead Agencies, which are considered public agencies under Georgia law.

1. The Interlocal Cooperation Act authorizes Georgia public agencies to jointly exercise any of its power or powers, privileges, or authority **(such as procurement and contracting)** with public agencies **(such as Equalis Group Lead Agencies)** in Georgia or outside of Georgia. Georgia public agencies are authorized to enter into intergovernmental agreements **(such as the Equalis Group Master Intergovernmental Cooperative Purchasing Agreement)** with public agencies in other states **(such as Equalis Group Lead Agencies)** to exercise any power **(such as procurement and contracting)** jointly.
2. Georgia Code authorizes the Department of Administrative Services to enter into or authorize agreements **(such as Equalis Group Master Agreements)** with cooperative purchasing organizations **(such as Equalis Group)** or other states and their political subdivisions **(such as Equalis Group Lead Agencies)** to lease, rent, purchase, or acquire [supplies](#), [materials](#), [equipment](#), and [services](#).
3. The Georgia Constitution authorizes the state of Georgia, any department or agency thereof, and any county, municipality, school district, or other political subdivision to enter into contracts **(such as the Equalis Group Master Intergovernmental Cooperative Purchasing Agreement)** with each other or any other public agency **(such as Equalis Group Lead Agencies)** for the provision of services **(such as procurement and contracting)** which the contracting parties are authorized to perform.

What is an Equalis Group Lead Agency?

Equalis Group Lead Agencies are public sector entities (e.g., state agencies, municipalities, counties, school districts, public colleges and universities, councils of governments, or special districts) lawfully established and operating under the applicable statutes of their respective states. They are authorized by state statutes to conduct public sector procurement processes, award and enter into Master Agreements with winning suppliers under applicable procurement guidelines (e.g., the responsible offeror whose proposal is most advantageous, with price and other factors considered), and make those Master Agreements available to public agencies nationwide through Equalis Group. See **The Legal Authority of Equalis Group Lead Agencies**, posted [here](#), for additional information regarding each Equalis Group Lead Agency and its authority to procure and enter into Master Agreements.

1. Under the Georgia Interlocal Cooperation Act, are Georgia Public Agencies Eligible to Join Equalis Group & Purchase through Equalis Group's Competitively Solicited Master Agreements?

[Title 36, Chapter 69A § 36-69A-1](#) cites [Title 36, Chapter 69A](#) of the Georgia Code as the "Interlocal Cooperation Act".

Georgia Code
Title 36 - Local Government
Chapter 69A - Interlocal Cooperation

Georgia Code § 36-69A-1. Short Title

This chapter shall be known and may be cited as the “Interlocal Cooperation Act.”

[Title 36, Chapter 69A § 36-69A-2](#) provides the purpose of the [Interlocal Cooperation Act](#).

Georgia Code § 36-69A-2. Purpose

It is the purpose of this chapter to permit counties and municipalities in this state the most efficient use of their powers by enabling them to cooperate with localities in other states on a basis of mutual advantage and provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities.

[Title 36, Chapter 69A § 36-69A-4](#) of the [Interlocal Cooperation Act](#) authorizes Georgia public agencies to jointly exercise any of its power or powers, privileges, or authority (*such as procurement and contracting*) with public agencies (*such as Equalis Group Lead Agencies*) in Georgia or outside of Georgia. Georgia public agencies are authorized to enter into intergovernmental agreements (*such as the Equalis Group Master Intergovernmental Cooperative Purchasing Agreement*) with public agencies in other states (*such as Equalis Group Lead Agencies*) to exercise any power (*such as procurement and contracting*) jointly.

Georgia Code § 36-69A-4. Joint Exercise of Powers, Privileges, or Authority; Agreements with Public Agencies of Other States; Required Information and Provisions; Limitations on Contracts

- (a)** *Any power or powers, privileges, or authority exercised or capable of exercise by a public agency of this state may be exercised and enjoyed jointly with any other public agency of any other state or of the United States to the extent that laws of such other state or of the United States permit such joint exercise or enjoyment. The authority for joint or cooperative action of political subdivisions shall apply to powers, privileges, or authority vested in, funded by, or under the control of their governing bodies.*
- (b)** *Any public agency in this state may enter into agreements with a public agency in another state for joint or cooperative action pursuant to the provisions of this chapter to effectuate the purposes of this chapter. Appropriate action of the governing bodies of the participating public agencies by resolution or otherwise pursuant to law shall be necessary before any such agreement may enter into force. Any such agreement shall be subject to the requirements provided by the Constitution and general laws of this state with respect to intergovernmental contracts.*

[Title 36, Chapter 69A § 36-69A-3](#) defines terms utilized in the [Interlocal Cooperation Act](#).

Georgia Code § 36-69A-3. Definitions

As used in this chapter, the term:

(1) “Public agency” means:

- (A)** *Any political subdivision of this state other than a county school district or independent school district;*
- (B)** *Any volunteer fire department;*

(C) Any volunteer rescue squad;

(D) Any agency of the state government or of the United States; and

(E) Any political subdivision of another state.

(2) "State" means a state of the United States.

2. Under Georgia Law, is the State of Georgia Eligible to Join Equalis Group & Purchase through Equalis Group's Competitively Solicited Master Agreements?

[Title 50, Chapter 5, Article 3, Part 1 § 50-5-51](#) of the Georgia Code authorizes the Department of Administrative Services to enter into or authorize agreements *(such as Equalis Group Master Agreements)* with cooperative purchasing organizations *(such as Equalis Group)* or other states and their political subdivisions *(such as Equalis Group Lead Agencies)* to lease, rent, purchase, or acquire supplies, materials, equipment, and services.

Georgia Code

Title 50 - State Government

Chapter 5 - Department of Administrative Services

Article 3 - State Purchasing

Part 1 - General Authority, Duties, and Procedure

Georgia Code § 50-5-51. Power, Authority, and Duty of Department

The Department of Administrative Services shall have the power and authority and it shall be the department's duty, subject to this part:

- (1)** *To canvass all sources of supply and to contract for the lease, rental, purchase, or other acquisition of all supplies, materials, equipment, and services other than professional and personal employment services required by the state government or any of its offices, agencies, departments, boards, bureaus, commissions, institutions, or other entities of this state under competitive bidding in the manner and subject to the conditions provided for in this article;*
- (9)** *To enter into or authorize agreements with cooperative purchasing organizations or other states and their political subdivisions to effectuate the purposes and policies of this chapter;*

3. Under the Georgia Constitution, are the State of Georgia and Georgia Political Subdivisions Authorized to Join Equalis Group & Purchase through Equalis Group's Competitively Solicited Master Agreements?

[Article IX, Section III, Paragraph I](#) of the Georgia Constitution authorizes the state of Georgia, any department or agency thereof, and any county, municipality, school district, or other political subdivision to enter into contracts *(such as the Equalis Group Master Intergovernmental Cooperative Purchasing Agreement)* with each other or any other public agency *(such as Equalis Group Lead Agencies)* for the provision of services *(such as procurement and contracting)* which the contracting parties are authorized to perform.

Georgia Constitution
Article IX - Counties and Municipal Corporations
Section III - Intergovernmental Relations

Paragraph I. Intergovernmental contracts.

(a) *The state, or any institution, department, or other agency thereof, and any county, municipality, school district, or other political subdivision of the state may contract for any period not exceeding 50 years with each other or with any other public agency, public corporation, or public authority for joint services, for the provision of services, or for the joint or separate use of facilities or equipment; but such contracts must deal with activities, services, or facilities which the contracting parties are authorized by law to undertake or provide. By way of specific instance and not limitation, a mutual undertaking by a local government entity to borrow and an undertaking by the state or a state authority to lend funds from and to one another for water or sewerage facilities or systems or for regional or multijurisdictional solid waste recycling or solid waste facilities or systems pursuant to law shall be a provision for services and an activity within the meaning of this Paragraph.*

Legal Disclaimer

*Please keep in mind that this information is not intended to provide advice on any specific legal matter or professional service to any Equalis Group member, supplier partner, or other person or entity. It is designed only to provide general information. This document is not intended to be a comprehensive summary of recent developments in the law, treat exhaustively the subjects covered, provide legal advice, or render a legal opinion. Equalis Group and its members are not attorneys and are not responsible for any legal advice and the information and opinions presented should not be used or referred to as primary legal sources. **This is not a substitute for the advice of an attorney.***

Although Equalis Group has attempted to present materials that are accurate and useful, it is possible that some material is outdated. The user may not hold Equalis Group liable for any negligence, inaccuracy, error, or omission, regardless of cause. In addition, certain links provided with this information connect to websites maintained by third parties. Equalis Group has no control over third-party websites or the information, goods, or services provided by such third parties, and shall have no liability for the use or reliance by a user on these third-party websites.

Equalis Group encourages political subdivisions, units of local government, state agencies, other public agencies, and supplier partners to have appropriate legal counsel review the applicable articles under State Statutes to determine their eligibility to utilize Equalis Group's competitively solicited contracts.

Organization Name	Address	Agency Type
Woodstock, CA EC-0030608	12453 Highway 92 Woodstock, CA 90988	Government - City

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Melissa Sigmund, Community Development

ITEM TYPE: Permits - Road Closings, Special Events

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Approve Special Event Request for Cadence Fair - Road & Parking Lot Closure**

SUGGESTED ACTION: Request for approval of road and parking lot closure as listed with Conditions of Approval provided by the Special Event Review Committee as included in the agenda packet. The Applicant, Danica Clark on behalf of Reformation Brewery, has requested closure of Elm Street, Market Street, and the Mill Street Public Parking Lot on Saturday, October 24, 2026 from noon to 11:30pm for Cadence Fair. Elm Street closure has been requested between Wall Street and Market Street. Market Street closure has been requested between Oak Street and Mill Street. Entrances to the Mill Street Public Parking lot would be blocked off on Mill Street. Alcohol will be served through Reformation Brewery's existing alcohol license.

ATTACHMENTS:

[APPLICATION 10-24-2026 Cadence Fair \(Reformation Brewery\).pdf](#)
[ROAD CLOSURES 10-24-26 Cadence Fair.pdf](#)
[COMMITTEE RESPONSE 10-24-2026 Cadence Fair.pdf](#)
[Map.pdf](#)



City of Woodstock Special Event Permit Application

Application Instructions:

1. Please fill out all sections that apply to the special event. Indicate N/A any sections that are not applicable. **Applications will be deemed incomplete and returned to the responsible person if they are missing information or required documentation. TBD is not an acceptable answer.**
2. Submit your Special Event Permit Application to the City of Woodstock Community Development Department at least thirty (30) days prior to the first date the permit is required.
3. Road closures require approval of the Mayor and City Council and must be requested a minimum of ninety (90) days prior to the date of closure. All intersections to be closed must be indicated on the site map or on a separate map if needed.
4. Temporary alcohol license requests require approval of the Mayor and City Council and must be requested a minimum of sixty (60) days prior to the day of the event.
5. If the special event utilizes any City of Woodstock facility including parks, provide an approved rental agreement from the Parks and Recreation Department **prior** to submitting this application. They can be reached at 770.517.6788.
6. Provide a letter of permission from the property owner giving permission for the special event to be held at the location listed on the application. If the application is for multiple dates, the permission must include all of the dates requested.
7. Any vendor engaged in any business, trade, profession or occupation within the City of Woodstock shall be required to display an Occupational Tax Certificate from the City of Woodstock. Pursuant to code section 86-72(a), if a business, trade, profession or occupation does not have a permanent location within the City of Woodstock, they may be exempt from this requirement by displaying a business registration from another jurisdiction. Contact Development Services at 770.592.6054 for more information.
8. **If food or beverage is to be served or sold at the event, approval from the Cherokee County Health Department may be required. Contact the Cherokee County Health Department at 770.479.0444 to discuss food and beverage regulations before you submit your application.**
9. All applications are required to include a site plan showing the proposed event area and any/all items related to the event. This must include tents, signs, trash containers, portable restrooms, road closures, tables, chairs, etc.

Applicant Information

Application Date: May 26, 2026 \$50 non-refundable application fee due with application
Company/Organization: Reformation Brewery
City License Number: _____ (if applicable)
Non-Profit FEID: _____ (if applicable)
Street Address: 105 Elm Street
City, State, Zip: Woodstock, Georgia, 30188
Responsible Person: Danica Clark
Contact Number: _____
E-mail: _____
On-Site Person: Danica Clark
On-Site Number: _____

Special Event Information

Name of Event: Cadence Fair
Date/Time of Event: Provide the date(s) and time(s) associated with each aspect of the event:
Setup Date 10/24/2026 Time (start/end) 8am
Day 1 Date _____ Time (start/end) _____
Day 2 Date _____ Time (start/end) _____
Dismantle Date 10/24/2026 Time (start/end) 11pm

**If any element of your event schedule is longer than the space above, list the date and start/end time on a separate sheet of paper.

Is this a rain or shine event? Yes ☒ No ☐

If no, list the rain date(s) and start/end time:

Description of Event: Describe the purpose of the proposed event:
13th year anniversary party to celebrate community, artist, music
and craft beer.

Type of Event:

Circle all components of your event:

- | | | |
|--|--|---|
| ☒ Festival | ☒ Outdoor Market | ☐ Foot Race |
| ☐ Parade | ☐ Race (Walk/Run/Bike) | ☐ March |
| ☐ Art Exhibit | ☐ Private Party | ☒ Concert/Performance |
| ☐ Carnival | ☐ Other: _____ | |

Anticipated Attendance: Total: 4,000

Day 1: _____

Day 2: _____

Day 3: _____

****If any element of your event schedule is longer than the space above, list the date and anticipated attendance on a separate sheet of paper.**

Location Information

Location Name Reformation Brewery

Street Address 105 Elm Street, Woodstock, GA, 30188

Location Description Circle all components of the location for the event:

- | | | |
|--|---|--|
| ☐ City Park | ☒ Public Street | ☒ Private Property |
| ☒ Sidewalk | ☒ Other: <u>Parking lot</u> | |

Waste Management Plan

Describe permanent restroom facilities and/or portable restroom facilities provided during event (show location of each on site plan for event):

Our taproom restrooms, 4 portable restrooms, Market St. public restrooms

Describe trash removal plan during event (show location of dumpsters, if any, on site plan for event):

Reformation's dumpster with compactor, roll off dumpster, 1 pick up truck on site

Road Closure Information

Does the event require a public road closure? Yes ☒ No ☐

If yes, provide a written request and map showing the exact closures being requested to be approved by the City Council (must be requested a minimum of 90 days prior to the event date).

Food and Beverage Information

Will the event organizer serve or sell food or non-alcoholic beverages during the event? Yes ☐ No ☒

If yes, describe the anticipated number of food service locations (show locations on site plan for event):

Will the event organizer serve or sell alcohol during the event? Yes ☒ No ☐

If yes, please complete the following (must be requested a minimum of 60 days prior to the event date):

Responsible Person: Danica Clark

Contact Number: 470-269-4024

Types of alcohol served:

Reformation craft beer and spirits

Management plan for checking identifications and limiting open containers to event area:

All staff trained and check IDs, wristbands for verified IDs, staff and 3rd party security
to limit open containers and incidents

Public Safety, Traffic and Parking Information

Describe plans for parking and traffic control, include any provisions made for off-site parking and/or shuttle service if necessary and required property owner permissions for those sites:

Public parking, road closures, police officers to help with traffic control.

Will the event organizer require a permit to display fireworks during the event? Yes ☐ No ☒

If yes, provide approval from the Fire Marshall's Office with the submission of this application.

Will the event organizer require the use of off-duty police officers, firefighters, public works staff or parks and recreation staff? Yes ☒ No ☐

If yes, describe the proposed need:

Police officers for traffic, security, and overall crowd control

****NOTE:** during the permit review process, the City of Woodstock will provide the applicant with a proposed event cost based on the required number of City staff the event will utilize. This payment is due at the time of permit issuance. If actual hours worked are greater than the estimated cost, the applicant is

responsible for paying the difference in estimated hours versus actual hours at the special duty rates as adopted in the fee schedule.

Temporary Signage Request

Note: A request for the approval for temporary signage may be submitted below, however all requested signs must be located on private properties and letters of permission for the temporary signage must be included as part of this application. No banner can be larger than 24 square feet in size, and no temporary sign can be larger than 32 square feet in size.

Will the event organizer request the use of temporary signs for this event? Yes ☐ No ☒

If yes, describe the locations requested, type, size and days requested for the signs:

Sign 1:

Location: _____

Type: _____

Size: _____

Sign 3:

Location: _____

Type: _____

Size: _____

Sign 2:

Location: _____

Type: _____

Size: _____

Sign 4:

Location: _____

Type: _____

Size: _____

****Note:** The property owner's consent for each sign location must be attached with this application. If you need to request more than 4 signs, please attach the required information on a separate page.

Tents

If any event requires the use of tents, tent permit applications must be submitted for each tent that exceeds 120 square feet. Please either call 770-592-6054 to ask for information, or visit www.woodstockga.gov – Building Department Forms to find the permit application. Any tent that exceeds 120 square feet must be permitted and inspected by the Building and Fire Departments prior to the start of the event. The tent(s) must be illustrated and labeled on the attached site plan.

Will this event require the use of tents? Yes ☒ No ☐

Please list the square footage for all tents:

No tents larger than 10x10

Insurance: Chapter 11, Section 11-13(11) *If an event sponsored by an institution or corporate entity is to take place in any publicly owned or controlled property, public liability and property damage insurance with the city named as an additionally insured party shall be obtained in an amount of no less than \$1,000,000.00 unless otherwise approved by the city risk manager.*



Attach a Certificate of Insurance naming the City of Woodstock as additional insured if the above code section applies to this event.

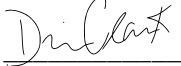
Fees

The special event permit fee is \$150.00. \$50.00 must be paid at time of application and is non-refundable. The balance of \$100.00 must be paid at time of permit issuance. If fees are applicable for other departments such as Police, EMS, Public Works, etc. a separate pay sheet will be required.

Hold Harmless Agreement

The application agrees to defend, pay and save harmless the City, its officers and employees from any and all claims or lawsuits for personal injury or property damage arising from or in any way connected to the special event; excepting any claims arising solely out of the negligent acts of the City, its officers and employees.

Approval of this application shall not be construed as imposing upon the City or its officials or employees any liability or responsibility for any injury or damage to any person in any way connected to the use for which this permit has been issued. The City and its officials and employees shall not be deemed to have assumed any liability or responsibility by reasons of inspections performed, the issuance of any permit, or the approval of any use of the right-of-way or other public property. Application assumes adherence to federal and state laws and local ordinances.

Signature of Applicant:  Date: 5/26/2026

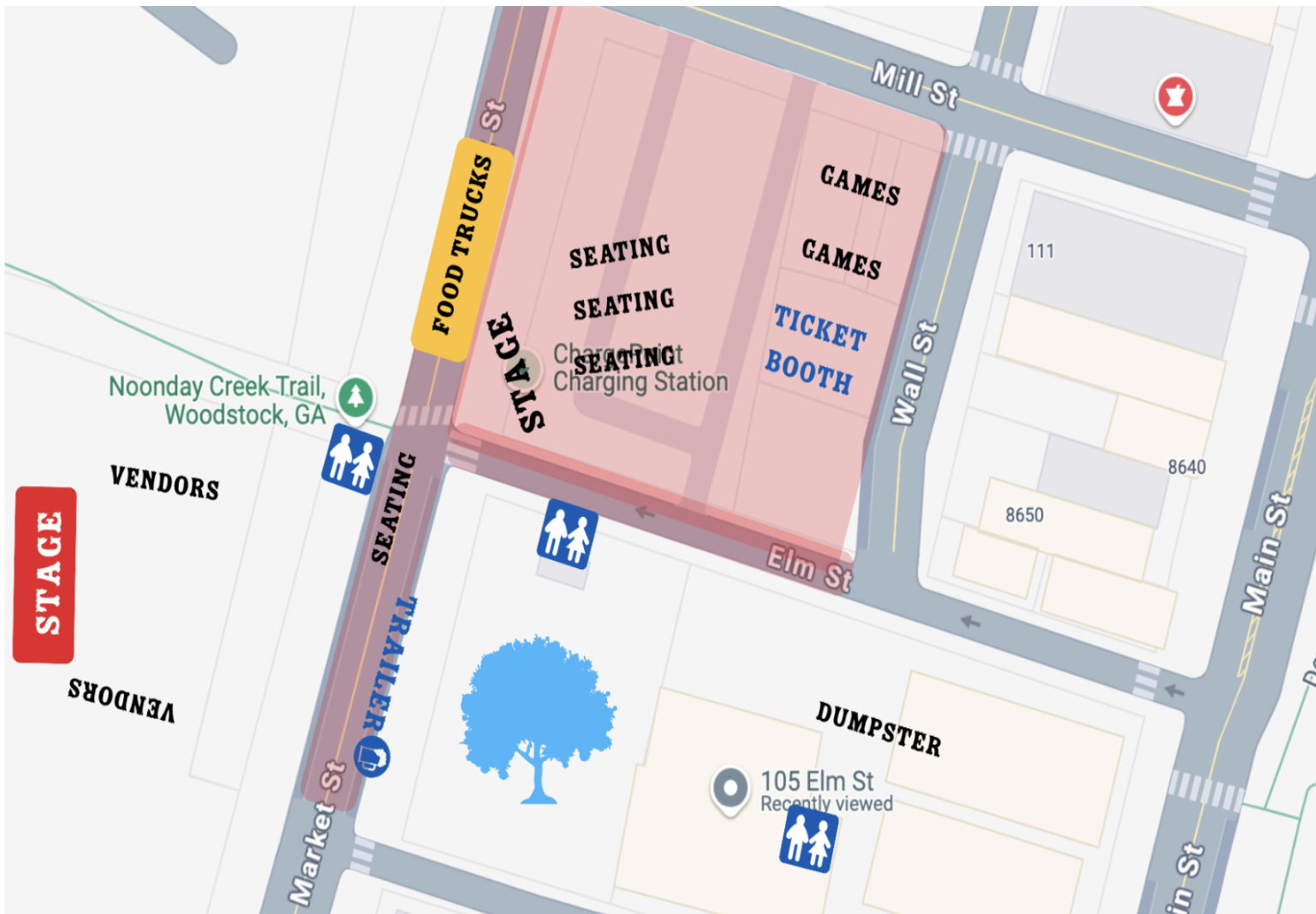
All information furnished shall be kept in strict confidence by the City, to the extent allowed by law, and shall be utilized only by the officials of the City responsible for administering the application. Any false statement in an application for a permit shall be ground for revocation, denial, and /or denial of future permit applications.

I agree that the person in charge or designated contact will keep the Special Event Permit issued, along with a copy of the Special Event Application form at the site available for inspection throughout the event.

Road Closures for Cadence Fair

October 24th, 2026 12pm-11:30pm

Reformation Brewery is requesting a portion of Elm St., Market St., and the public parking lot to be blocked off for Saturday, October 25th (Please see below). From the parking lot entrance on Elm St. to Market St. needs closure. From the corner of Market St. and Oak St. to Mill St. needs closure.



Cadence Fair by Reformation Brewery
10-24-2026

Parks and Recreation

Department	Parks and Recreation Department
Name	Marybeth Stockdale/Brian Borden
Date	4 June 2026
Approve/Deny	Approve
Conditions for the Permit	1. All trash must be picked up and <u>removed</u> from premises and <u>cannot be left</u> near trash cans. 2. Extra trash receptacles must be brought in for the event. 3. Dumpster required for trash removal. 4. Parks, Trails, and Playgrounds will be kept <u>open</u> and <u>accessible</u> to the public during the entirety of the event including set up and take down. 5. Any tents over 10' x 12' in size will require a tent permit. 6. Parks and Recreation staff will clean and restock the <u>Market Street</u> bathrooms once in the morning and again at midafternoon. It is recommended that the applicant has a bathroom monitor and extra toilet paper for the event. 7. If any Parks and Recreation or Public Works staff members are needed or called out to the site after normal business hours, you will be charged the applicable fee of \$39.00 per hour, per person.

Public Works

Department	Public Works Department
Name	Jeremy Parker
Date	16 July 2026
Approve/Deny	Approve
Conditions for the Permit	None.

Community Development

Department	Community Development Department
Name	DeLana Price
Date	4 June 2026
Approve/Deny	Approve
Conditions for the Permit	No comments.

Building Department

Department	Building Department
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Name	Duane Helton
Date	4 June 2026
Approve/Deny	Approve
Conditions for the Permit	No comments.

Police Department

Department	Police Department
Name	Ron Sinfelt/Jeremy Cochran
Date	4 June 2026
Approve/Deny	Approve
Conditions for the Permit	6 officers for security due to serving of alcohol, road closure visibility, and number of expected attendees
Number of Officers	6
Number of Vehicles	0
Fees	0

Fire Department

Department	Fire Department
Name	Shane Tetterton
Date	5 June 2026
Approve/Deny	Approve
Conditions for the Permit	2 officers
Number of Vehicles	0
Number of EMS/ Fire Personnel	2
Fees	\$1300

Downtown Development Authority

Department	Downtown Development Authority
Name	Brian Stockton
Date	
Approve/Deny	
Conditions for the Permit	



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Katy Leggett, Information Technology

ITEM TYPE: Surplus Request

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Approve Surplus/Disposal of Various IT Equipment, Cell Phones, and Tablets**

SUGGESTED ACTION: Request for approval to surplus and dispose of various IT equipment. Full list of items provided in agenda packet. Equipment will be sent back to cell carrier for trade-in credit to be added to City accounts.

ATTACHMENTS:

[2026_ITSurplus_20260727_cell.pdf](#)

Asset Tag#	Item Description	Manufacturer	Model	Serial Number	Surplus Reason
2642161	iPad Air 2 Wifi only	Apple	A1566	DMPRL0QG5VJ	End of life and replaced - trading into provider for account credit
2642181	iPad Air 2 Wifi only	Apple	A1566	DMPRLFXCG5VJ	End of life and replaced - trading into provider for account credit
2642277	iPad 9th Generation 10.2in Wifi + Cellular	Apple	A2603	QJKY4FVNPG	End of life and replaced - trading into provider for account credit
2642278	iPad 9th Generation 10.2in Wifi + Cellular	Apple	A2603	NX9QXH3GXM	End of life and replaced - trading into provider for account credit
2642286	iPad 9th Generation 10.2in Wifi + Cellular	Apple	A2603	C76HK4LKJ3	End of life and replaced - trading into provider for account credit
2642287	iPad Pro 11in 3rd Generation Wifi + Cellular	Apple	A2301	Y9M7XHHJYK	End of life and replaced - trading into provider for account credit
2642324	iPhone 13	Apple	A2633	J2PH30GDJ5	End of life and replaced - trading into provider for account credit
2642326	iPad Pro 11in 4th Generation Wifi + Cellular	Apple	A2435	FD41W50293	End of life and replaced - trading into provider for account credit
2642327	iPad 9th Generation 10.2in Wifi + Cellular	Apple	A2603	DQ733JL2H3	End of life and replaced - trading into provider for account credit
2642328	iPhone 13	Apple	A2633	FV77X6LX99	End of life and replaced - trading into provider for account credit
2642356	iPhone 13	Apple	A2633	W6TKQQN4W	End of life and replaced - trading into provider for account credit
2642695	iPhone 13	Apple	A2633	PHC3R4N33D	End of life and replaced - trading into provider for account credit
2642696	iPhone 13	Apple	A2633	W6W937TFXX	End of life and replaced - trading into provider for account credit
2642697	iPhone 13	Apple	A2633	WTN76M2VW6	End of life and replaced - trading into provider for account credit
2642698	iPhone 13	Apple	A2633	KVN42X3QLC	End of life and replaced - trading into provider for account credit
2642811	iPhone 13	Apple	A2633	GJ6PJYH56Y	End of life and replaced - trading into provider for account credit
2642814	iPhone 13	Apple	A2633	JMGTJ0X6WG	End of life and replaced - trading into provider for account credit
2642824	iPhone 13	Apple	A2633	CPYCMX7MW5	End of life and replaced - trading into provider for account credit
2642825	iPhone 13	Apple	A2633	C64Y7X03G6	End of life and replaced - trading into provider for account credit
2642826	Samsung Galaxy S23	Samsung	SM-S911U	RFCW714MRFL	End of life and replaced - trading into provider for account credit
2642827	iPhone 14 Pro	Apple	A2650	M6WTYG4D6L	End of life and replaced - trading into provider for account credit
2642828	iPhone 13	Apple	A2633	V14R6RVMG6	End of life and replaced - trading into provider for account credit
2642829	iPhone 13	Apple	A2633	TT6LL7F204	End of life and replaced - trading into provider for account credit
2642830	iPhone 13	Apple	A2633	HD7779CW99	End of life and replaced - trading into provider for account credit
2642831	iPhone 13	Apple	A2633	KK9YYJF0VQ	End of life and replaced - trading into provider for account credit
2642832	iPhone 13	Apple	A2633	CMCP23D1P2	End of life and replaced - trading into provider for account credit
2642833	iPhone 13	Apple	A2633	CYN93TWHVW	End of life and replaced - trading into provider for account credit
2642834	iPhone 13	Apple	A2633	WX9PV94TYT	End of life and replaced - trading into provider for account credit
2642835	iPhone 13	Apple	A2633	H5CW3WVQVF	End of life and replaced - trading into provider for account credit
2642836	iPhone 13	Apple	A2633	VWYRFNM971	End of life and replaced - trading into provider for account credit
2642837	iPhone 13	Apple	A2633	D261H203T1	End of life and replaced - trading into provider for account credit
2642838	iPhone 13	Apple	A2633	DK0G9CJJJ1	End of life and replaced - trading into provider for account credit
2642839	iPhone 13	Apple	A2633	KNYPD912KT	End of life and replaced - trading into provider for account credit
2642840	iPhone 13	Apple	A2633	JFWV6YT4D5	End of life and replaced - trading into provider for account credit
2642841	iPhone 13	Apple	A2633	MQM245XXDY	End of life and replaced - trading into provider for account credit
2642842	iPhone 13	Apple	A2633	Q7VF6XJR6Y	End of life and replaced - trading into provider for account credit
2642843	iPhone 13	Apple	A2633	H2J64Y6TGH	End of life and replaced - trading into provider for account credit
2642844	iPhone 13	Apple	A2633	YQYHP4LCYQ	End of life and replaced - trading into provider for account credit
2642845	iPhone 13	Apple	A2633	LHH66QK076	End of life and replaced - trading into provider for account credit
2642846	iPhone 13	Apple	A2633	KL79H9GX9R	End of life and replaced - trading into provider for account credit
2642847	iPhone 13	Apple	A2633	WGRVH26FHN	End of life and replaced - trading into provider for account credit
2642848	iPhone 13	Apple	A2633	K19PFQ7XQT	End of life and replaced - trading into provider for account credit
2642849	iPhone 13	Apple	A2633	C40D63GQQF	End of life and replaced - trading into provider for account credit
2642850	iPhone 13	Apple	A2633	LP4MY9W922	End of life and replaced - trading into provider for account credit
2642851	iPhone 13	Apple	A2633	Y674ND9JUM	End of life and replaced - trading into provider for account credit
2642852	iPhone 13	Apple	A2633	XL4VX6PN2C	End of life and replaced - trading into provider for account credit
2642853	iPhone 13	Apple	A2633	KL6K6YJK63	End of life and replaced - trading into provider for account credit
2642854	iPhone 13	Apple	A2633	Y3PH3WYPJ1	End of life and replaced - trading into provider for account credit
2642855	iPhone 13	Apple	A2633	LV2FF2T0C0	End of life and replaced - trading into provider for account credit

Asset Tag#	Item Description	Manufacturer	Model	Serial Number	Surplus Reason
2642856	iPhone 13	Apple	A2633	LF4HWDXRQ2	End of life and replaced - trading into provider for account credit
2642857	iPhone 13	Apple	A2633	YPT2NP667J	End of life and replaced - trading into provider for account credit
2642858	iPhone 13	Apple	A2633	XYMHF79VJ3	End of life and replaced - trading into provider for account credit
2642859	iPhone 13	Apple	A2633	QQ6V2T6347	End of life and replaced - trading into provider for account credit
2642860	iPhone 13	Apple	A2633	JFTJQX0MF2	End of life and replaced - trading into provider for account credit
2642861	iPhone 13	Apple	A2633	WX0Q6JH4HG	End of life and replaced - trading into provider for account credit
2642862	iPhone 13	Apple	A2633	VP6LQ059KQ	End of life and replaced - trading into provider for account credit
2642863	iPhone 13	Apple	A2633	GR7W0N2412	End of life and replaced - trading into provider for account credit
2642864	iPhone 13	Apple	A2633	XYV16L3XVL	End of life and replaced - trading into provider for account credit
2642865	iPhone 13	Apple	A2633	GCQ36FF4DG	End of life and replaced - trading into provider for account credit
2642866	iPhone 13	Apple	A2633	R663R4XCWF	End of life and replaced - trading into provider for account credit
2642867	iPhone 13	Apple	A2633	HYQ01FL7DP	End of life and replaced - trading into provider for account credit
2642869	iPhone 13	Apple	A2633	X1HJ20NVGT	End of life and replaced - trading into provider for account credit
2642871	iPhone 13	Apple	A2633	G49XFN43TT	End of life and replaced - trading into provider for account credit
2642872	iPhone 13	Apple	A2633	R417LH6DRJ	End of life and replaced - trading into provider for account credit
2642874	iPhone 13	Apple	A2633	VWYJFR76D1	End of life and replaced - trading into provider for account credit
2642875	iPhone 13	Apple	A2633	LR1FWV7VW5	End of life and replaced - trading into provider for account credit
2642877	iPhone 13	Apple	A2633	QR94V6957C	End of life and replaced - trading into provider for account credit
2642878	iPhone 13	Apple	A2633	HF41QXJ7MT	End of life and replaced - trading into provider for account credit
2642879	iPhone 13	Apple	A2633	L14H6WQ9GV	End of life and replaced - trading into provider for account credit
2642880	iPhone 13	Apple	A2633	YT0YCYWHC6	End of life and replaced - trading into provider for account credit
2642881	iPhone 13	Apple	A2633	XWVQKL6ML	End of life and replaced - trading into provider for account credit
2642882	iPhone 13	Apple	A2633	K3XCRFW252	End of life and replaced - trading into provider for account credit
2642883	iPhone 13	Apple	A2633	P9GY0K07KT	End of life and replaced - trading into provider for account credit
2642884	iPhone 13	Apple	A2633	FT7D2LM964	End of life and replaced - trading into provider for account credit
2642887	iPhone 13	Apple	A2633	V167X6JPF0	End of life and replaced - trading into provider for account credit
2642931	iPad 9th Generation 10.2in Wifi + Cellular	Apple	A2603	YM0HTJMXYC	End of life and replaced - trading into provider for account credit
2642933	iPad 9th Generation 10.2in Wifi + Cellular	Apple	A2603	KGD42PCQFQ	End of life and replaced - trading into provider for account credit
2642934	iPad 9th Generation 10.2in Wifi + Cellular	Apple	A2603	V9DY3DG4RK	End of life and replaced - trading into provider for account credit
2642940	iPhone 13	Apple	A2633	F9CF4VWNH0	End of life and replaced - trading into provider for account credit
2642941	iPhone 13	Apple	A2633	QHDQMM9KVX	End of life and replaced - trading into provider for account credit
2642943	iPhone 13	Apple	A2633	DLX921JWCJ	End of life and replaced - trading into provider for account credit
2642944	iPhone 13	Apple	A2633	V6Q1HJ02HH	End of life and replaced - trading into provider for account credit
2642945	iPhone 13	Apple	A2633	X091M4JJJM	End of life and replaced - trading into provider for account credit
2642946	iPhone 13	Apple	A2633	W62GWHJCVV	End of life and replaced - trading into provider for account credit
2642947	iPhone 13	Apple	A2633	QGDQV7H4N2	End of life and replaced - trading into provider for account credit
2642949	iPhone 13	Apple	A2633	HD2TTVXXHX	End of life and replaced - trading into provider for account credit
2642950	iPhone 13	Apple	A2633	RN9L2HM9DJ	End of life and replaced - trading into provider for account credit
2642951	iPhone 13	Apple	A2633	MPNYG6XGJ3	End of life and replaced - trading into provider for account credit
2642952	iPhone 13	Apple	A2633	N714G50WKF	End of life and replaced - trading into provider for account credit
2642953	iPhone 13	Apple	A2633	F614F6LK6V	End of life and replaced - trading into provider for account credit
2642955	iPhone 13	Apple	A2633	TH4DDJR24R	End of life and replaced - trading into provider for account credit
2642956	iPhone 13	Apple	A2633	R57M7Q0TNQ	End of life and replaced - trading into provider for account credit
2642958	iPhone 13	Apple	A2633	K4J1H70JND	End of life and replaced - trading into provider for account credit
2642962	iPhone 13	Apple	A2633	QF4476C4YQ	End of life and replaced - trading into provider for account credit
2642963	iPhone 13	Apple	A2633	M3P22X14MJ	End of life and replaced - trading into provider for account credit
2642964	iPhone 13	Apple	A2633	TK9NG9CL2	End of life and replaced - trading into provider for account credit
2642965	iPhone 13	Apple	A2633	VXTV07XLYP	End of life and replaced - trading into provider for account credit
2642966	iPhone 13	Apple	A2633	Q9T3909GCP	End of life and replaced - trading into provider for account credit

Asset Tag#	Item Description	Manufacturer	Model	Serial Number	Surplus Reason
2642967	iPhone 13	Apple	A2633	RM643QN2M5	End of life and replaced - trading into provider for account credit
2643020	iPhone 13 Pro	Apple	A2482	XJFXFF2RW7	End of life and replaced - trading into provider for account credit
2643021	iPhone 13	Apple	A2633	H64HQXL4G	End of life and replaced - trading into provider for account credit
2643022	iPhone 13	Apple	A2633	CC69M2KFXW	End of life and replaced - trading into provider for account credit
2643413	iPhone 13	Apple	A2633	J0YKJYX0PL	End of life and replaced - trading into provider for account credit
2643414	iPhone 13	Apple	A2633	M9K5JTHY99	End of life and replaced - trading into provider for account credit
2643415	iPhone 13	Apple	A2633	PXT4QNW2RF	End of life and replaced - trading into provider for account credit
2643416	iPhone 13	Apple	A2633	P9C9Q4Q4KW	End of life and replaced - trading into provider for account credit
2643417	iPhone 13	Apple	A2633	R56FWX2FK	End of life and replaced - trading into provider for account credit
2643419	iPhone 13	Apple	A2633	KX62TC79FL	End of life and replaced - trading into provider for account credit
2643420	iPhone 13	Apple	A2633	C7Y9H7QH2X	End of life and replaced - trading into provider for account credit
2643421	iPhone 13	Apple	A2633	LR7K26NK2W	End of life and replaced - trading into provider for account credit
2643422	iPhone 13	Apple	A2633	YJMT4C391D	End of life and replaced - trading into provider for account credit
2643423	iPhone 13	Apple	A2633	LG6GPHCG9Q	End of life and replaced - trading into provider for account credit
2643424	iPhone 13	Apple	A2633	N60FQGVYLF	End of life and replaced - trading into provider for account credit
2643425	iPhone 13	Apple	A2633	PYVW77P7RQ	End of life and replaced - trading into provider for account credit
2643426	iPhone 13	Apple	A2633	D7GW00QQXN	End of life and replaced - trading into provider for account credit
2643427	iPhone 13	Apple	A2633	N0V4G42X0N	End of life and replaced - trading into provider for account credit
2643428	iPhone 13	Apple	A2633	M1V6L7R6GD	End of life and replaced - trading into provider for account credit
2643429	iPhone 13	Apple	A2633	PM2Y63212T	End of life and replaced - trading into provider for account credit
2643430	iPhone 13	Apple	A2633	QW19PMJ6TJ	End of life and replaced - trading into provider for account credit
2643432	iPhone 13	Apple	A2633	L971CXMLXX	End of life and replaced - trading into provider for account credit
2643435	iPhone 13	Apple	A2633	KXLVJ4TJGR	End of life and replaced - trading into provider for account credit
2643436	iPhone 13	Apple	A2633	JWTXLK4XPD	End of life and replaced - trading into provider for account credit
2643437	iPhone 13	Apple	A2633	WVMM2L4HQ0	End of life and replaced - trading into provider for account credit
2643438	iPhone 13	Apple	A2633	T4Q99FDJCY	End of life and replaced - trading into provider for account credit
2643439	iPhone 13	Apple	A2633	QTXY2VR2XY	End of life and replaced - trading into provider for account credit
2643440	iPhone 13	Apple	A2633	XDC1JQG2HN	End of life and replaced - trading into provider for account credit
none	Samsung Galaxy S9	Samsung	SM-G960U	A3LSMG960U	End of life and replaced - trading into provider for account credit

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Mindy Nobis, Human Resources

ITEM TYPE: Personnel

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Approve Exempt Pay Grade Table Adjustments**

SUGGESTED ACTION: Request for approval of the Exempt Pay Grade Table adjustments as shown in the agenda packet. An additional adjustment was needed to the Maximum column outside of approved budget changes. The Maximum pay grade column fields on the Exempt table were adjusted by an additional 2.5%. This will assist the City in providing Compression Relief, Sustaining Competitiveness, Budget Stewardship, and Internal Equity and Pay Philosophy.

ATTACHMENTS:

[Proposed Exempt Pay Grades with Titles 07.27.26.pdf](#)

Exempt Pay Grades with Titles 07.27.26 proposed

Job Class	Recommended Class Title	Proposed Grade	Proposed Minimum	Proposed Midpoint	Proposed Maximum
3614 5931 2625 1150	GIS Analyst I (7.11.24) Operations Manager Planner I Public Information Officer	201	\$48,633.23	\$63,449.44	\$78,265.66
1275 0012 2621 5121 3556 3606 7521 1525 7530 M00005 7520	Financial Analyst Grants Manager Planner II Project Manager (1.8.26) Senior HR Generalist Senior Building Inspector Special Projects Manager Storm Water Operations Manager Streets Operations Manager Tourism Manager Water & Sewer Operations Manager	202	\$51,560.12	\$65,669.00	\$79,777.89
1610 5130 3607 3615	Deputy Building Official Deputy City Clerk (moved from 201) Speciality Inspector/Arborist GIS Analyst II (7.11.24 moved from 202)	203	\$54,650.92	\$71,294.39	\$87,937.86
0016 5511	Administrative Services Coordinator (1.8.26) Utility Billing Manager (7.1.26)	204	\$57,929.03	\$75,573.51	\$93,217.98
0013 5710 5933 1310 5924 5930 2101 2605 3616	Assistant to City Manager (1.11.24) Court Administrator Creative Programs Mgr./Public Art Coord. (eff 1.9.25) Human Resource Manager Marketing Manager (DDA) (08.14.23) Marketing and Communications Manager Parks and Recreation Program Manager (1.8.26) Program Manager (moved from 204) Senior GIS Analyst	205	\$61,979.85	\$80,850.98	\$99,722.11
		206	\$66,311.64	\$86,508.95	\$106,706.25
1270 2610 3450	Budget Analyst Senior Planner (moved from 205) Systems Administrator	207	\$70,947.84	\$92,571.13	\$114,194.42
1605 2102 2611 3451	Building Official (Inactive eff 7.11.24) Parks and Recreation Assistant Director (eff 7.9.26) Planning Manager Sr. Systems Administrator	208	\$75,911.85	\$99,049.22	\$122,186.58
1501 0015 1100 1001 1600 2010 3452 1531 1620	Assistant Public Works Director Capital Improvement Plan Administrator (4.1.25) City Clerk (Eff. 03.24.22) Deputy Chief Financial Officer Deputy Dir of Comm Dev/Building Official (7.11.24) Deputy Dir of Community Dev (Inactive 7.11.24) Deputy Chief Information Officer (01.23.23) Engineering Manager GIS Manager (7.11.24)	209	\$83,521.77	\$107,323.25	\$134,402.84
0011 2000 2500 1310 1400 2100 1500 1503	Administrative Services Director/City Clerk (1.11.24) Director Of Community Development Economic Development Director Human Resources Director Information Technology Director Parks And Recreation Director Public Works Director Water & Sewer Director	210	\$96,050.23	\$124,817.11	\$153,584.00
1000 1401	Chief Financial Officer Chief Information Officer (01.23.23)	211	\$110,457.54	\$143,539.57	\$176,621.60
0008	Assistant City Manager	212	\$127,026.16	\$165,070.51	\$203,114.85
0014	Deputy City Manager (1.11.24)	213	\$146,080.10	\$189,831.08	\$233,582.07

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Niwana Ray, Community Development

ITEM TYPE: Presentation and Discussion Items

AGENDA SECTION: PUBLIC HEARING

SUBJECT: **Consideration of Z#171-26: South on Main 2026 Condition Amendment (Public Hearing & Vote)**

SUGGESTED ACTION:

Request for consideration of Z#171-26. Staff recommends approval with conditions of a Condition Amendment, a Conditional Use Permit, and concurrent Variance requests to a previously approved project (South on Main, last amended in case Z#149-22). The modification would allow townhomes and residential-over-commercial units to replace the 180 apartments and/or condominium units previously approved for the site.

ATTACHMENTS:

[Z171 Memo 2026-07-27 CC.pdf](#)

[ORD Z#171-26 SOM CA.pdf](#)

[Z171_SR_2026-07-09_PC.pdf](#)

[ATT A - Applicant Response Statements.pdf](#)

[ATT B - South on Main- Townhome & Commercial \(5-19-2026 revision\).pdf](#)

[ATT C - 2022 Master Site Plan.pdf](#)

[ATT D - SOM Zoning History.pdf](#)

[ATT E - PI Report.pdf](#)



DATE: July 27, 2026

TO: Woodstock City Council

FROM: Niwana Ray, AICP, Senior Planner

SUBJECT: Z#171-26 South on Main
Condition Amendment (2026)

EXECUTIVE SUMMARY

The Applicant, Michelle Horstemeyer on behalf of JW Collection, is requesting a Condition Amendment to modify the entitlement package previously granted to the South on Main development. The proposal would remove the multi-family phase allotted for 180 apartments and/or condos, replacing it with 73 townhome (single-family attached) units instead. A Conditional Use Permit (CUP) is requested for the townhome. Several concurrent variances are requested for the mixed-use development, some of which were also granted in other parts of South on Main (SOM).

The multi-family phase is highlighted in the image at right. If the condition amendment and CUP requests are approved, the 180 apartment/condo



entitlements will go away and townhomes would be developed in their place. Four commercial buildings are proposed on this portion of the site as shown on the site plan, which will satisfy the overall requirement of 41,800 SF of commercial space. Many of the existing conditions of approval on the project have been satisfied over the last several years of development, and the proposed COAs in this case would replace any previous versions.

PLANNING COMMISSION RECOMMENDATION

On July 9, 2026, the Planning Commission considered the project. The link to the Planning Commission agenda and video can be found online at:

https://www.woodstockga.gov/your-government/meetings_agendas_and_minutes.php

Planning staff provided an overview of the Applicant's requests and the Development Process Committee's recommendation. The Applicant provided a brief presentation to the Commission describing the project. Two members of the public signed up to speak at the public hearing.

Following discussion, the Planning Commission voted unanimously (5-0) to recommend approval of the requests, with staff's recommended conditions of approval. The Planning Commission recommended the addition of one condition, #20 noted in red text below, which requires driveways for front-loaded units to be at least 18 feet in length.

The following entitlements are recommended for approval:

1. Amend conditions of approval as stated below.
2. Approval of a Conditional Use Permit to allow Townhomes (Single-family Attached Residential).
3. Grant Variance to LDO section 7.729.1b to allow units to front onto an open space without a street being on the opposite side of the open space.
4. Grant Variance to LDO section 7.727.13 to allow 12 front-loaded units.
5. Grant Variance to LDO section 7.726.3 to allow Brashy Street to be a type D2 street with parallel parking on only one side.

Pursuant to the following Conditions of Approval:

1. All prior zoning conditions for this project site are void and hereby replaced in favor of this exhibit.
2. Development shall develop and remain in substantial compliance with the conceptual plan prepared by Rochester and Associates dated October 19, 2022, attached hereto as Exhibit "C," and hereinafter referred to as "Concept", with the exception of the Phase 6, which is shown on Exhibit "D" and further discussed in condition 4 below. Where the zoning code conflicts with the substantial compliance requirement, the zoning code will be enforced – except where explicit variance or administrative relief has been granted in writing by Mayor and City Council or the DPC. The aforementioned notwithstanding, each site plan submitted to the City for review shall comply with all adopted fire safety requirements.

If amendments or modifications to the development are requested by the developer:

- a) Upon the written request of the Developer, the Community Development Director shall determine at their sole discretion: (1) whether the requested amendment or modification is minor; and (2) whether the requested amendment or modification is consistent with the approved project. If the Director finds that it is both minor and consistent, the amendment shall be determined to be an "Administrative Amendment," subject to review and approval by the DPC.

No administrative amendment will be effective until after thirty (30) days' notice to the City Council and posting in the same manner as agendas. If any member of the City Council requests consideration of such amendment within the 30-day notice period, then the administrative amendment will not be effective unless there is a final determination approving it. In the event Council requests consideration of an administrative amendment, staff will agendize the matter for Council discussion.

- b) Any written request by the Developer for an amendment that is determined by the Community Development Director to be either: (1) not minor, or (2) inconsistent with the approved project, shall be determined not to be an Administrative Amendment and shall be subject to review by the City Council.
 - c) If applicant disagrees with decision by Community Development Director, applicant may appeal said decision to City Council in accordance with LDO section 10.162.
 - d) Upon written submittal to the Community Development Department for an Administrative Amendment, the Applicant or JW Collection shall advise the HOA advisory committee of this request. Developer shall maintain a list of interested persons who would be notified of request for an administrative amendment. HOA advisory committee or interested persons may contact city staff for information and to provide feedback, and the same would be notified by the Developer of any decisions made.
- 3. Total number of residential units on site shall not exceed 500 units.
- 4. A conditional use permit is granted to allow a maximum of 73 townhomes to be constructed in the new Phase 6, as identified on Exhibit "D". The Apartment Phase and Condominium Phase as shown on the 2018 Baker Land Design master plan is null and void.
- 5. All street section design including but not limited to: travel lanes, on-street parking areas, landscape zones, sidewalk clear zones, and supplemental zones shall comply with the standard details prepared by Rochester & Associates, attached hereto as Exhibit "E". Any additional infrastructure improvements not otherwise addressed by Exhibit "E" shall comply with the Land Development Ordinance.
 - a) To mitigate the lack of GAB beneath some curb and gutter within the development, the developer agrees:
 - a. to submit a soil compaction report showing a compaction rate of 95% or better in phase 3B and 3C (phases as specified on the revised master plan dated October 19, 2022).
 - b. to submit a 36-month extended maintenance bond at the end of the construction of phase 3B and 3C. This bond will cover the public and private curb, gutter, and roadway infrastructure that was installed in this phase. This extended maintenance bond is required to meet all City of Woodstock surety requirements as outlined in Chapter III of the Land Development Ordinance and the City Council Policy Manual.
- 6. Main Street frontage shall only include buildings facing Main Street, occupied by non-residential uses at street level.
- 7. Relief from LDO 7.727 (1) to allow surface parking area between building and street without an intervening building is approved for the commercial parking areas. Surface parking shall be shielded by use of a street wall and landscaping to be approved by DPC.

8. Applicant agrees to construct all roads that connect to the north and south property lines as shown on the Concept. It shall be permissible for Croft Lane to terminate at southern point as shown on Exhibit "D".
9. Street lighting shall have concrete posts and the Epic light bell-shaped light on major streets as shown in blue on Exhibit "F", and metal posts with the Traditionaire light shown on the secondary streets in yellow on Exhibit "F".
10. A minimum of 41,800 square feet for office, retail, or commercial uses shall be provided on-site. Commercial buildings adjacent to Main Street, if two or more stories, shall be designed and constructed to allow for the installation of vertical shaft enclosures to extend from the first-floor commercial uses, through the roof of the building. If a grease trap is not provided in a building, then a restaurant use is prohibited in that building. Commercial building "D" may be developed and constructed as two buildings with approval of the DPC.
11. All lots depicted on the Concept served by alleys for garage access ("alley-fed") shall only be substituted with unit types designed to be alley-fed. Conversely, all lots depicted on the Concept served by streets for garage access ("front-loaded") may be substituted for units designed to be front-loaded or alley-fed. All unit type substitutions require master plan and site plan revisions along with DPC approval prior to the issuance of permits.
12. All corner lots are granted a variance from Section 7.729 (19) from residential treatment requirement that the first ten (10) feet in depth behind the street façade is habitable space for the non-entry side. This variance does not relieve the requirement of garage access by alley unless otherwise stated.
13. The following variances are granted to architecture:
 - a) Variance to LDO 7.729 (1) and 7.729 (11) to allow partially enclosed front porch and side-facing front doors on approved rear attached front entry homes.
 - b) Variance to LDO 7.729 (3) to allow smooth stucco as approved building façade material for the first level.
 - c) Variance to LDO 7.729 (5) to allow faux shutters to contribute towards the 30% minimum window & door coverage on each story of primary facades. Only one faux shutter shall be allowed on primary façade.
 - d) Variance to LDO 7.729 (18) to allow faux shutters to contribute towards the minimum 30% window & door coverage on each story of secondary façade on homes situated on corner lots. No more than two faux shutters shall be allowed on each story of the secondary façade, with a maximum of four faux shutters to be used on secondary façade.
 - e) Variance to LDO 7.722 Residential Treatment definition to allow window of unequal size on primary frontages of approved rear attached front entry homes.
14. Trash pickup and commercial deliveries are prohibited between the hours of 10:00 pm and 6:00 am.
15. Throughout subdivision, a variance is granted to allow fences in front yards to be a maximum of 48 inches height.

16. In Phase 6, the following variances are granted, as shown on Exhibit "D":
- a) LDO section 7.729.18 allow units 66-73 to face Open Space without a street being on the opposite side;
 - b) LDO section 7.727.13 to allow front loaded units along the southern side of Brashy Street; and
 - c) LDO section 7.726.3 to allow Brashy Street to be a D2 street (on-street parking provided on north side only).
17. In Phase 6, all infrastructure shall be completed in one phase, provided on a single plat.
18. In Phase 6, a maximum of 75% of building permits for residential units shall be issued before vertical construction commences on all four non-residential buildings.
19. For lots 1-15 in Phase 6, no stairs, stoops, or fencing shall be allowed in storm easements along South on Main.
20. In Phase 6, all front-loaded units along Brashy Street shall provide driveways that are a minimum of 18' in length, as measured from back of sidewalk to garage door.

CITY OF WOODSTOCK ORDINANCE

Z#171-26 SOUTH ON MAIN CONDITION AMENDMENT (2026)

REZONING property, ± 87.25 acres, within the corporate limits of the City of Woodstock, Georgia from zoning category Downtown Medium-density Residential-A (DT-MR-A) and Downtown Residential/Office (DT-RO) to zoning category Downtown Medium-density Residential-A (DT-MR-A) and Downtown Residential/Office (DT-RO) with revised conditions of zoning, said property being in Land Lots 1140, 1141, 1142, 1163, 1164, and 1165 of the 15th District, 2nd Section, Cherokee County, Georgia, and being Tax Map and Parcel numbers 15N12 238, 15N12 177, 15N12 176, and additional tax parcels within property identified by legal description, attached here as Exhibit “A.”

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

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

WHEREAS, the City of Woodstock, Georgia, has the legislative power to adopt clearly reasonable ordinances, resolutions or 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 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, said rezoning request application is and has been accessible to members of the public who are, or may be, affected by it, having been kept and maintained for public inspection during the normal business hours at Woodstock City Hall, and notice of intent to take action having been published in the Cherokee Tribune, a newspaper of general circulation within the territorial boundaries of the municipality of the City of Woodstock, for a period of at least fifteen (15) days prior to but no more than forty-five (45) days prior to the public hearing date; and

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

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

NOW THEREFORE, BE IT RESOLVED AND ORDAINED by the City of Woodstock, Georgia, by the lawful authority vested in them that that the property more particularly described on Exhibit “A” attached hereto and made a part hereof by reference is hereby granted the following:

- (1) The property shall continue to be designated as Medium-density Residential-A (DT-MR-A) and Downtown Residential/Office (DT-RO);

(2) Approval of a Conditional Use Permit to allow Townhomes (Single-family Attached Residential);

(3) Grant Variance to LDO section 7.729.1b to allow units to front onto an open space without a street being on the opposite side of the open space;

(4) Grant Variance to LDO section 7.727.13 to allow 12 front-loaded units;

(5) Grant Variance to LDO section 7.726.3 to allow Brashy Street to be a type D2 street with parallel parking on only one side;

(6) Amend the Conditions of Zoning to those attached hereto as Exhibit "B".

Said rezoning 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: July 27, 2026

Advertisement: Cherokee Tribune: June 18, 2026

APPROVED, ADOPTED, AND ENACTED this 27th day of July, 2026.

Michael Caldwell, Mayor
City of Woodstock, Georgia

Robyn Adams, City Clerk
City of Woodstock, Georgia

(Municipal Seal)

Exhibit "A" – Legal Description

Tract One:

ALL THAT TRACT OR PARCEL of land lying and being in Land Lots 1140, 1141 and 1142 of the 15th District, 2nd Section, of Cherokee County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING, commence at the point of intersection of the Northern right of way of Ingram Street (20 feet right of way) and the Southwesterly right of way of GA Highway 5 (Main Street)(60 feet right of way); run thence 145.17 feet southerly along the Western right of way of GA Highway 5 to a 1/2" rebar found, being the POINT OF BEGINNING; continuing thence along said right of way South 07 degrees 23 minutes 00 seconds East a distance of 531.56 feet to a point; continuing along the said right of way in an arc to the right an arc distance of 133.66 feet (said arc having a radius of 10,652.92 feet and being subtended by a chord bearing South 07 degrees 01 minutes 22 seconds East and having a length of 133.66 feet); run thence North 89 degrees 37 minutes 47 seconds West a distance of 14.59 feet to a point; run thence along an arc to the right an arc distance of 105.31 feet (said arc having a radius of 3,306.42 feet and being subtended by a chord bearing South 07 degrees 13 minutes 02 seconds East and having a length of 105.31 feet) to a point; run thence South 06 degrees 18 minutes 12 seconds East a distance of 90.69 feet to a point; run thence South 86 degrees 24 minutes 53 seconds West a distance of 58.52 feet to a point; run thence South 02 degrees 50 minutes 56 seconds East a distance of 15.20 feet to a point; thence leaving said right of way South 86 degrees 00 minutes 44 seconds West a distance of 197.24 feet to a 1/2" rebar found; run thence South 02 degrees 49 minutes 36 seconds East a distance of 87.13 feet to a 1/2" rebar found; run thence North 88 degrees 55 minutes 27 seconds West along the South Land Lot line of Land Lot 1140 a distance of 790.36 feet to a 1/2" rebar found; continuing thence along the South Land Lot line of Land Lots 1140 and 1141 North 88 degrees 56 minutes 19 seconds West a distance of 444.20 feet to a 1/2" OTP found; continuing thence along the South Land Lot line of Land Lots 1141 and 1142 North 88 degrees 26 minutes 50 seconds West a distance of 1,570.22 feet to the point of intersection of the South Land Lot line of Land Lot 1142 and the apparent center line of Noonday Creek; run thence along the apparent center line of Noonday Creek North 00 degrees 33 minutes 03 seconds West a distance of 234.69 feet to a point; run thence along the apparent center line of Noonday Creek North 00 degrees 46 minutes 08 seconds West a distance of 80.38 feet to a point; run thence along the apparent center line of Noonday Creek North 06 degrees 15 minutes 26 seconds West a distance of 182.20 feet to a point; run thence along the apparent center line of Noonday Creek North 02 degrees 30 minutes 02 seconds East a distance of 133.01 feet to a point; run thence along the apparent center line of Noonday Creek North 04 degrees 17 minutes 29 seconds West a distance of 121.38 feet to a point; run thence along the apparent center line of Noonday Creek North 05 degrees 42 minutes 10 seconds East a distance of 140.78 feet to a point; run thence along the apparent center line of Noonday Creek North 03 degrees 40 minutes 56 seconds West a distance of 86.14 feet to a point; run thence along the apparent center line of Noonday Creek North 06 degrees 03 minutes 44 seconds East a distance of 145.93 feet to a point; run thence along the apparent center line of Noonday Creek North 20 degrees 30 minutes 03 seconds East a distance of 97.28 feet to a point; run thence along the apparent center line of Noonday Creek North 30 degrees 54 minutes 27 seconds East a distance of 87.05 feet to a point;

Exhibit "A" – Legal Description (continued)

run thence along the apparent center line of Noonday Creek North 17 degrees 34 minutes 00 seconds East a distance of 69.62 feet; thence leaving the apparent center line of Noonday Creek and running along the North Land Lot line of Land Lots 1142, 1141 and 1140 South 87 degrees 55 minutes 48 seconds East a distance of 2,217.34 feet to a 1/2" rebar found (nail set at base) on the North Land Lot line of Land Lot 1140; thence leaving the North Land Lot line of Land Lot 1140 run thence South 10 degrees 46 minutes 39 seconds East a distance of 236.74 feet to a 1/2" rebar found (nail set at base); run thence North 89 degrees 05 minutes 33 seconds East a distance of 169.54 feet to an iron pin; run thence South 11 degrees 12 minutes 09 seconds East a distance of 179.04 feet to a rock post; run thence North 84 degrees 12 minutes 36 seconds East a distance of 401.24 feet to a 1/2" rebar found, being the POINT OF BEGINNING.

Said property consists of Tract A, Tract B, and Tract C, as shown on ALTA survey dated June 28, 2007 by McFarland-Dyer & Associates for Old Republic National Title Insurance Company *et al.*, certified by J. Chris Whitley, GRLSN 2672.

Tract Two:

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 1140 and 1141, 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

COMMENCING at the northwestern intersection of northern right of way of Ingram Street (20 feet right of way) and western right of way of Georgia Highway No. 5, a.k.a. Main Street (60 feet right of way); thence running southerly along said right of way of Georgia Highway No. 5 a distance of 145.17 feet to a point; thence leaving said right of way and running South 84°12'36" West, a distance of 401.24 feet to a point; thence North 11°12'09" West, a distance of 179.04 feet to a point on the southerly right of way of Ingram Street; thence westerly along said right of way South 89°05'33" West, a distance of 169.54 feet to a point; thence leaving said right of way and running North 10°46'39" West, a distance of 211.10 feet to a point, that is the **POINT OF BEGINNING**; thence North 87°55'48" West, a distance of 1284.08 feet to a point; thence North 02°04'12" West, a distance of 24.79 feet to a point located on the land lot line that divides land lots 1141 and 1192; thence easterly along said land lot line South 87°55'48" East through land lot corner of land lots 1140, 1141, 1192 and 1193, a distance of 1278.38 feet to a point; thence leaving the land lot line that divides Land Lots 1140 and 119c and running South 10° 46' 39" East 25.64 feet, being the **POINT OF BEGINNING**. Said tract contains 0.735 Acres as shown on the attached Exhibit "C-1".

Exhibit “A” – Legal Description (continued)

Tract Three:

SOUTH ON MAIN **DT-RO ZONING AREA LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING A PART OF LAND LOT 1140, 15TH DISTRICT, 2ND SECTION, CITY OF WOODSTOCK, CHEROKEE COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE SOUTHWESTERN CORNER OF LAND LOT 1140 SAID LAND LOT CORNER BEING THE COMMON CORNER TO LAND LOTS 1140, 1141, 1164 AND 1165; THENCE CONTINUING ALONG THE SOUTHERLY LAND LOT LINE OF LAND LOT 1140 SAID LAND LOT LINE BEING THE COMMON LINE TO LAND LOTS 1140 AND 1165 THE FOLLOWING COURSES AND DISTANCES: SOUTH 88 DEGREES 56 MINUTES 19 SECONDS EAST A DISTANCE OF 337.44 FEET TO A POINT; SOUTH 88 DEGREES 55 MINUTES 27 SECONDS EAST A DISTANCE OF 790.36 FEET TO A POINT; THENCE LEAVING THE SAID LAND LOT LINE OF LAND LOT 1140 NORTH 02 DEGREES 49 MINUTES 36 SECONDS WEST A DISTANCE OF 87.13 FEET TO A POINT; THENCE NORTH 86 DEGREES 00 MINUTES 44 SECONDS EAST A DISTANCE OF 146.58 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING AS THUS ESTABLISHED NORTH 03 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 34.57 FEET TO A POINT; THENCE NORTH 03 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 186.00 FEET TO A POINT; THENCE NORTH 03 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 25.61 FEET TO A POINT; THENCE NORTH 17 DEGREES 40 MINUTES 54 SECONDS WEST A DISTANCE OF 87.52 FEET TO A POINT; THENCE NORTH 01 DEGREES 28 MINUTES 04 SECONDS EAST A DISTANCE OF 41.23 FEET TO A POINT; THENCE NORTH 04 DEGREES 00 MINUTES 31 SECONDS WEST A DISTANCE OF 153.94 FEET TO A POINT; THENCE NORTH 00 DEGREES 10 MINUTES 33 SECONDS EAST A DISTANCE OF 78.71 FEET TO A POINT; THENCE NORTH 03 DEGREES 17 MINUTES 39 SECONDS WEST A DISTANCE OF 56.08 FEET TO A POINT; THENCE NORTH 06 DEGREES 52 MINUTES 16 SECONDS WEST A DISTANCE OF 80.10 FEET TO A POINT; THENCE NORTH 04 DEGREES 00 MINUTES 32 SECONDS WEST A DISTANCE OF 130.10 FEET TO A POINT; THENCE NORTH 84 DEGREES 12 MINUTES 36 SECONDS EAST A DISTANCE OF 86.20 FEET TO A POINT AT THE WESTERLY RIGHT OF WAY OF MAIN STREET (60' FOOT RIGHT OF WAY); THENCE CONTINUING ALONG THE SAID RIGHT OF WAY OF MAIN STREET THE FOLLOWING COURSES AND DISTANCES: SOUTH 10 DEGREES 21 MINUTES 03 SECONDS WEST A DISTANCE OF 14.78 FEET TO A POINT; SOUTH 03 DEGREES 13 MINUTES 53 SECONDS EAST A DISTANCE OF 106.67 FEET TO A POINT; SOUTH 14 DEGREES 53 MINUTES 54 SECONDS EAST A DISTANCE OF 93.48 FEET TO A POINT; SOUTH 07 DEGREES 23 MINUTES 00 SECONDS EAST A DISTANCE OF 108.41 FEET TO A POINT; SOUTH 07 DEGREES 23 MINUTES 00 SECONDS EAST A DISTANCE OF 210.00 FEET TO A POINT; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 10652.92 FEET, WITH AN ARC DISTANCE OF 133.66 FEET, WITH A CHORD BEARING OF SOUTH 07 DEGREES 01 MINUTES 22 SECONDS EAST AND A CHORD LENGTH OF 133.66 FEET TO A POINT; NORTH 89 DEGREES 37 MINUTES 47 SECONDS

WEST A DISTANCE OF 14.58 FEET TO A POINT; SOUTH 06 DEGREES 47 MINUTES 36 SECONDS EAST A DISTANCE OF 196.00 FEET TO A POINT; THENCE LEAVING THE SAID RIGHT OF WAY OF MAIN STREET SOUTH 86 DEGREES 24 MINUTES 53 SECONDS WEST A DISTANCE OF 58.52 FEET TO A POINT; THENCE SOUTH 03 DEGREES 59 MINUTES 16 SECONDS EAST A DISTANCE OF 15.20 FEET TO A POINT; THENCE SOUTH 86 DEGREES 00 MINUTES 44 SECONDS WEST A DISTANCE OF 50.95 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2.034 ACRES MORE OR LESS.

Legal Description
Condo/Apartments/Commercial Parcel D

All that tract or parcel of land lying and being in Land Lot 1140, 15th District, 2nd Section, City of Woodstock, Cherokee County, Georgia being more particularly described as follows:

Beginning at point located at the southwest right-of-way intersection of Main Street (right-of-way varies) and South on Main Drive (80' right-of-way); thence along the western right-of-way of Main Street the following courses and distances: South 04°23'00" East, a distance of 54.51 feet to a point; thence South 03°47'52" East, a distance of 43.94 feet to a point; thence South 03°50'17" East, a distance of 44.14 feet to a point; thence South 03°28'47" East, a distance of 30.53 feet to a point; thence South 03°13'32" East, a distance of 44.49 feet to a point; thence South 86°28'33" West, a distance of 36.27 feet to a point; thence South 02°47'16" East, a distance of 15.20 feet to a point; thence leaving said right-of-way and commencing along property now or formerly of Legacy Assets, Inc. the following courses and distances: thence South 86°04'24" West, a distance of 197.24 feet to an iron pin found (1/2" rebar); thence South 02°50'55" East, a distance of 87.13 feet to an iron pin found (1/2" rebar); thence commencing along property now or formerly of Foothill Shadows, LLC. and South on Main LLC. the following course and distance: North 00°55'40" West, a distance of 778.72 feet to a point located on the eastern right-of-way of Reeves Street (55' right-of-way); thence along said right-of-way the following courses and distances: North 16°48'50" West, a distance of 65.96 feet to a point; thence along a curve to the right for an arc distance of 21.20 feet, said curve having a chord bearing of North 08°49'26" West and a chord distance of 21.13 feet and a radius of 76.00 feet to a point; thence North 00°49'57" West, a distance of 235.76 feet to a point located at the southeast intersection of Reeves Street (55' right-of-way) and South on Main Drive (80' right-of-way); thence along the southern right-of-way of South on Main Drive the following courses and distances: North 89°09'59" East, a distance of 9.99 feet to a point; thence along a curve to the left for an arc distance of 8.07 feet, said curve having a chord bearing of North 88°56'40" East and a chord distance of 8.07 feet and a radius of 1040.00 feet to a point; thence North 88°43'20" East, a distance of 815.77 feet to a point; thence along a curve to the right for an arc distance of 17.90 feet, said curve having a chord bearing of South 86°30'59" East and a chord distance of 17.88 feet and a radius of 110.00 feet to a point; thence South 81°57'18" East, a distance of 99.47 feet to a point; thence along a curve to the left for an arc distance of 68.06 feet, said curve having a chord bearing of South 87°41'22" East and a chord distance of 67.95 feet and a radius of 340.00 feet to a point, being the **Point of Beginning**.

Said tract contains 7.41 acres.

Exhibit “B” – Conditions of Zoning

The following entitlements are recommended for approval:

1. Amend conditions of approval as stated below.
2. Approval of a Conditional Use Permit to allow Townhomes (Single-family Attached Residential).
3. Grant Variance to LDO section 7.729.1b to allow units to front onto an open space without a street being on the opposite side of the open space.
4. Grant Variance to LDO section 7.727.13 to allow 12 front-loaded units.
5. Grant Variance to LDO section 7.726.3 to allow Brashy Street to be a type D2 street with parallel parking on only one side.

Pursuant to the following Conditions of Approval:

1. All prior zoning conditions for this project site are void and hereby replaced in favor of this exhibit.
2. Development shall develop and remain in substantial compliance with the conceptual plan prepared by Rochester and Associates dated October 19, 2022, attached hereto as Exhibit “C,” and hereinafter referred to as “Concept”, with the exception of the Phase 6, which is shown on Exhibit “D” and further discussed in condition 4 below. Where the zoning code conflicts with the substantial compliance requirement, the zoning code will be enforced – except where explicit variance or administrative relief has been granted in writing by Mayor and City Council or the DPC. The aforementioned notwithstanding, each site plan submitted to the City for review shall comply with all adopted fire safety requirements.

If amendments or modifications to the development are requested by the developer:

- a) Upon the written request of the Developer, the Community Development Director shall determine at their sole discretion: (1) whether the requested amendment or modification is minor; and (2) whether the requested amendment or modification is consistent with the approved project. If the Director finds that it is both minor and consistent, the amendment shall be determined to be an “Administrative Amendment,” subject to review and approval by the DPC.

No administrative amendment will be effective until after thirty (30) days’ notice to the City Council and posting in the same manner as agendas. If any member of the City Council requests consideration of such amendment within the 30-day notice period, then the administrative amendment will not be effective unless there is a final determination approving it. In the event Council requests consideration of an administrative amendment, staff will agendize the matter for Council discussion.

- b) Any written request by the Developer for an amendment that is determined by the Community Development Director to be either: (1) not minor, or (2) inconsistent with the approved project, shall be determined not to be an Administrative Amendment and shall be subject to review by the City Council.
- c) If applicant disagrees with decision by Community Development Director, applicant may appeal said decision to City Council in accordance with LDO section 10.162.

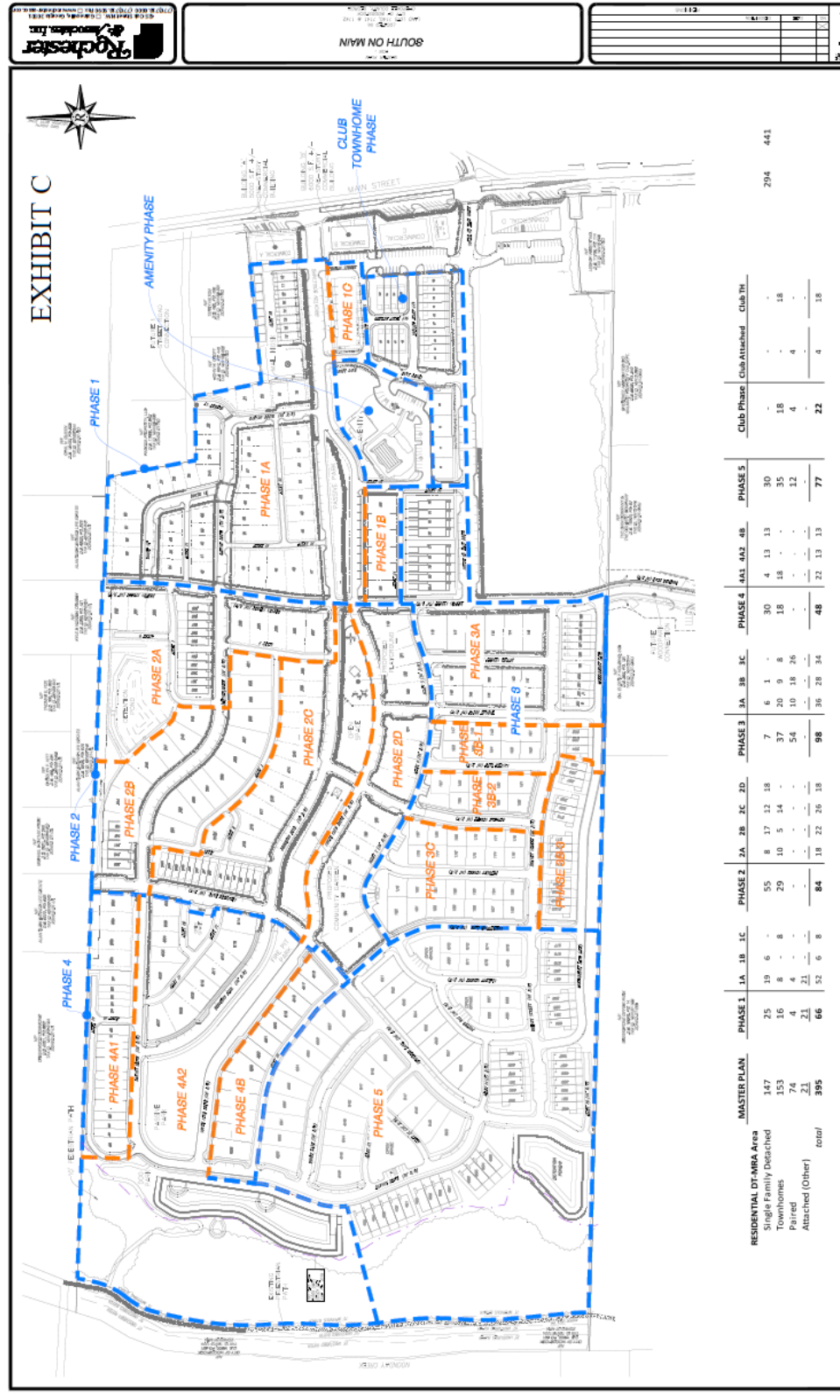
- d) Upon written submittal to the Community Development Department for an Administrative Amendment, the Applicant or JW Collection shall advise the HOA advisory committee of this request. Developer shall maintain a list of interested persons who would be notified of request for an administrative amendment. HOA advisory committee or interested persons may contact city staff for information and to provide feedback, and the same would be notified by the Developer of any decisions made.
- 3. Total number of residential units on site shall not exceed 500 units.
 - 4. A conditional use permit is granted to allow a maximum of 73 townhomes to be constructed in the new Phase 6, as identified on Exhibit "D". The Apartment Phase and Condominium Phase as shown on the 2018 Baker Land Design master plan is null and void.
 - 5. All street section design including but not limited to: travel lanes, on-street parking areas, landscape zones, sidewalk clear zones, and supplemental zones shall comply with the standard details prepared by Rochester & Associates, attached hereto as Exhibit "E". Any additional infrastructure improvements not otherwise addressed by Exhibit "E" shall comply with the Land Development Ordinance.
 - a) To mitigate the lack of GAB beneath some curb and gutter within the development, the developer agrees:
 - a. to submit a soil compaction report showing a compaction rate of 95% or better in phase 3B and 3C (phases as specified on the revised master plan dated October 19, 2022).
 - b. to submit a 36-month extended maintenance bond at the end of the construction of phase 3B and 3C. This bond will cover the public and private curb, gutter, and roadway infrastructure that was installed in this phase. This extended maintenance bond is required to meet all City of Woodstock surety requirements as outlined in Chapter III of the Land Development Ordinance and the City Council Policy Manual.
 - 6. Main Street frontage shall only include buildings facing Main Street, occupied by non-residential uses at street level.
 - 7. Relief from LDO 7.727 (1) to allow surface parking area between building and street without an intervening building is approved for the commercial parking areas. Surface parking shall be shielded by use of a street wall and landscaping to be approved by DPC.
 - 8. Applicant agrees to construct all roads that connect to the north and south property lines as shown on the Concept. It shall be permissible for Croft Lane to terminate at southern point as shown on Exhibit "D".
 - 9. Street lighting shall have concrete posts and the Epic light bell-shaped light on major streets as shown in blue on Exhibit "F", and metal posts with the Traditionaire light shown on the secondary streets in yellow on Exhibit "F".
 - 10. A minimum of 41,800 square feet for office, retail, or commercial uses shall be provided on-site. Commercial buildings adjacent to Main Street, if two or more stories, shall be designed and constructed to allow for the installation of vertical shaft enclosures to

extend from the first-floor commercial uses, through the roof of the building. If a grease trap is not provided in a building, then a restaurant use is prohibited in that building. Commercial building "D" may be developed and constructed as two buildings with approval of the DPC.

11. All lots depicted on the Concept served by alleys for garage access ("alley-fed") shall only be substituted with unit types designed to be alley-fed. Conversely, all lots depicted on the Concept served by streets for garage access ("front-loaded") may be substituted for units designed to be front-loaded or alley-fed. All unit type substitutions require master plan and site plan revisions along with DPC approval prior to the issuance of permits.
12. All corner lots are granted a variance from Section 7.729 (19) from residential treatment requirement that the first ten (10) feet in depth behind the street façade is habitable space for the non-entry side. This variance does not relieve the requirement of garage access by alley unless otherwise stated.
13. The following variances are granted to architecture:
 - a) Variance to LDO 7.729 (1) and 7.729 (11) to allow partially enclosed front porch and side-facing front doors on approved rear attached front entry homes.
 - b) Variance to LDO 7.729 (3) to allow smooth stucco as approved building façade material for the first level.
 - c) Variance to LDO 7.729 (5) to allow faux shutters to contribute towards the 30% minimum window & door coverage on each story of primary facades. Only one faux shutter shall be allowed on primary façade.
 - d) Variance to LDO 7.729 (18) to allow faux shutters to contribute towards the minimum 30% window & door coverage on each story of secondary façade on homes situated on corner lots. No more than two faux shutters shall be allowed on each story of the secondary façade, with a maximum of four faux shutters to be used on secondary façade.
 - e) Variance to LDO 7.722 Residential Treatment definition to allow window of unequal size on primary frontages of approved rear attached front entry homes.
14. Trash pickup and commercial deliveries are prohibited between the hours of 10:00 pm and 6:00 am.
15. Throughout subdivision, a variance is granted to allow fences in front yards to be a maximum of 48 inches height.
16. In Phase 6, the following variances are granted, as shown on Exhibit "D":
 - a) LDO section 7.729.18 allow units 66-73 to face Open Space without a street being on the opposite side;
 - b) LDO section 7.727.13 to allow front loaded units along the southern side of Brashy Street; and
 - c) LDO section 7.726.3 to allow Brashy Street to be a D2 street (on-street parking provided on north side only).
17. In Phase 6, all infrastructure shall be completed in one phase, provided on a single plat.
18. In Phase 6, a maximum of 75% of building permits for residential units shall be issued before vertical construction commences on all four non-residential buildings.

19. For lots 1-15 in Phase 6, no stairs, stoops, or fencing shall be allowed in storm easements along South on Main.
20. In Phase 6, all front-loaded units along Brashy Street shall provide driveways that are a minimum of 18' in length, as measured from back of sidewalk to garage door.

Exhibit "C" – 2022 Master Plan



[illegible]

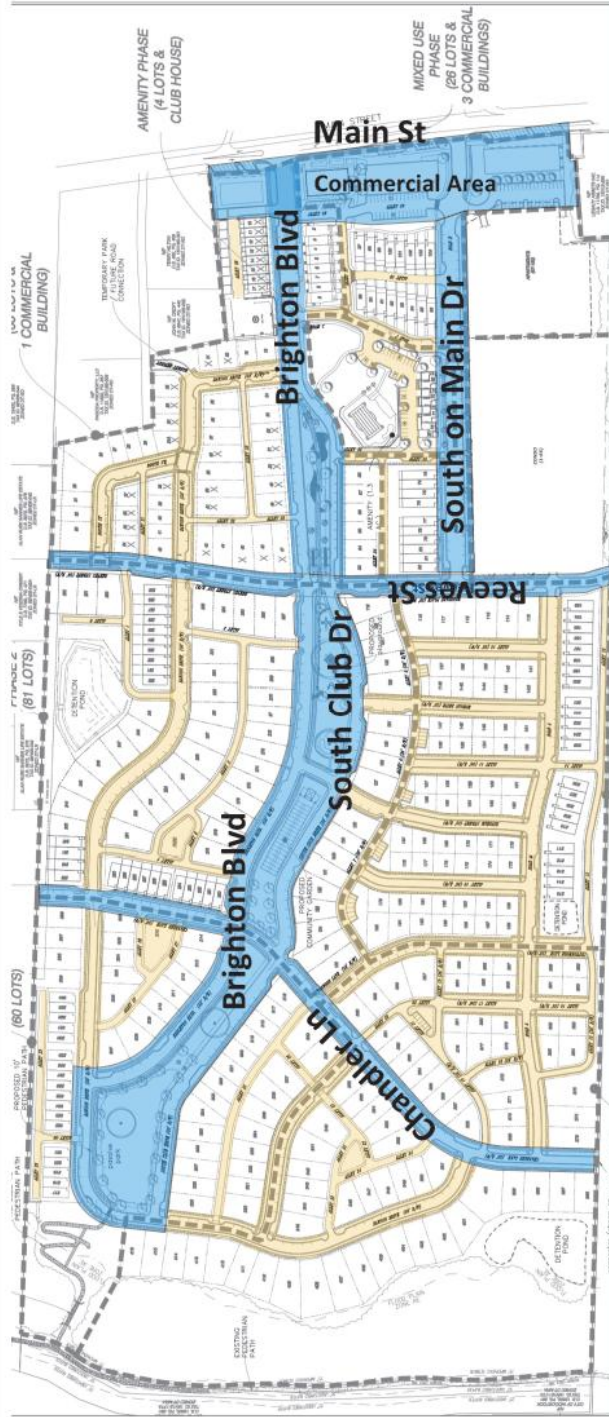
EXHIBIT E



Exhibit “F” – Street Lights

DocuSign Envelope ID: 1C6868F2-FC02-434D-A9C2-C9EFD7BC3815

#13 Street Lighting



MAJOR Streets (shown in blue)

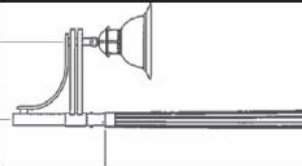
Epic fixture (alternate), concrete pole.

Brighton Blvd, South Club Dr, Reeves St, South on Main Dr, Main St, Chandler Ln, Commercial Area (shown in blue).

RESIDENTIAL Streets (shown in yellow)

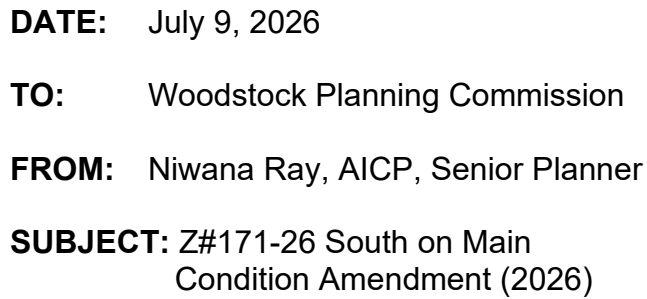
Traditionaire fixture, black metal pole.

Epic (Alternate)



Traditionaire





Staff recommends approval with conditions of a Condition Amendment, a Conditional Use Permit, and concurrent Variance requests to a previously approved project (South on Main, last amended in case Z#149-22). The modification would allow townhomes and residential-over-commercial units to replace the 180 apartments and/or condominium units previously approved for the site.

The Applicant, Michelle Horstemeyer on behalf of JW Collection, is requesting a Condition Amendment to modify the entitlement package previously granted to the South on Main development. The proposal would remove the multi-family phase allotted for 180 apartments and/or condos, replacing it with 73 townhome (single-family attached) units instead. A Conditional Use Permit (CUP) is requested for the townhomes. Several concurrent variances are requested for the mixed-use development, some of which were also granted in other parts of South on Main (SOM).

An aerial photograph of the South On Main neighborhood in Columbus, Georgia. The map is bounded by a red line. Key streets include World, Monday Creek, S Club Dr, Chandler Ln, Brighton Blvd, S On Main Dr, S Club Dr, Davidson Dr, Ingram St, Main St, Reeves St, Brashy St, and Adyn Park Dr. Landmarks include the South On Main Clubhouse, a large green field, and a baseball field. The text 'South On Main' is prominently displayed in the center. The text 'Colbert Square' is visible at the bottom.

years of development, and the proposed COAs in this case would replace any previous versions.

BACKGROUND

Table 1 provides general information for the site.

Table 1: General Property and Surrounding Land Use Information	
Address	Main Street at South on Main Drive
Council Ward	2 (Potts)
Tax ID #	15N12 177 G, et al
Site Acreage	± 87.25 acres
Future Development Map	Urban Village
Current Zoning	DT-RO and DT-MR-A
Current Development	South on Main subdivision
Streets Information	Streets within SOM are public and maintained by the city; alleys are private and maintained by the HOA
Surrounding Neighborhood	
North	DT-LR (Low Density Residential) and DT-RO (Residential/Office) – Adyn Park, Barnesdale Terrace
South	DT-GC (General Commercial) and DT-CMU (Commercial Mixed Use) – Office (Creekstone Office Park), Commercial (Colbert Square, Sam’s Club), South on Main assemblage
East	DT-LR (Low Density Residential) and DT-RO (Residential/Office) – Single-family residential (Serenade, Woodglen)
West	DT-MR-A (Medium Density Residential) – Noonday Creek Trail

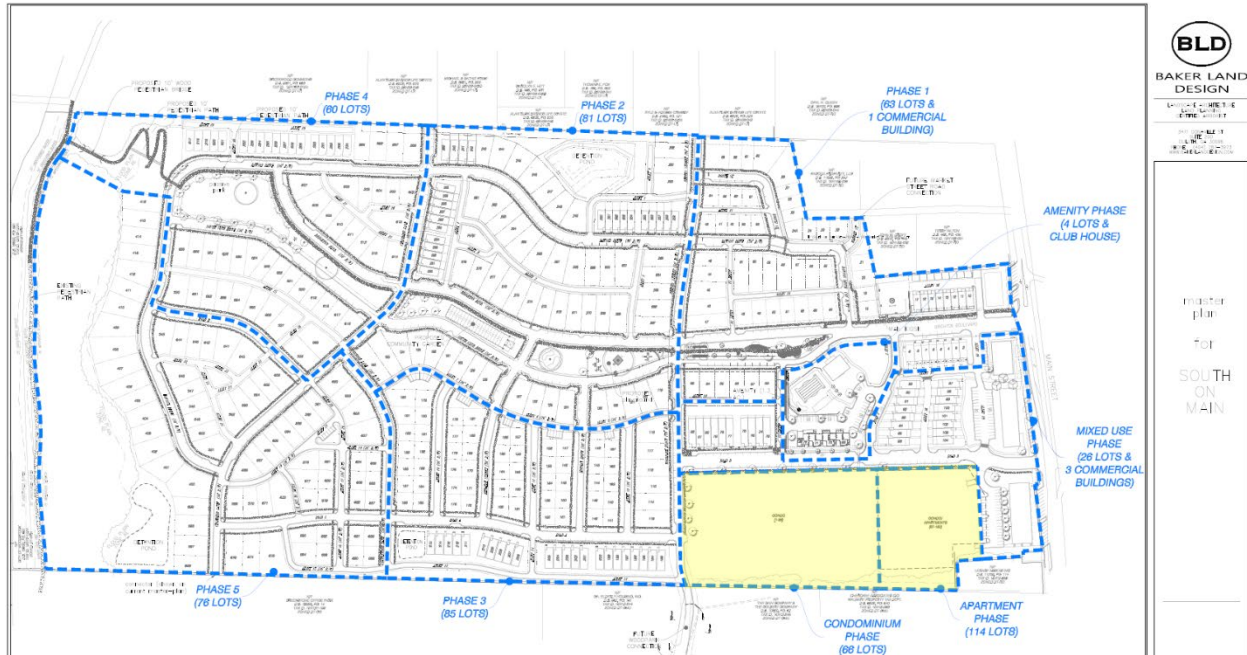
Additional information regarding the proposed project can be found in the public hearing application and related documents, provided as Attachments A-E.

Past Zoning History

South on Main has been the subject of several past zoning projects, as described in Attachment D.

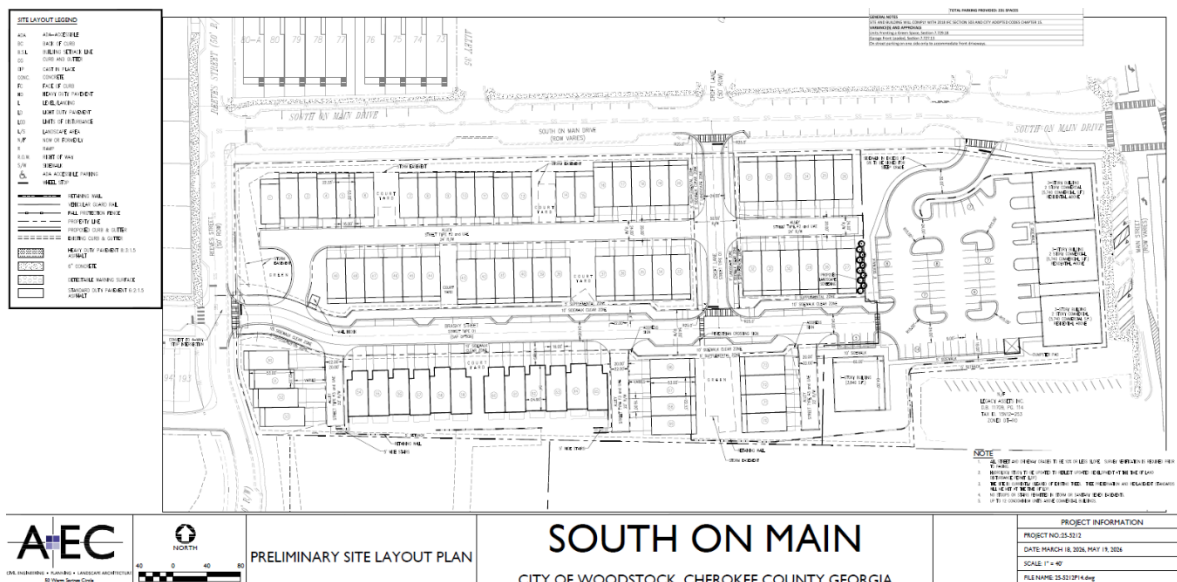
PROJECT DESCRIPTION

South on Main has existing entitlements allowing for a total of 575 residential units. Of that number, 180 units have been set aside in a multi-family phase for apartments and/or condos. JW Collection is seeking to modify the zoning to allow 73 townhomes and six residential-over-commercial units to replace the multi-family previously approved on the site. Multi-family (apartments and/or condos) would no longer be required or allowed to be developed on the project site. This proposal will bring the total number of residential units to 474 for the 87.25-acre site. The multi-family phase is highlighted on the below master plan from 2019.



Master Plan from 2019 with apartment/condo phase highlighted.

The current site plan focuses just on the highlighted area, previously the multi-family phase. The site plan (provided as Attachment B) shows the proposed townhouse layout, the street network, along with the three, 3-story buildings along Main Street. The buildings along Main Street will have two stories of commercial with a residential use above, adding a total of six residential units here. A single-story commercial building is located more internally to this phase. The commercial square footage provided in this phase across these four buildings satisfies the overall condition requiring 41,800 SF of commercial space.



Proposed Site Plan. See Attachment B for more detail.

The proposed site plan provides commercial parking behind the Main Street commercial buildings. The residential parking requirement will be met with two-car garages and driveway parking for each townhouse. On-street parking exists along South on Main Drive to the north, and on-street spaces are proposed along Brashy Street running west to east through this phase.

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

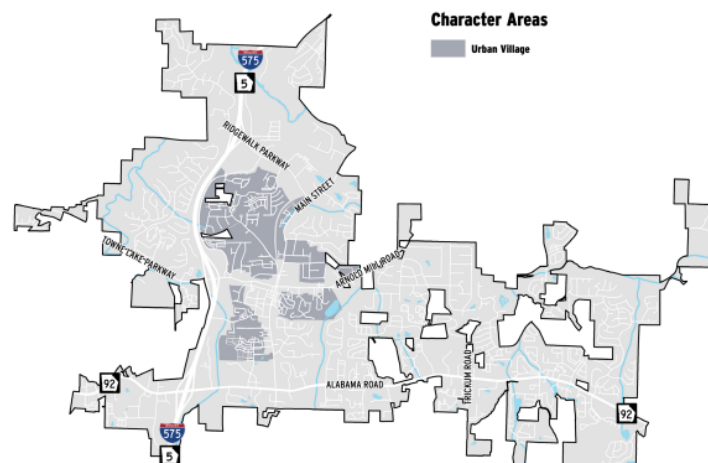
1. A condition amendment in order to modify the existing entitlements. The SOM development has been the subject of a number of previous zoning cases going back to the original rezoning in 2007. Conditions of approval have been modified with each case, concept plans have changed over time, and many of the conditions of approval have long been satisfied by the developer. In consultation with the city attorney, staff is recommending that the conditions of approval on the development be repealed and replaced with new COAs. The proposed COAs include any items that haven't yet been met or that pertain to the current phase of development, as well as any new items requested in this application.
2. A Conditional Use Permit (CUP) that would allow for the development of 73 townhomes. Townhomes require a CUP in all zoning districts where they are allowed.
3. Variance to LDO section 7.729.1b to allow units to front onto an open space without a street being on the opposite side of the open space. (Applicable to units 66-73.)
4. Variance to LDO section 7.727.13 to allow 12 front-loaded units. (Applicable to units 54-65.)
5. Variance to LDO section 7.726.3 to allow Brashy Street to be a type D2 street with parallel parking on only one side.

Staff recommends approval of the requested condition amendment and entitlements.

ANALYSIS

Consistency with the 2023 Comprehensive Plan

The project site is located within the Urban Village Character Area. From the 2023 Comp Plan, "The Urban Village is predominately residential, but features a mix of uses, such as building types that accommodate local-serving retail and professional offices, small-lot single-family neighborhoods, townhouses, small condominium buildings, and multifamily developments mixed with larger



lot historic neighborhoods.” When adjacent to the Regional Activity Center, as is the case here, “Urban Village can be a mixed-use area that is characterized by multi-story construction that uses the ground floor for retail, service, or office space, while the upper floors are usually residential.” The proposed changes to the plan are in alignment with the tenets of the 2023 Comprehensive Plan.

Consistency with the Land Development Ordinance

Condition Amendments

The Applicant seeks to modify the existing conditions of approval, primarily driven by the change in product type from 180 multi-family units to 73 single-family townhome units. By removing the multi-family allowance and changing to townhomes, the overall number of units in the development is reduced from the 575 allowed maximum to 474 residential units for the primary SOM assemblage. Even when the future “Colbert” and “Cain” parcels to the south are considered, the overall unit count goes down.

CUP

The Applicant seeks a CUP for the 73 townhome units. Townhomes require a CUP in all zoning districts where they are allowed. Staff supports the CUP request, citing the reduction in unit count, the continuity in development, and overall lessened impact than previously-approved multi-family. Although elevations have not been provided for review, the Applicant has stated that the townhomes will be consistent with the houses already existing in SOM. At least three different styles are planned to accommodate the grade across the site.

Variances

Three variances are requested: to allow units to front open space, to allow front-loaded units instead of alley-fed, and to allow parallel parking on only one side of the street. The requested variances would allow for consistency across the SOM development, as similar relief was granted in earlier phases of development.

PUBLIC INPUT

Public input for the public hearing has been provided in accordance with State and local law. On or around April 13, 2026, public notices were mailed to property owners within 800’ of the project site. The notice informed them of the public input meeting, Planning Commission public hearing, and the City Council public hearing. Additionally, a public notice was published in the Cherokee Tribune on March June 18, 2026.

On May 5, 2026, the Applicant hosted a public input meeting at the South on Main Clubhouse, beginning at 7:00PM. This meeting is intended to give the Applicant an opportunity to explain the proposal and answer any questions the public might have about the project or public hearing process. The meeting was well attended by more than 40 South on Main residents. Primary concerns were related to traffic and the impact on existing residents. Residents voiced concerns about driver speed and the life-safety of pedestrians and drivers alike. There were multiple statements in support of townhomes

in place of the apartments. Additional feedback was provided to the developer regarding desired amenities. The public input report is provided as Attachment E.

DEVELOPMENT PROCESS COMMITTEE RECOMMENDATION

The Development Process Committee met on June 3, 2026, to consider and vote on the proposed project. The DPC voted unanimously (6-0) to recommend approval of the Condition Amendment, CUP, and Variance requests, subject to the staff-recommended conditions of approval on the project. The proposed recommendation is as follows:

The following entitlements are recommended for approval:

1. Amend conditions of approval as stated below.
2. Approval of a Conditional Use Permit to allow Townhomes (Single-family Attached Residential).
3. Grant a Variance to LDO section 7.729.1b to allow units to front onto an open space without a street being on the opposite side of the open space. (Applicable to units 66-73.)
4. Variance to LDO section 7.727.13 to allow 12 front-loaded units. (Applicable to units 54-65.)
5. Variance to LDO section 7.726.3 to allow Brashy Street to be a type D2 street with parallel parking on only one side.

Pursuant to the following Conditions of Approval:

1. All prior zoning conditions for this project site are void and hereby replaced in favor of this exhibit.
2. Development shall develop and remain in substantial compliance with the conceptual plan prepared by Rochester and Associates dated October 19, 2022, attached hereto as Exhibit "C," and hereinafter referred to as "Concept", with the exception of the Phase 6, which is shown on Exhibit "D" and further discussed in condition 4 below. Where the zoning code conflicts with the substantial compliance requirement, the zoning code will be enforced – except where explicit variance or administrative relief has been granted in writing by Mayor and City Council or the DPC. The aforementioned notwithstanding, each site plan submitted to the City for review shall comply with all adopted fire safety requirements.

If amendments or modifications to the development are requested by the developer:

- a) Upon the written request of the Developer, the Community Development Director shall determine at their sole discretion: (1) whether the requested amendment or modification is minor; and (2) whether the requested amendment or modification is consistent with the approved project. If the Director finds that it is both minor and consistent, the amendment shall be determined to be an "Administrative Amendment," subject to review and approval by the DPC.

No administrative amendment will be effective until after thirty (30) days' notice to the City Council and posting in the same manner as agendas. If any member of the City Council requests consideration of such amendment within the 30-day notice period, then the administrative amendment will not be effective unless there is a final determination approving it. In the event Council requests consideration of an administrative amendment, staff will agendaize the matter for Council discussion.

- b) Any written request by the Developer for an amendment that is determined by the Community Development Director to be either: (1) not minor, or (2) inconsistent with the approved project, shall be determined not to be an Administrative Amendment and shall be subject to review by the City Council.
 - c) If applicant disagrees with decision by Community Development Director, applicant may appeal said decision to City Council in accordance with LDO section 10.162.
 - d) Upon written submittal to the Community Development Department for an Administrative Amendment, the Applicant or JW Collection shall advise the HOA advisory committee of this request. Developer shall maintain a list of interested persons who would be notified of request for an administrative amendment. HOA advisory committee or interested persons may contact city staff for information and to provide feedback, and the same would be notified by the Developer of any decisions made.
- 3. Total number of residential units on site shall not exceed 500 units.
 - 4. A conditional use permit is granted to allow a maximum of 73 townhomes to be constructed in the new Phase 6, as identified on Exhibit "D". The Apartment Phase and Condominium Phase as shown on the 2018 Baker Land Design master plan is null and void.
 - 5. All street section design including but not limited to: travel lanes, on-street parking areas, landscape zones, sidewalk clear zones, and supplemental zones shall comply with the standard details prepared by Rochester & Associates, attached hereto as Exhibit "E". Any additional infrastructure improvements not otherwise addressed by Exhibit "E" shall comply with the Land Development Ordinance.
 - a) To mitigate the lack of GAB beneath some curb and gutter within the development, the developer agrees:
 - a. to submit a soil compaction report showing a compaction rate of 95% or better in phase 3B and 3C (phases as specified on the revised master plan dated October 19, 2022).
 - b. to submit a 36-month extended maintenance bond at the end of the construction of phase 3B and 3C. This bond will cover the public and private curb, gutter, and roadway infrastructure that was installed in

this phase. This extended maintenance bond is required to meet all City of Woodstock surety requirements as outlined in Chapter III of the Land Development Ordinance and the City Council Policy Manual.

6. Main Street frontage shall only include buildings facing Main Street, occupied by non-residential uses at street level.
7. Relief from LDO 7.727 (1) to allow surface parking area between building and street without an intervening building is approved for the commercial parking areas. Surface parking shall be shielded by use of a street wall and landscaping to be approved by DPC.
8. Applicant agrees to construct all roads that connect to the north and south property lines as shown on the Concept. It shall be permissible for Croft Lane to terminate at southern point as shown on.
9. Street lighting shall have concrete posts and the Epic light bell-shaped light on major streets as show in blue from the applicant's presentation, and metal posts plus the Traditionaire light shown on the secondary streets in yellow from the applicant's presentation (Exhibit "F" attached hereto and made a part hereof by reference).
10. A minimum of 41,800 square feet for office, retail, or commercial uses shall be provided on-site. Commercial buildings adjacent to Main Street, if two or more stories, shall be designed and constructed to allow for the installation of vertical shaft enclosures to extend from the first-floor commercial uses, through the roof of the building. If a grease trap is not provided in a building, then a restaurant use is prohibited in that building. Commercial building "D" may be developed and constructed as two buildings with approval of the DPC.
11. All corner lots are granted a variance from Section 7.729 (19) from residential treatment requirement that the first ten (10) feet in depth behind the street façade is habitable space for the non-entry side. This variance does not relieve the requirement of garage access by alley unless otherwise stated.
12. All lots depicted on the Concept served by alleys for garage access ("alley-fed") shall only be substituted with unit types designed to be alley-fed. Conversely, all lots depicted on the Concept served by streets for garage access ("front-loaded") may be substituted for units designed to be front-loaded or alley-fed. All unit type substitutions require master plan and site plan revisions along with DPC approval prior to the issuance of permits.
13. The following variances are granted to architecture:
 - a) Variance to LDO 7.729 (1) and 7.729 (11) to allow partially enclosed front porch and side-facing front doors on approved rear attached front entry homes.

- b) Variance to LDO 7.729 (3) to allow smooth stucco as approved building façade material for the first level.
 - c) Variance to LDO 7.729 (5) to allow faux shutters to contribute towards the 30% minimum window & door coverage on each story of primary facades. Only one faux shutter shall be allowed on primary façade.
 - d) Variance to LDO 7.729 (18) to allow faux shutters to contribute towards the minimum 30% window & door coverage on each story of secondary façade on homes situated on corner lots. No more than two faux shutters shall be allowed on each story of the secondary façade, with a maximum of four faux shutters to be used on secondary façade.
 - e) Variance to LDO 7.722 Residential Treatment definition to allow window of unequal size on primary frontages of approved rear attached front entry homes.
14. Trash pickup and commercial deliveries are prohibited between the hours of 7pm and 7am.
15. Throughout subdivision, a variance is granted to allow fences in front yards to be a maximum of 48 inches height.
16. In Phase 6, the following variances are granted, as shown on Exhibit "D":
- a) LDO section 7.729.18 allow units to face Open Space;
 - b) LDO section 7.727.13 to allow front loaded units
 - c) LDO section 7.726.3 to allow Brashy Street to be a D2 street (on-street parking on one side only).
17. In Phase 6, all infrastructure shall be completed in one phase, provided on a single plat.
18. In Phase 6, a maximum of 75% of building permits for residential units shall be issued before vertical construction commences on all four non-residential buildings.
19. For lots 1-15 in Phase 6, no stairs, stoops, or fencing shall be allowed in storm easements along SOM Drive.

ATTACHMENTS

- Attachment A - Applicant Response Statements
- Attachment B - Proposed Site Plan for new Townhome Phase
- Attachment C - Overall South on Main Master Plan (2022 version)
- Attachment D - SOM Zoning History
- Attachment E - Public Input Report

ATTACHMENT A1



2355 Log Cabin Drive Atlanta GA 30339

April 20, 2026

TO: Woodstock Mayor, City Council, Planning Commission and Staff

FROM: Michelle Horstemeyer, JW Collection

SUBJECT: Z#171-26, South on Main Condition Amendment

JW Collection respectfully requests a Condition Amendment to allow 73 townhomes and 6 residential over commercial units to replace the 180 multi-family units previously approved for this site.

South on Main is approved for 575 residential units. The proposal will bring the total number of residential units to 474 for the 87.25 acre site. The residential parking requirement will be met with 2 car garages and driveway parking for each townhome, eliminating the surface parking allowed for the multi-family residential units. The proposed site plan does provide for guest parking in the residential portion and ample commercial parking behind the Main Street facing commercial buildings. This parcel will contain a minimum of 21,056 square feet of commercial space to satisfy the overall requirement of 41,800 square feet of commercial space.

JW Collection believes that the proposed townhomes for this parcel are a logical extension of the South on Main development which currently consists of townhomes in the areas immediately adjacent to the Main Street Commercial buildings. The adjacent undeveloped South on Main parcel to the south will contain townhomes and a mixed-use building. The rest of the southern border is a commercial use.

The proposal does include components requiring two variances which have been granted for previous phases of South on Main: front facing garages and homes that do not front a street. These requests are further explained in the CUP application. The townhomes will consist of at least 3 different styles to accommodate the extreme grades across the site, adding to the variety of home designs found in South on Main.

ATTACHMENT A2

APPLICANT RESPONSE STATEMENT – Variances

1. Explain the requested variance.
 - a. JW collection is seeking relief from Sec 7.727.13 which requires rear alleys to access garages.
2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.
 - a. Yes, this is a narrow parcel with 42' of fall from north to south.
3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.
 - a. Yes, we do not have the space for an additional alley.
4. Such conditions are peculiar to the particular piece of property involved.
 - a. Yes, this request is due to the dimensions of this parcel though there are other front entry homes in South on Main.
5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.
 - a. Yes, there are front entry homes in the district.
6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.
 - a. The relief requested is for only a small number of homes located deep within the neighborhood. The homes will front a public road facing other homes across the street and each home will have a 20' driveway measured from the sidewalk to the garage. These components will allow the homes to integrate into the neighborhood with no negative effects.
7. Special circumstances or conditions applying to the building or land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.
 - a. This row of homes is at the edge of the parcel and this circumstance does exist in other parts of South of Main where front entry homes are located. This condition is limited to only a few of the homes.

ATTACHMENT A3

8. Granting of the application is necessary for the preservation and enjoyment of the property right and not merely to serve as a convenience to the applicant.
 - a. Granting the variance will result in the best overall land plan for this parcel.
9. The condition from which relief or a variance is sought did not result from willful action by the applicant.
 - a. No, this is a very difficult piece of property which does not lend itself easily to single family construction.
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 if the inhabitants of the city.
 - a. No, this variance will not affect adjacent property owners, increase traffic or impact the general welfare of Woodstock inhabitants.

ATTACHMENT A4

APPLICANT RESPONSE STATEMENT – Variances

1. Explain the requested variance.
 - a. JW collection is seeking relief from Sec 7.729.1.b which requires homes fronting open spaces to only do so if a street borders the opposite side of the open space.
2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.
 - a. Yes, this is a narrow parcel with 42' of fall from north to south.
3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.
 - a. The variance sought is for a small number of homes at the end of the parcel and an intervening street would be a purposeless dead end.
4. Such conditions are peculiar to the particular piece of property involved.
 - a. Yes, this request is due to the dimensions of this parcel.
5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.
 - a. The request balances the best layout for the parcel.
6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.
 - a. The relief requested is for only a small number of homes. The layout results in green space at the terminus of Croft Lane which benefits the entire neighborhood. The rear alleys will be designed with appropriate radii for the firetrucks and visible addressing will be assured.
7. Special circumstances or conditions applying to the building or land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.
 - a. The request applies to homes at the edge of the parcel where a public road terminates. Greenspace at this location is preferred. This is a very limited application.

ATTACHMENT A5

8. Granting of the application is necessary for the preservation and enjoyment of the property right and not merely to serve as a convenience to the applicant.
 - a. Granting the variance will result in the best overall land plan for this parcel.
9. The condition from which relief or a variance is sought did not result from willful action by the applicant.
 - a. No, this is a very difficult piece of property which does not lend itself easily to single family construction.
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 if the inhabitants of the city.
 - a. No, this variance will not affect adjacent property owners, increase traffic or impact the general welfare of Woodstock inhabitants.

ATTACHMENT A6

APPLICANT RESPONSE STATEMENT – Conditional Use Permit

1. Explain requested conditional use permit.
 - a. The CUP is being requested to build fee-simple townhomes along with the required (previously zoned) commercial spaces.
2. Whether or not there will be significant adverse effect on the surrounding area in which the proposed use will be located.
 - a. No, there will not be an adverse effect on the surrounding by allowing townhomes on this parcel.
3. Whether or not the use is otherwise compatible with the surrounding area.
 - a. Yes, townhomes are a compatible use for this parcel.
4. Whether or not the use proposed will result in a nuisance as defined under state law.
 - a. No, the fee-simple townhomes will not result in a nuisance.
5. Whether or not quiet enjoyment of surrounding property will be adversely affected.
 - a. No, the residential use will not affect the quiet enjoyment of surrounding parcels.
6. Whether or not property values of surrounding property will be adversely affected.
 - a. Conversely, we believe approving the townhome development will increase property values over the approved multi-family zoning.
7. Whether or not adequate provisions are made for parking and traffic considerations.
 - a. Yes. All homes will have 2 or 3 car garages plus driveways adequate for parking 2 vehicles. 21 on-street spaces are also included. We have 3 points of ingress and egress.
8. Whether or not the site or intensity of the use is appropriate.
 - a. Yes, fee-simple townhomes are compatible with the surrounding homes. The density is much less than previously zoned.
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.
 - a. Yes, high quality single family development within the downtown district is consistent with Woodstock's comprehensive plan.
10. Whether or not adequate provisions are made regarding hours of operation.
 - a. Hours of operation are not applicable to the CUP for townhomes.
11. Whether or not adequate controls and limits are placed on commercial and business deliveries.
 - a. Residential deliveries will be managed by individual owners.

ATTACHMENT A7

12. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.
 - a. Yes, there are existing trees between this parcel and the commercial use to the south. The individual home and greenspace landscaping will be consistent with the rest of South on Main.
13. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.
 - a. No, the single family residential development will have much less impact on the neighborhood than the previously approved multi-family development.
14. Whether the application complies with any applicable specific requirements set forth in this chapter for conditional use permits for particular types of uses.
 - a. For attached product, there are several additional criteria. i. While the site could have a higher and better use of multi-family, we believe townhomes are appropriate and preferred by the area residents. ii. Yes, we will have four different styles of townhomes with varied price points as well as the residential condo's above the Main Street commercial buildings. iii. We are asking to convert multi-family zoning to single family. iv. The topography is creating a unique development that is in keeping with surrounding South on Main neighborhood. v. Yes, we are extending current streets into this development and there will be a 10' sidewalk connecting Reeves Street to Main Street.
15. Whether applicant has provided sufficient information to allow full consideration of all relevant factors.
 - a. Yes, based on the pre-construction conference, we believe we have addressed and included all necessary information.
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.
 - a. No industrial or restaurant usage is planned.



VICINITY MAP

SITE LAYOUT LEGEND

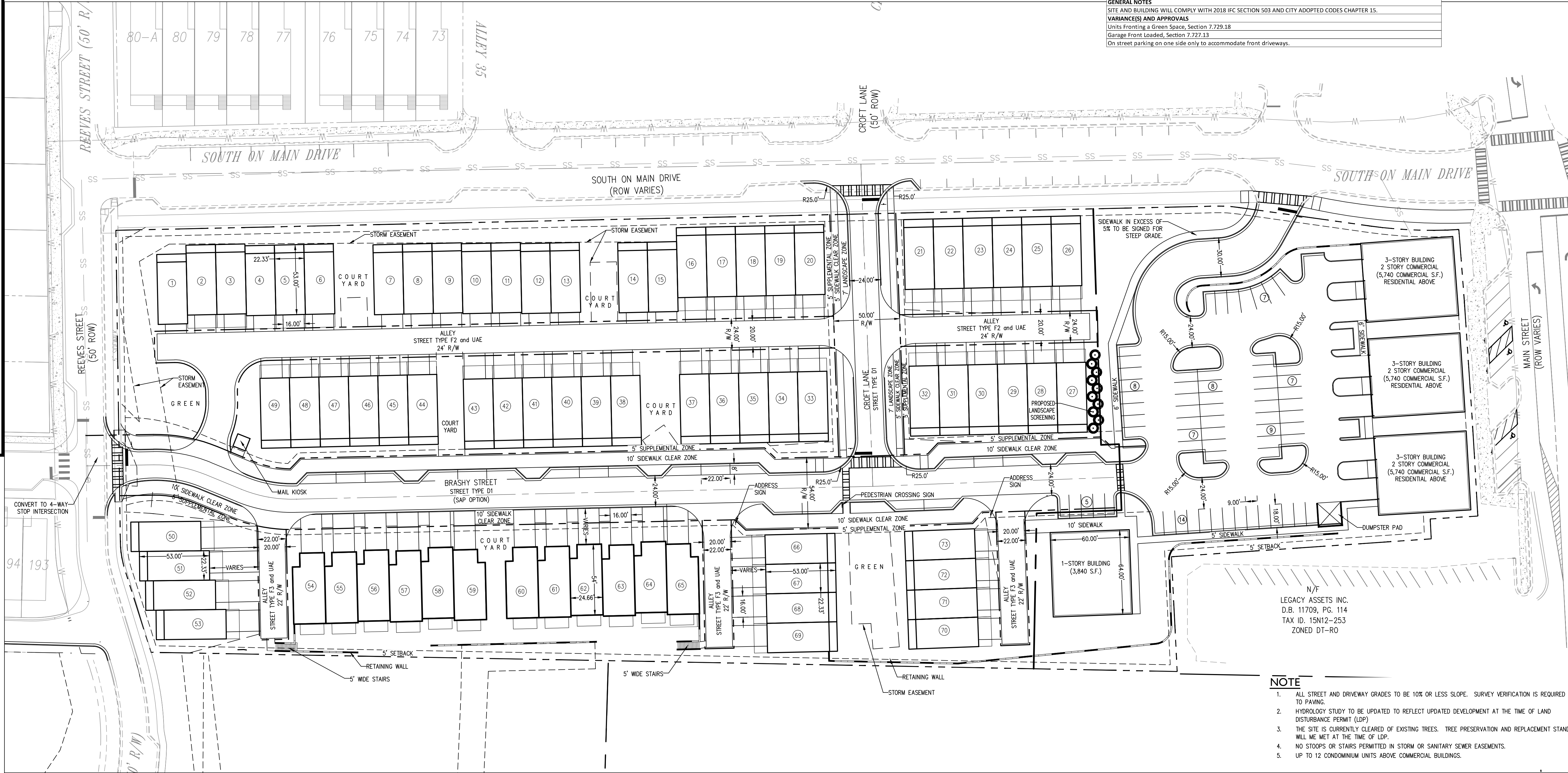
ADA	ADA-ACCESSIBLE
BC	BACK OF CURB
B.S.L	BUILDING SETBACK LINE
CG	CURB AND GUTTER
CP	CAST IN PLACE
CONC.	CONCRETE
FC	FACE OF CURB
HD	HEAVY DUTY PAVEMENT
L	LEVEL/LANDING
LD	LIGHT DUTY PAVEMENT
LOD	LIMITS OF DISTURBANCE
L/S	LANDSCAPE AREA
N/F	NOW OR FORMERLY
R	RAMP
R.O.W.	RIGHT OF WAY
S/W	SIDEWALK
	ADA ACCESSIBLE PARKING
	WHEEL STOP
	RETAINING WALL
	VEHICULAR GUARD RAIL
	FALL PROTECTION FENCE
	PROPERTY LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	HEAVY DUTY PAVEMENT 8:3:1.5 ASPHALT
	6" CONCRETE
	DETECTABLE WARNING SURFACE
	STANDARD DUTY PAVEMENT 6:2:1.5 ASPHALT

FIRE NOTES

- An all-weather (impervious) Fire Department access road with a minimum width of 20 feet shall be provided within 150 of all portions of the first (1st) floor of the proposed building(s) as required by the 2024 International Fire Code Section 503.1. A minimum 10-foot of unobstructed access shall be provided around all buildings.
- Dead end fire apparatus access road(s) that exceed 150 feet in length shall be provided with an approved method for turning Fire Department vehicles around as required by the 2024 International Fire Prevention Code Section 503.2.5.
- Fire Apparatus access roads shall not exceed a 10 percent grade.
- Provide details of all access roads required to meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with a 25-foot curb radius measured from the face of curb, 50 foot outside turning radius and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- Provide reasonable accessibility to and around all buildings for firefighting equipment, including fire department ground ladders on multiple story projects. A minimum of ten (10) feet on all sides of the building shall be provided for such access.
- Hydrant and water vault details to be provided at LDP (Detail is obtained from the City of Woodstock).
- Current flow test information to be on plans at 1st time of LDP. (Less than one year). Results shall appear on the General Notes Sheet section pertaining to Water.
- Water flow test amounts must meet 2024 International Fire Code Appendix B.
- Submit longitude, latitude, and elevation data for all new and relocated hydrants, along with the flow test data in an approved electronic format to the Fire Marshal's office prior to the issuance of a Certificate of Occupancy.
 - This is to be done prior to the final Fire Inspection.
 - Horizontal (longitude and latitude) locations should be referenced to the US State Plane coordinate system, NAD 83 (2011), GA West Zone, US Survey Feet.
 - Vertical (elevation) locations should be referenced to the NAVD88 datum, GEOID12A, US Survey Feet.
 - Approved electronic format: excel spreadsheet (.xls or .xlsx extension, Microsoft Office version 2003 and up) with the following data fields
 - Unique Hydrant ID
 - Street Address (If Applicable)
 - Longitude (X)
 - Latitude (Y)
 - Elevation (Z)
 - Static (PS)
 - Residual (PS)
 - Flow (PS)
 - Flow (GPM)
 - Date of Flow Testing (MM/DD/YYYY)
 - Condition (Standard, Usable, Unusable)
 - Paint Color
 - Please submit electronic data to bstilson@woodstockga.gov be reviewed by Development Services, Fire, and GIS departments.

- Hydrants shall have 3-feet of unobstructed surrounding area. (2024 IFC)
- Fire hydrants to be installed and operable prior to any building construction.
- Fire hydrants must be tested prior to issuance of the Certificate of Occupancy. The test will consist of but not limited to flowing the fire hydrants, painting the hydrants, and properly greasing the discharge outlets and stem. After completion notify the Fire Marshal with documentation of the testing.
 - Testing fire hydrants: test static, residual and flow G.P.M. (gallons per minute) at 20 PSI
 - Paint fire hydrants: paint hydrants silver.
 - Color code top barrel of fire hydrant to match flow.
 - Orange = 500-999 G.P.M.'s
 - Green = 1000-1499 G.P.M.'s
 - Blue = 1500 G.P.M.'s and above.
 - Grease: Grease discharge outlets and hand tight hydrant caps. Stems must be greased or properly lubricated.

SITE DATA	
OWNER(S):	John Wieland Collection, LLC 2355 Log Cabin Drive, Atlanta, GA 30339 Contact: Chris Olson (404) 392-5264
PARCEL ID:	15N12 177 G
LAND LOT(S):	1140
DISTRICT:	15TH CHEROKEE COUNTY, WOODSTOCK
TOTAL SITE AREA:	7.41 ACRES
ZONING:	DT-MRA
CURRENT ZONING:	DT-MRA
PROPOSED ZONING:	DT-MRA
PROPOSED USE:	RETAIL/ OFFICE/ RESIDENTIAL
PERFORMANCE STANDARDS	
MINIMUM SETBACK ABUTTING ROW:	DETERMINED BY SUPPLEMENTAL ZONE BY STREET TYPE
MINIMUM SIDE SETBACK:	0' (TOWNHOMES) OR 5'
MINIMUM REAR SETBACK:	0' (ALLEY) OR 20' (NO ALLEY)
MINIMUM LOT WIDTH:	16'
MINIMUM LOT AREA:	1,200 S.F.
MAXIMUM DENSITY:	9 UNITS PER ACRE
MAXIMUM BUILDING HEIGHT:	5-story/ 85' or 65' ABOVE MAIN STREET GRADE
MINIMUM CEILING HEIGHT:	10' SIDEWALK LEVEL, 9' OTHER
OPEN SPACE:	25.9%
TOWNHOME SF	1,800 SF - 2,700 SF
PARKING & LOADING AREAS	
RESIDENTIAL ATTACHED: 2 space per unit	
RESIDENTIAL ATTACHED: 79 UNITS at 2 PER UNIT	
TOTAL PARKING SPACES REQUIRED: 158 SPACES	
TOTAL PARKING SPACES IN LOT: 60	
TOTAL PARKING IN GARAGES: 146	
TOTAL PARKING SPACES ON STREET: 25	
TOTAL PARKING PROVIDED: 231 SPACES	
GENERAL NOTES	
SITE AND BUILDING WILL COMPLY WITH 2018 IFC SECTION 503 AND CITY ADOPTED CODES CHAPTER 15.	
VARIANCE(S) AND APPROVALS	
Units Fronting a Green Space, Section 7.729.18	
Garage Front Loaded, Section 7.727.13	
On street parking on one side only to accommodate front driveways.	



- NOTE
- ALL STREET AND DRIVEWAY GRADES TO BE 10% OR LESS SLOPE. SURVEY VERIFICATION IS REQUIRED PRIOR TO PAVING.
 - HYDROLOGY STUDY TO BE UPDATED TO REFLECT UPDATED DEVELOPMENT AT THE TIME OF LAND DISTURBANCE PERMIT (LDP).
 - THE SITE IS CURRENTLY CLEARED OF EXISTING TREES. TREE PRESERVATION AND REPLACEMENT STANDARDS WILL BE MET AT THE TIME OF LDP.
 - NO STOOPS OR STAIRS PERMITTED IN STORM OR SANITARY SEWER EASEMENTS.
 - UP TO 12 CONDOMINIUM UNITS ABOVE COMMERCIAL BUILDINGS.

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NORTH

40 0 40 80

Scale 1" = 40'

PRELIMINARY SITE LAYOUT PLAN

SOUTH ON MAIN

CITY OF WOODSTOCK, CHEROKEE COUNTY GEORGIA

PROJECT INFORMATION

PROJECT NO.:25-5212

DATE: MARCH 18, 2026, MAY 19, 2026

SCALE: 1" = 40'

FILE NAME: 25-5212P14.dwg

DESIGN/DRAWN: slr/slr, sch

STORM AND GRADING LEGEND

ACCP	ALUMINIZED TYPE 2 CORRUGATED METAL PIPE
ADS N-12	ADVANCED DRAINAGE SYSTEMS HIGH PERFORMANCE POLYPROPYLENE PIPE
ALT-2 CMP	ALUMINIZED TYPE II CORRUGATED METAL PIPE
BW	BOTTOM OF WALL
CMP	ALUMINIZED TYPE II CORRUGATED METAL PIPE
CI	CURB INLET
CO	CLEANOUT
DIP	DUCTILE IRON PIPE
DI	DROP INLET
DI W/HOOD	DROP INLET WITH HOOD
DWCB	DOUBLE WING CATCH BASIN
DL	DOWNLEADER
DS	DOWNSPOUT
FFE	FINISH FLOOR ELEVATION
GI	GRATE INLET
HDPE	HIGH-DENSITY POLYETHYLENE PIPE (N-12 SMOOTH INTERIOR PIPE BY NYLOPLAST)
HT	HEIGHT
HW	HEADWALL
INV	INVERT
JB	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE
PI	PEDESTAL INLET
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
SSMH	SANITARY SEWER MANHOLE
SWCB	SINGLE WING CATCH BASIN
TW	TOP OF WALL
YI	YARD INLET (NYLOPLAST OR APPROVED EQUAL)

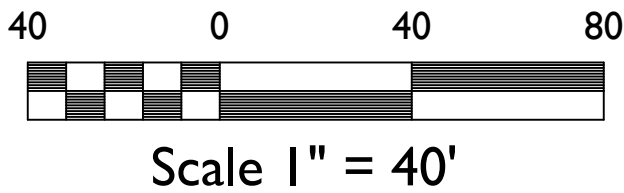
+ XX.X	PROPOSED SPOT GRADE
+ XX.X	EXISTING SPOT GRADE
---	LIMITS OF DISTURBANCE
---	TREE PROTECTION FENCE
---	RETAINING WALL
---	VEHICULAR GUARD RAIL
---	PROPOSED GRADE
---	EXISTING GRADE
---	DIP SANITARY SEWER LINE
---	PVC SANITARY SEWER LINE
---	EXISTING SANITARY SEWER LINE
---	PROPOSED STORM SEWER LINE
---	EXISTING STORM SEWER LINE
---	PROPOSED WATER LINE
---	EXISTING WATER LINE
---	PROPOSED ELECTRICAL LINE
---	PROPOSED FIBER OPTIC LINE
---	PROPOSED GAS LINE
---	PROPOSED POWER LINE
---	PROPOSED TELECOM LINE

---	SANITARY SEWER EASEMENT
---	STORM SEWER EASEMENT
---	WATER EASEMENT
---	AQUATIC BENCH
---	STREAM BUFFER

OWNER/DEVELOPER
JOHN WIELAND COLLECTION, LLC.
2355 LOG CABIN DRIVE
ATLANTA, GA 30339
CHRIS OLSON (404)392-5264



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PRELIMINARY UTILITY PLAN

SOUTH ON MAIN
CITY OF WOODSTOCK, CHEROKEE COUNTY GEORGIA

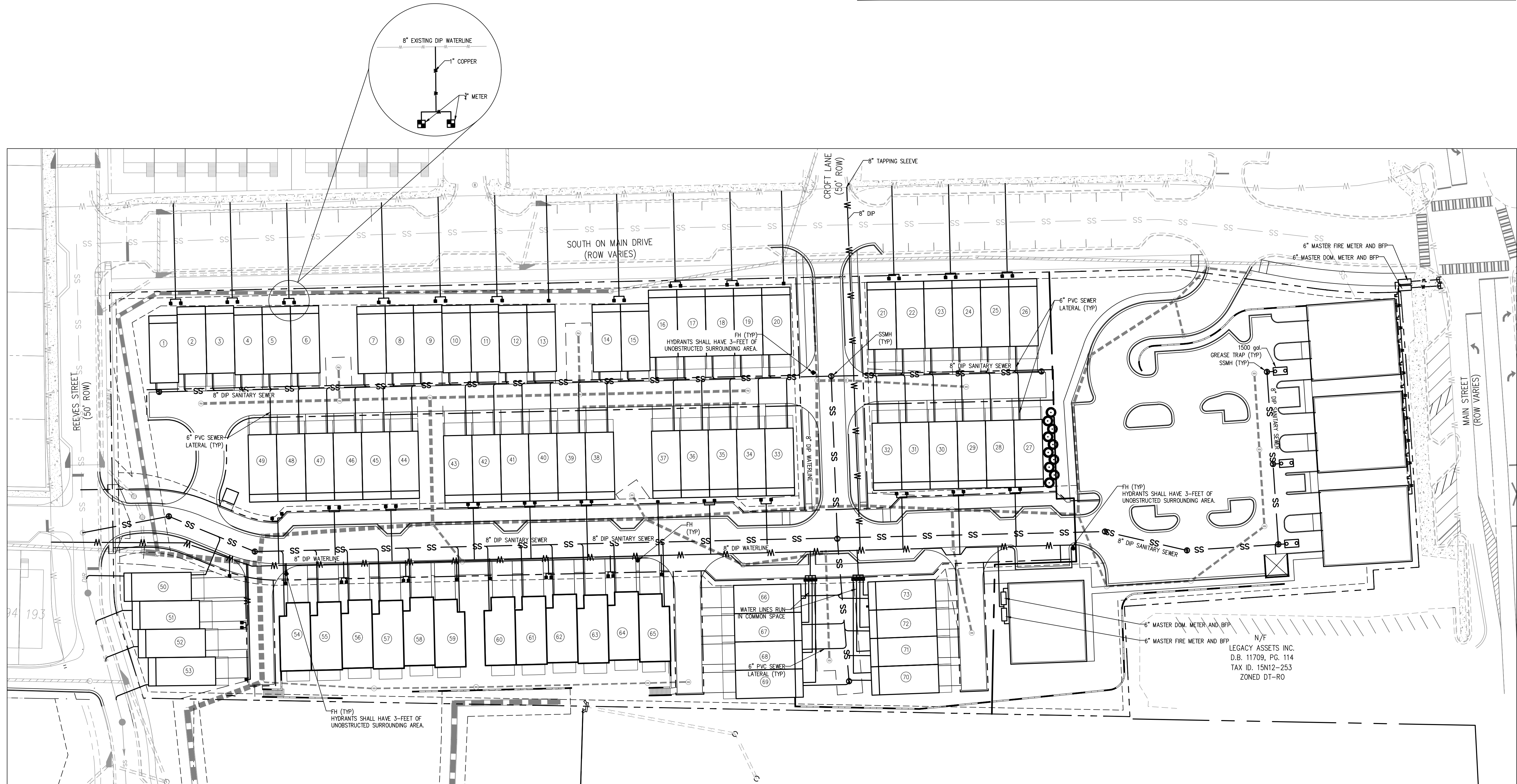
PROJECT INFORMATION

PROJECT NO.:25-5212
DATE: MARCH 18, 2026, MAY 19, 2026
SCALE: 1" = 40'
FILE NAME: 25-5212P14.dwg
DESIGN/DRAWN: slr/slr, sch

WATER NOTES:

- SUBMITTAL OF LONGITUDE, LATITUDE, AND ELEVATION DATA FOR ALL NEW AND RELOCATED HYDRANTS, ALONG WITH THE FLOW TEST DATA IN AN APPROVED ELECTRONIC FORMAT TO THE FIRE MARSHAL'S OFFICE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - THIS IS TO BE DONE PRIOR TO THE FINAL FIRE INSPECTION.**
 - HORIZONTAL (LONGITUDE AND LATITUDE) LOCATIONS SHOULD BE REFERENCED TO THE US STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), GA WEST ZONE, US SURVEY FEET.
 - VERTICAL (ELEVATION) LOCATIONS SHOULD BE REFERENCED TO THE NAVD88 DATUM, GEOID12A, US SURVEY FEET.
 - APPROVED ELECTRONIC FORMAT:** EXCEL SPREADSHEET (.XLSX) EXTENSION, MICROSOFT OFFICE VERSION 2003 AND UP) WITH THE FOLLOWING DATA FIELDS:
 - UNIQUE HYDRANT ID
 - STREET ADDRESS (IF APPLICABLE)
 - LONGITUDE (X)
 - LATITUDE (Y)
 - ELEVATION (Z)
 - STATIC (PSI)
 - RESIDUAL FLOW (PSI)
 - FLOW (GPM)
 - DATE OF FLOW TESTING (MM/DD/YYYY)
 - CONDITION (STANDARD, USABLE, UNUSABLE)
 - PAINT COLOR

- PLEASE SUBMIT ELECTRONIC DATA TO BSTILSON@WOODSTOCKGA.GOV BE REVIEWED BY DEVELOPMENT SERVICES, FIRE, AND US DEPARTMENTS.
- HYDRANTS SHALL HAVE 3- FEET OF UNOBSTRUCTED SURROUNDING AREA.
- FIRE HYDRANTS TO BE INSTALLED AND OPERABLE PRIOR TO ANY BUILDING CONSTRUCTION.
- FIRE HYDRANTS MUST BE TESTED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE TEST WILL CONSIST OF BUT NOT LIMITED TO FLOWING THE FIRE HYDRANTS, PAINTING THE HYDRANTS, AND PROPERTY GREASING THE DISCHARGE OUTLETS AND STEM. AFTER COMPLETION NOTIFY THE FIRE MARSHAL WITH DOCUMENTATION OF THE TESTING.
 - TESTING FIRE HYDRANTS: TEST STATIC, RESIDUAL AND FLOW G.P.M. (GALLONS PER MINUTES) AT 20 PSI
 - PAINT FIRE HYDRANTS: PAINT HYDRANTS SILVER.
 - COLOR CODE TOP BARREL OF FIRE HYDRANT TO MATCH FLOW.
 - ORANGE = 500-999 G.P.M.'S
 - GREEN = 1000-1499 G.P.M.'S
 - BLUE = 1500 G.P.M.'S AND ABOVE
 - GREASE: GREASE DISCHARGE OUTLETS AND HAND TIGHT HYDRANT CAPS. STEMS MUST BE GREASED OR PROPERLY LUBRICATED.



STORM AND GRADING LEGEND

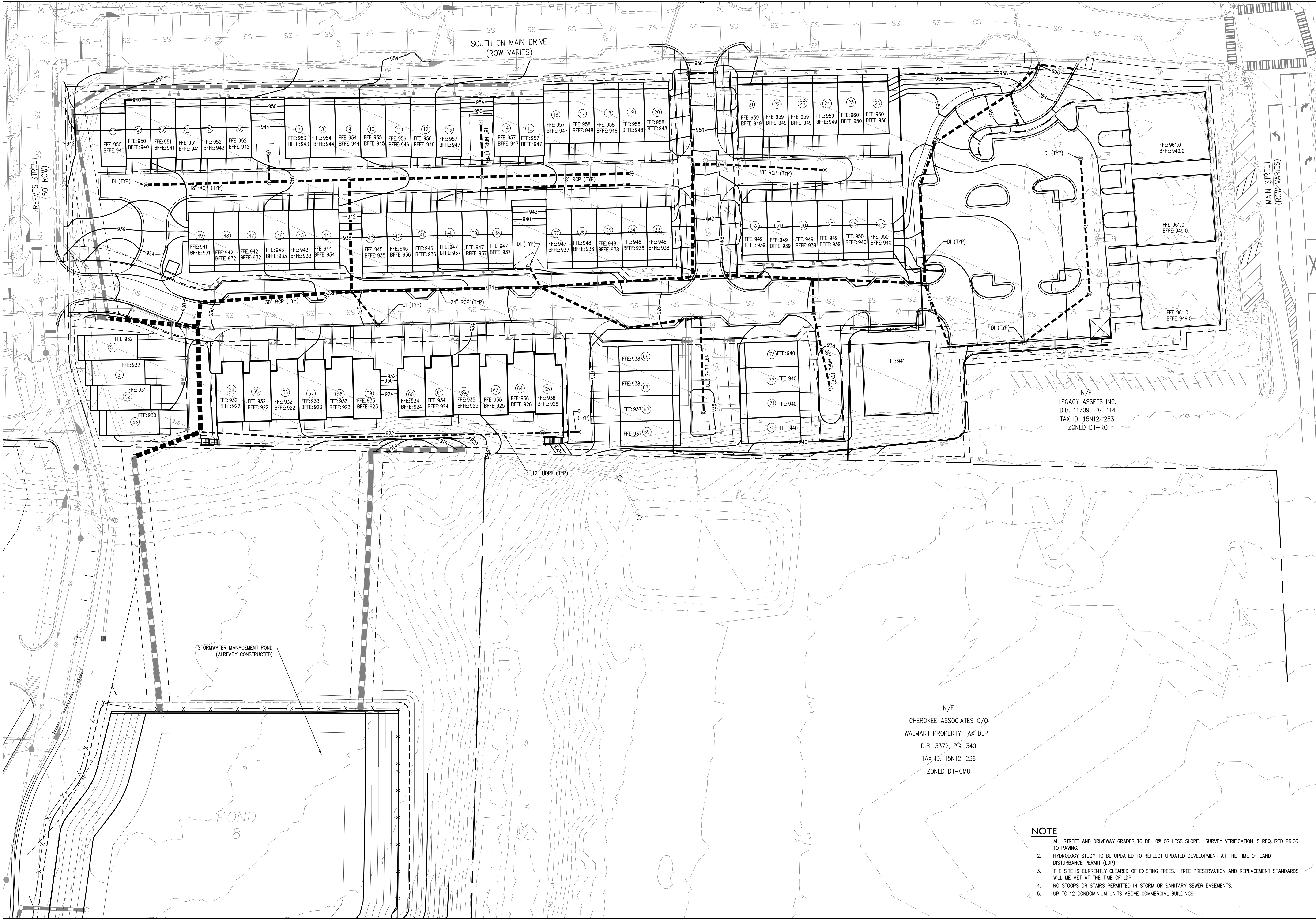
ACOMP	ALUMINIZED TYPE 2 CORRUGATED METAL PIPE
ADS N-12	ADVANCED DRAINAGE SYSTEMS HIGH PERFORMANCE POLYPROPYLENE PIPE
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YI	YARD INLET (NYLOPLAST OR APPROVED EQUAL)

+ XX.X	PROPOSED SPOT GRADE
- XX.X	EXISTING SPOT GRADE
- - - - -	LIMITS OF DISTURBANCE
- A - A -	TREE PROTECTION FENCE
- - - - -	RETAINING WALL
- - - - -	VEHICULAR GUARD RAIL
- - - - -	PROPOSED GRADE
- - - - -	EXISTING GRADE
- SS -	DIP SANITARY SEWER LINE
- SS -	PVC SANITARY SEWER LINE
- SS -	EXISTING SANITARY SEWER LINE
- - - - -	PROPOSED STORM SEWER LINE
- - - - -	EXISTING STORM SEWER LINE
- - - - -	PROPOSED WATER LINE
- - - - -	EXISTING WATER LINE
- E -	PROPOSED ELECTRICAL LINE
- FO -	PROPOSED FIBER OPTIC LINE
- GAS -	PROPOSED GAS LINE
- P -	PROPOSED POWER LINE
- T -	PROPOSED TELECOM LINE

- - - - -	SANITARY SEWER EASEMENT
- - - - -	STORM SEWER EASEMENT
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- - - - -	AQUATIC BENCH
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OWNER/DEVELOPER
JOHN WIELAND COLLECTION, LLC.
2355 LOG CABIN DRIVE
ATLANTA, GA 30339
CHRIS OLSON (404)392-5264

NOTE:
THERE ARE NO EXISTING
TREES ONSITE.



- NOTE
1. ALL STREET AND DRIVEWAY GRADES TO BE 10% OR LESS SLOPE. SURVEY VERIFICATION IS REQUIRED PRIOR TO PAVING.
 2. HYDROLOGY STUDY TO BE UPDATED TO REFLECT UPDATED DEVELOPMENT AT THE TIME OF LAND DISTURBANCE PERMIT (LDP)
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AEC

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NORTH

40 0 40 80

Scale 1" = 40'

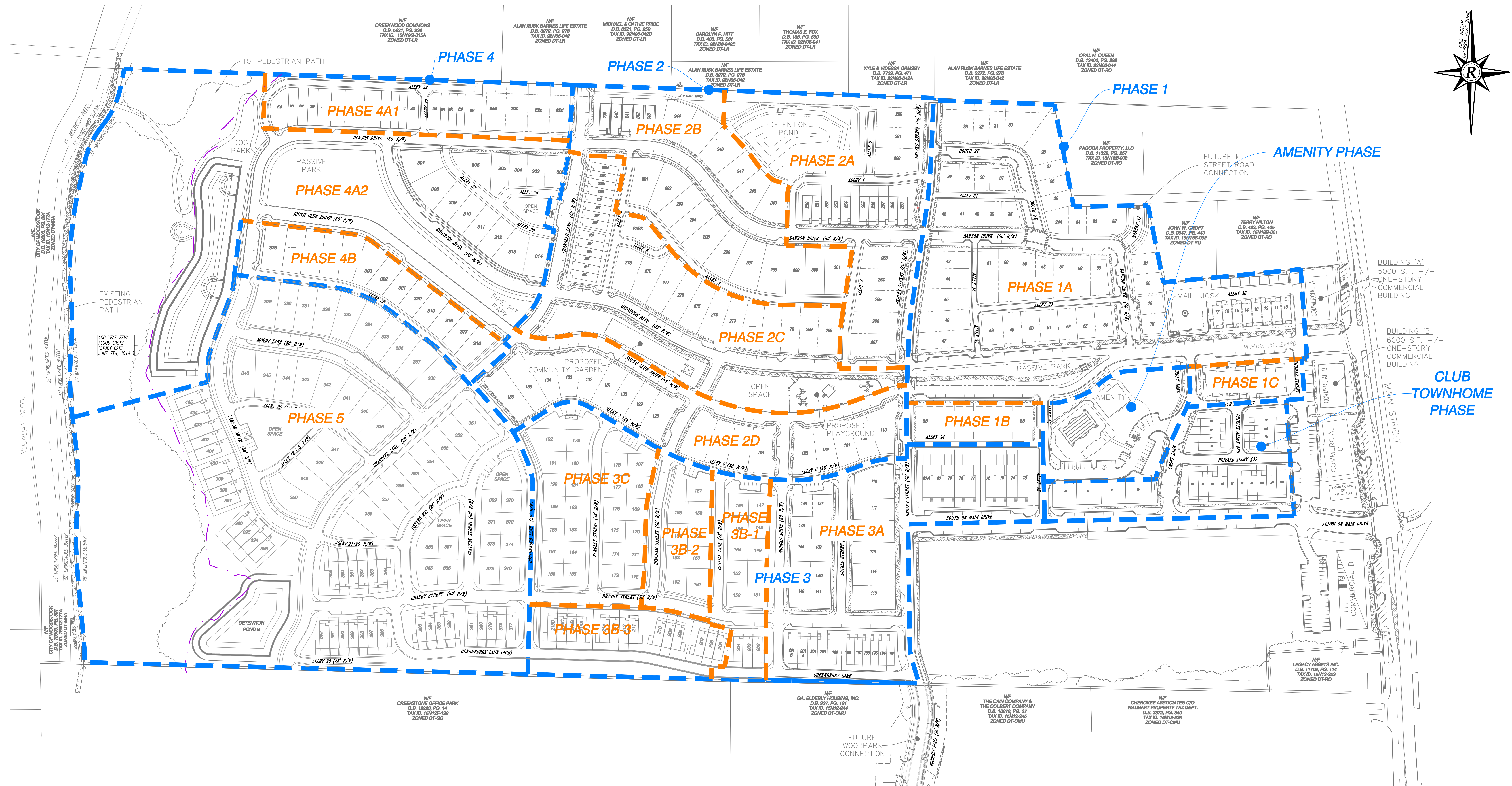
PRELIMINARY GRADING PLAN

SOUTH ON MAIN

CITY OF WOODSTOCK, CHEROKEE COUNTY GEORGIA

PROJECT INFORMATION

PROJECT NO.:25-5212
DATE: MARCH 18, 2026, MAY 19, 2026
SCALE: 1" = 40'
FILE NAME: 25-5212P09.dwg
DESIGN/DRAWN: slr/slr, sch



	MASTER PLAN	PHASE 1	1A	1B	1C	PHASE 2	2A	2B	2C	2D	PHASE 3	3A	3B	3C	PHASE 4	4A1	4A2	4B	PHASE 5	Club Phase	Club Attached	Club TH
RESIDENTIAL DT-MRA Area																						
Single Family Detached	147	25	19	6	-	55	8	17	12	18	7	6	1	-	30	4	13	13	30	-	-	-
Townhomes	153	16	8	-	8	29	10	5	14	-	37	20	9	8	18	18	-	-	35	18	-	18
Paired	74	4	4	-	-	-	-	-	-	-	54	10	18	26	-	-	-	-	12	4	4	-
Attached (Other)	21	21	21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
total	395	66	52	6	8	84	18	22	26	18	98	36	28	34	48	22	13	13	77	22	4	18

MULTI-FAMILY DT-MRA Area

Future Development	180
total	180

MASTER PLAN TOTAL TBD (N.T.E. 575)

- *Approved zoning allows 180 multifamily (apartment or condo) homes/units.
- *Approved zoning allows 575 residential home count maximum.
- *Typical Condo building concept is 4 floors (3 residential levels over parking), 2 homes per floor. Layout and phasing concept only.
- *Apartment area layout and phasing concept only.

294 441

ATTACHMENT D1

SOUTH ON MAIN Zoning History:

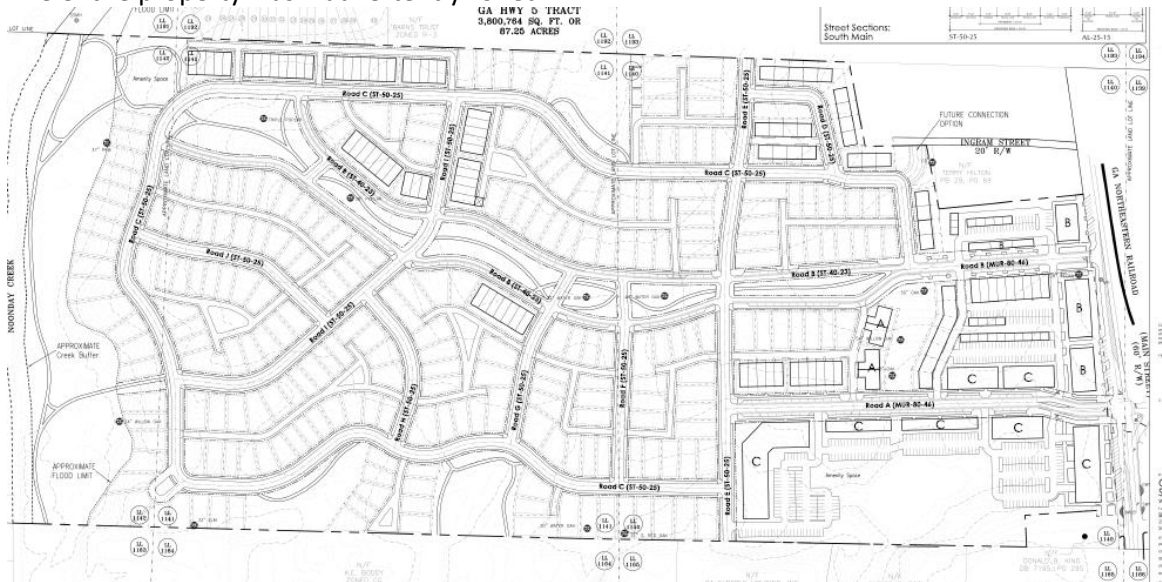
2007 – Z#033-07. Rezoning to DT-Res/Office (mixed-use) & DT-Medium Density Residential with Conditions:

- 609 units, including 180 apartments, site plan specific zoning
- 100,000 SF of commercial uses, Screened surface parking for multi-family, 60' bldg. height in DT-RO
- DRI/GRTA improvements (including Serenade Ln. improvements), grid streets, connection to Woodpark Place including cost and responsibility
- Trail connections to Noonday creek and wherever possible



2014 – A#066-14, Z#071-14, and CUP#019-14. Annexation of property near Noonday Creek, Condition Amendment to change zoning conditions based on a new concept plan:

- 575 units, including 180 apartments, site plan specific zoning (new site plan)
- 41,800 SF of commercial uses, Screened surface parking for multi-family, 60' bldg. height in DT-RO
- DRI/GRTA improvements (including Serenade Ln. improvements), grid streets, connection to Woodpark Place including cost and responsibility (Developer Agreement)
- Trail connections to Noonday creek Trail (now existing) and as shown on plan through central parks
- The entire property was inadvertently zoned DT-MR-A.



ATTACHMENT D2

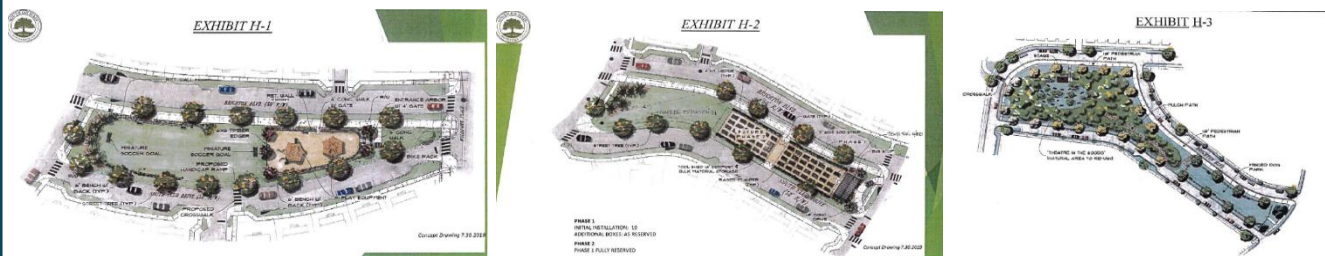
2017 – Z#108-17. This case rezoned the ±2-acre commercial mixed-use portion of the development from DT-MR-A back to DT-RO. Condition Amendments to change zoning based upon new site plan:

- Revised master plan concept, proposed projects within each open space (park, garden, theater)
- Variance to allow rear-attached front-entry homes (76 units)
- Variances to street façade requirements for front-loaded units



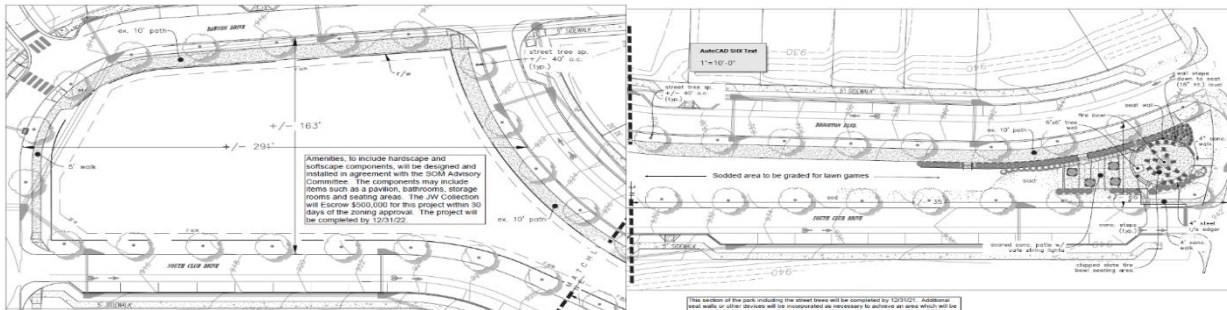
2019 – Z#126-19. This case amended condition #25 from case Z#108-17.

- Master Plan amended with resident feedback – changed layout and amenities for ‘Heritage Park’ and the Community Garden. The ‘Theater in the Woods’ Park was not modified.
- These parks were to be complete by the time 50% of the building permits were issued in each phase.



2021 – Z#143-21. This case further amended condition #25 from case Z#126-19.

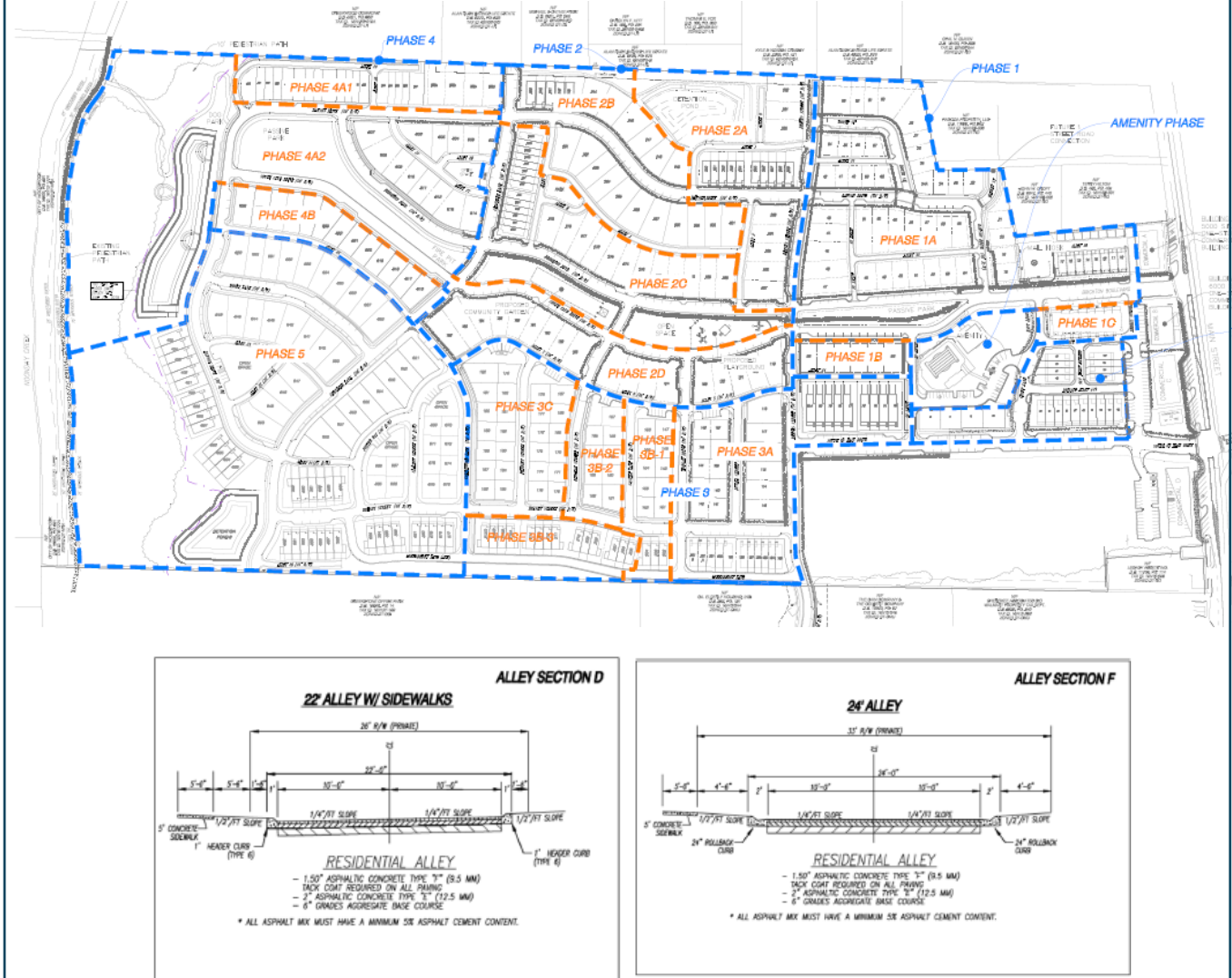
- The Heritage Park and the Community Garden were completed but the applicant couldn’t construct the Theater in the Woods area for several reasons.
- Revised condition broke park 4 into two areas, each with different timing for completion, and provides for resident input on park amenities.



ATTACHMENT D3

2022 – Z#149-22. This case amended conditions from Z#143-21 and added new variances.

- Master plan amended, reflecting as-built lot lines, in current and closed phases, updates number of each product type built and planned, updates commercial tracts, updates currently installed parking and adds parking spaces, and reflects updated phasing
- Revised previously approved street and alley sections to address changing conditions in phase 3B and 3C



SOUTH ON MAIN Adjacent properties:

CUP#075-23 – 207 & 209 Woodpark Place – 29-unit TH project. Applicant withdrew.

CUP#077-23 – Colbert Parcel – 38 condos, 8000SF commercial. Applicant withdrew.

CUP#083-24 – SOM Woodpark Assemblage – Cain East, Cain West, Colbert parcels. Approved October 2024.

ATTACHMENT E1

PUBLIC INPUT REPORT: Case # Z171-26

Applicant Name: Michelle Horstemeyer

Phone #: 770-809-6010 Email: mhorstemeyer@jwcatlanta.com

Subject Property Address/Parcel #: South on Main - Phase 6

Public Input Meeting date, time, location: SOM Clubhouse, May 5, 2025 @ 6:30

I. Summary of concerns:

The primary concerns were overwhelmingly related to traffic and the impact on existing residents and the life-safety of pedestrians and commuters alike. Additional concerns related to the existing amenities at SOM and how they would be impacted by additional residents. SOM residents wanted to know what new amenities were planned or would be provided - particularly another pool. There were questions about the availability of additional parking. There were multiple statements of support for THs in lieu of apartments and several favorable comments related to the site plan.

II. How the applicant addressed concerns:

SOM was master planned for 575 units and JWC will not exceed that number including the newly planned townhomes and the Cain and Colbert parcels. Traffic and amenities anticipated this number of dwelling units on a somewhat less dense site. JWC is contemplating a second pool and recreation/gathering room on the Cain East parcel as well as 4 pickleball courts on Cain West parcel. These amenities would be available to all SOM residents just as existing amenities would be available to new SOM residents.

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

There were some questions relating to traffic on Hwy 92 and left turns on to Woodpark Place which in our opinion would be out of the scope of our planned projects. Additionally, some residents asked about communication between JWC and the Colbert Square developers with regard to their new development. JWC did not have any communication with Colbert Sq. prior to them commencing their recent renovation.

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

In addition to comments/concerns about the Colbert Square development. There were questions raised about how the noise from future SOM pickleball courts may impact the residents of Colbert Square.

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

JWC stated a willingness to work with the City on appropriate traffic calming measures as they may be deemed necessary. JWC will continue to work on the feasibility of a second pool and enhancing amenities - also when possible/feasible. JWC said we would make temporary improvements to South on Main Drive on an interim basis (prior to development complete/topping). JWC said we will put parking wherever we are able/as-required by COW development code.

Applicant's Signature: _____

Applicant: Attach sign-in sheet(s) from the meeting and return with this form to your case manager by the date shown on the Public Hearing Schedule. Thank you!

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Niwana Ray, Community Development

ITEM TYPE: Ordinance 1st or 2nd Reading

AGENDA SECTION: PUBLIC HEARING

SUBJECT: **Consideration of A#133-26: 545 Dobbs Road - Rezoning (Public Hearing & Vote)**

SUGGESTED ACTION: Request for consideration of A#133-26. Staff recommends approval of the request to annex the parcel at 545 Dobbs Road (15N17 009) and rezone to DT-VLR (DT-Very Low Density Residential).

ATTACHMENTS:

[A133 Memo 2026-07-27 CC.pdf](#)

[A133-26 Staff Report 2026-07-09 PC final.pdf](#)

[ATT A- Applicant Response Statement.pdf](#)

[ATT B- Site Plan.pdf](#)

[ATT C- A133 County Response Packet.pdf](#)

[A133-26_Rezoning_Ord.pdf](#)



DATE: July 27, 2026

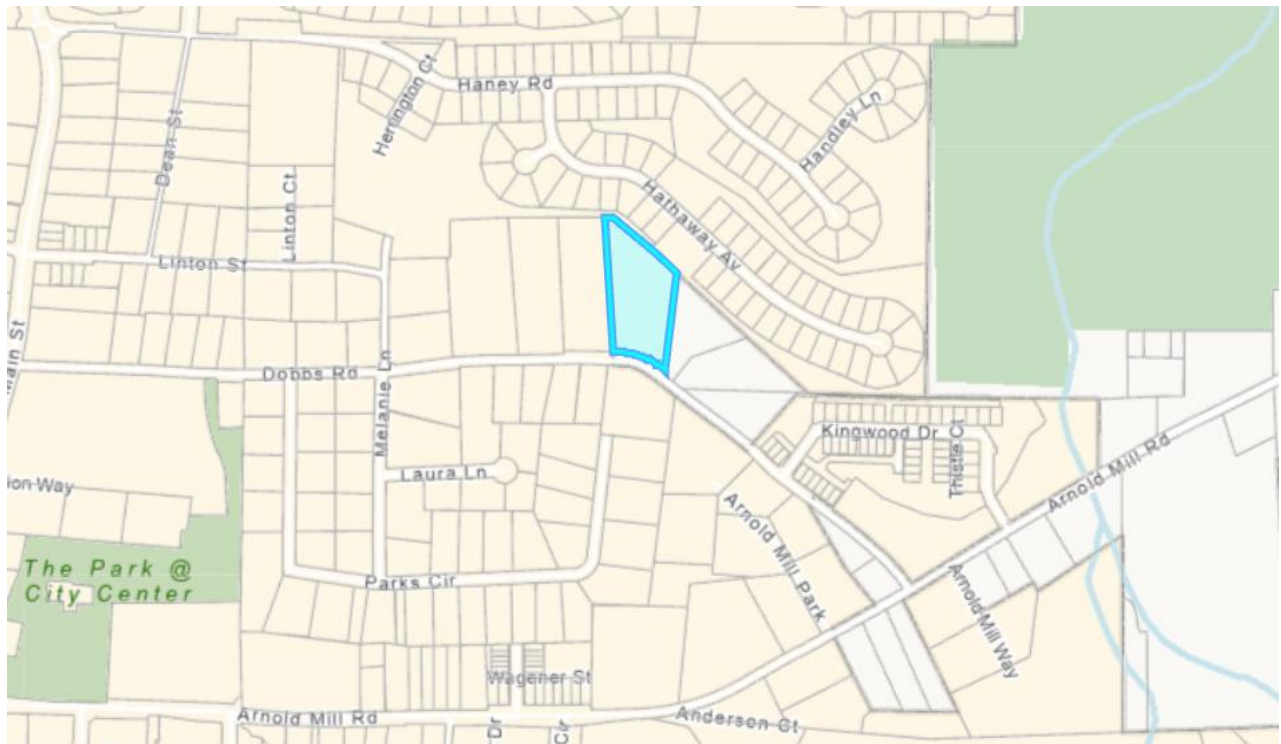
TO: Woodstock City Council

FROM: Niwana Ray, AICP, Senior Planner

SUBJECT: A#133-26, 545 Dobbs Road

EXECUTIVE SUMMARY

The Applicants, Joseph and Mary Lorenz, have submitted an application to annex their property at 545 Dobbs Road into the City of Woodstock. The application seeks to rezone the parcel from Cherokee County R-40 (Single-Family Residential) to City of Woodstock DT-VLR (Downtown-Very Low Residential).



PLANNING COMMISSION RECOMMENDATION

On July 9, 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 Application and the Development Process Committee's recommendation. The Applicant was not in attendance at the meeting but had reviewed and understood the staff report and DPC recommendation.

Following discussion, the Planning Commission voted unanimously (5-0) to recommend approval of the following entitlements

1. Annexation of parcel 15N17 009 into the City of Woodstock.
2. Rezone parcel to DT-VLR (Downtown-Very Low-Density Residential).

With the following condition of approval:

1. The existing house, fence, and related appurtenances are hereby recognized as legally non-conforming to City of Woodstock standards.



DATE: July 9, 2026
TO: Woodstock Planning Commission
FROM: Niwana Ray, AICP, Senior Planner
SUBJECT: Project No. A#133-26, 545 Dobbs Road

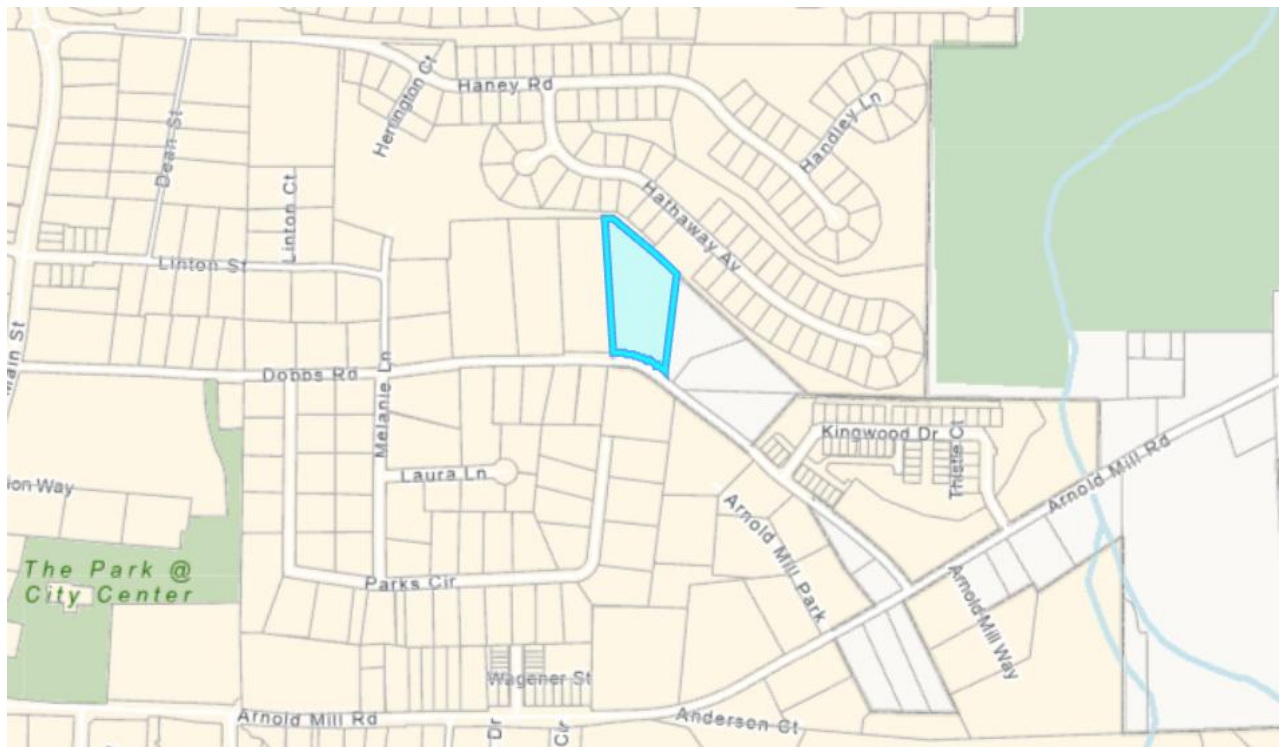
RECOMMENDATION:

Staff recommends City Council approve the Annexation and Rezoning of 545 Dobbs Road (A#133-26).

EXECUTIVE SUMMARY

The Applicants, Joseph and Mary Lorenz, have submitted an application to annex their property at 545 Dobbs Road into the City of Woodstock. The application seeks to rezone the parcel from Cherokee County R-40 (Single-Family Residential) to City of Woodstock DT-VLR (Downtown-Very Low Residential).

Additional information can be found in Attachments A-C.



BACKGROUND

Table 1 provides general property information for the Project site and surrounding land use.

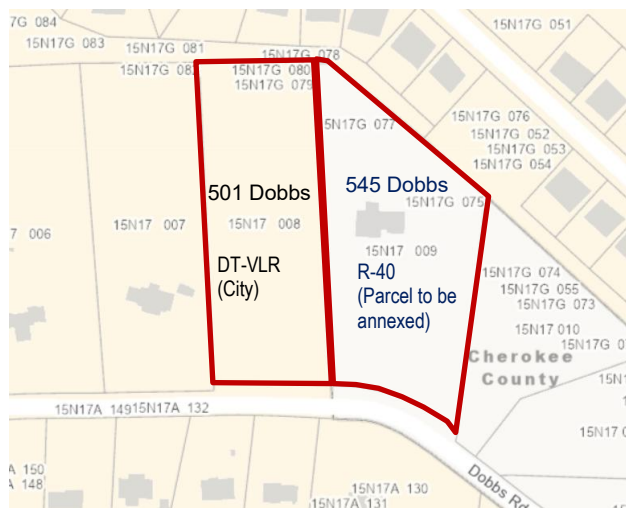
General Property and Surrounding Land Use Information	
Address	545 Dobbs Road
Council Ward	3 (Ake) – <i>upon annexation</i>
Tax ID #	15N17 009
Site Acreage	± 2.17 acres
Future Development Map	Urban Village
Current Zoning	County R-40 (Single-Family Residential)
Current Development	Single-family residence
Streets Information	Dobbs Rd is maintained by the City of Woodstock
Surrounding Neighborhood:	
North	DT-VLR
South	DT-VLR
East	R-40 (county)
West	DT-VLR

Past Zoning History

No previous City of Woodstock zoning history was found for the subject parcel.

PROJECT DESCRIPTION

The applicants own two parcels located on the north side of Dobbs Road: 501 Dobbs (TIN 15N17 008) and 545 Dobbs (TIN 15N17 009). 501 Dobbs Road is within Woodstock city limits and is zoned DT-VLR (Downtown-Very Low-Density Residential). However, 545 Dobbs Road is part of an unincorporated island, zoned R-40 in Cherokee County. This application (A#133-26) seeks to annex 545 Dobbs Road into the City limits of Woodstock and rezone the parcel to DT-VLR, matching adjacent properties. No development is planned at this time.



The subject parcel is ± 2.17 acres. As shown on the map above, there is an existing single-family residence at 545 Dobbs. Access to the parcel is provided by a driveway with curb cut on Dobbs Road. The site is encumbered by a 100' wide power easement that runs north-south through eastern side of the property (approximately half of the easement is on the subject property).

ANALYSIS

To accommodate the proposed project, several entitlements are requested in this application:

1. Annexation of parcel 15N17 009 into the City of Woodstock.
2. Rezone parcel to DT-VLR (Downtown-Very Low-Density Residential).

With annexation, assignment of a Future Land Use designation is also required. Staff recommends Urban Village.

Annexation Policy & Growth Boundary Agreement (GBA) Consistency

The City Council has an Annexation Policy (CMP#700-0001) and a Growth Boundary Agreement (adopted by City and County in 2022). The Annexation Policy provides several priorities, including incorporating areas surrounded by the City and already receiving City services. The proposed annexation would close part of a 4-parcel unincorporated “island” that exists along Dobbs Road.

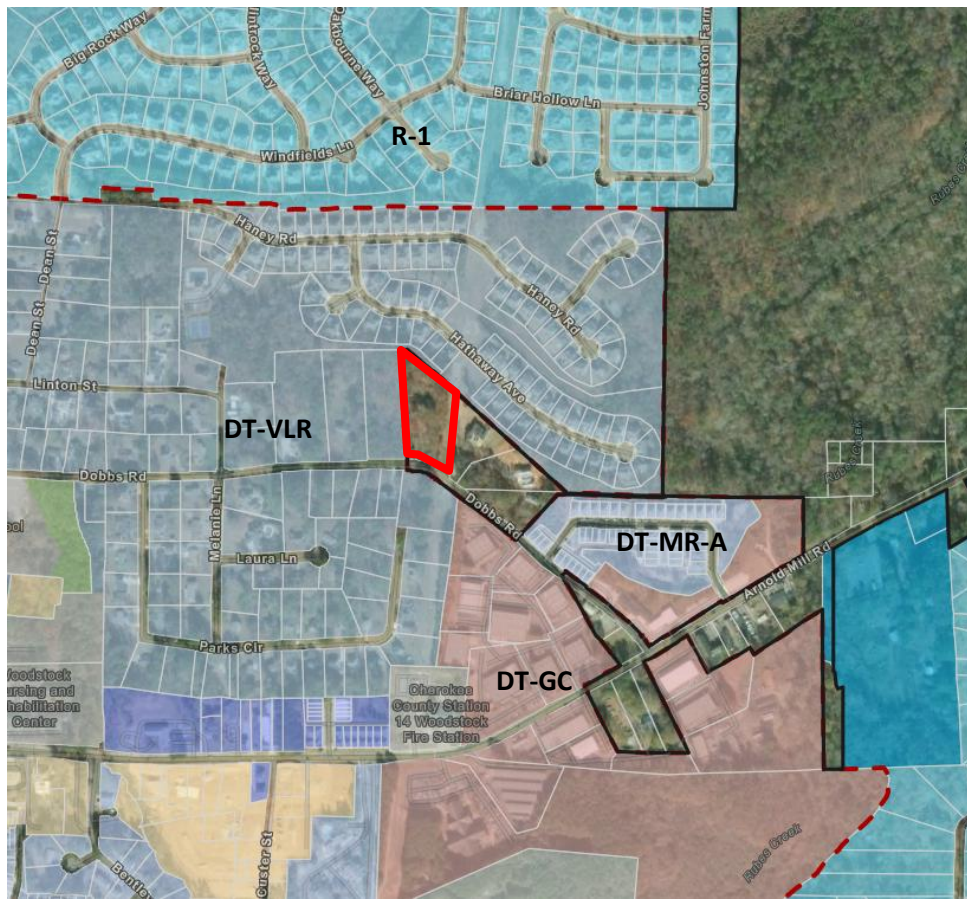
The parcel included in this annexation and rezoning request is within the adopted Growth Boundary Agreement (GBA) with Cherokee County. The County Board of Commissioners expressed no objections to the proposed annexation. Their response is provided in Attachment C.

Land Development Ordinance (LDO) Consistency

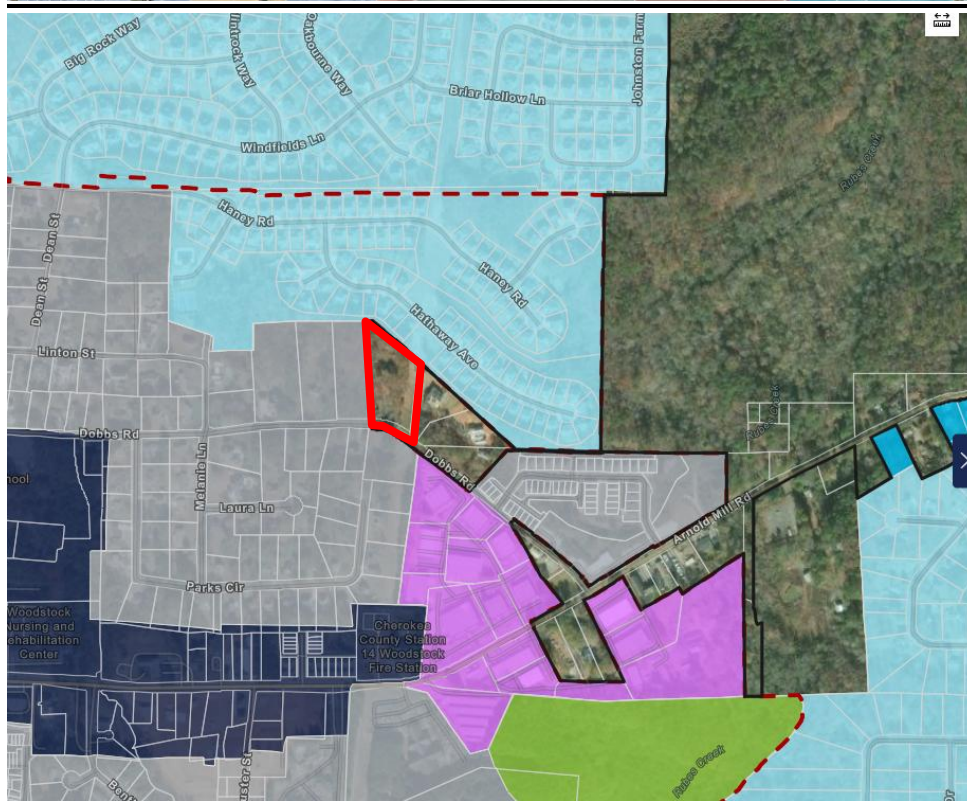
The applicant seeks to rezone the parcel from County R40 to City DT-VLR. This zoning designation matches the surrounding development, including the property owner’s adjacent parcel. DT-VLR permits single-family residential uses and accessory dwelling units at a maximum density of 2 residential lots per acre. No dwelling units shall be located above or below another dwelling unit. There is a minimum lot size of 7,500 square feet. A low-density residential use is appropriate for this location.

2023 Comprehensive Plan Consistency

The Cherokee County Future Land Use Map identifies these parcels as Suburban Living, which may be an appropriate designation provided that adjacent developments in the city such as Haney Walk are Suburban Living. However, to maintain consistency with the owner’s neighboring property, as well as development along the same road, staff recommends the Urban Village designation. Urban Village provides a transition between the core and lower-intensity residential.



Zoning Map



Future Development Character Areas

- Woodstock Character Areas (2022)
- Urban Core
 - Urban Village
 - Regional Activity Center
 - Community Village Center
 - Neighborhood Living
 - Suburban Living
 - Workplace Center
 - Employment Village
 - Natural Preserve
 - Civic; Community Facilities
 - Civic; Community Facilities

PUBLIC INPUT

Public notice for the public hearing has been provided in accordance with State and local law. On or around May 19, 2026, public notices were mailed to property owners within 800' of the project site. The notice informed them of the public input meeting, Planning Commission public hearing, and City Council public hearing. Additionally, a public notice was published in the local newspaper and signs were posted on the property a minimum of 15 days but not more than 45 days prior to the public hearing.

On June 3, 2026, a public input meeting was held at The Chambers at City Center, 8543 Main St., beginning at 7:00 PM. The informal meeting is intended to allow the Applicant to explain the proposal and to answer any questions the public might have about the project or public hearing process. Four residents attended the meeting, three of whom live in Haney Walk just north of the subject parcel. The Haney Walk residents were initially concerned about potential development on the parcel but were pleased to learn the ownership of the parcel is not changing and that the requested residential zoning designation has a maximum of 2 single-family units per acre.

DPC RECOMMENDATION

The Development Process Committee (DPC) met to discuss the project on June 3, 2026. The DPC voted unanimously (6-0) to recommend approval of the annexation and rezoning, with the condition of approval detailed below.

Recommend approval of the following entitlements:

1. Annexation of parcel 15N17 009.
2. Rezone parcel 15N17 009 to DT-VLR (Downtown—Very Low-Density Residential).

With the following condition of approval:

1. The existing house, fence, and related appurtenances are hereby recognized as legally non-conforming to City of Woodstock standards.

ATTACHMENTS

- Attachment A - Application Response Statements
- Attachment B - Property Survey
- Attachment C - Cherokee County Annexation Response Package

ATTACHMENT A1

APPLICANT RESPONSE STATEMENT

ANNEXATIONS AND REZONINGS

NOTE: All applicants should use a separate document page to provide their answers. You can download a Word template for this page from our website:

[Your Government > Departments > Community Development > Applications & Forms > Public Hearings](#)

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to an annexation and/or rezoning, please respond to the following standards in the form of a written narrative:

1. Explain the intent of the requested zoning.
The application proposes to annex and rezone the subject parcel from County R-40 to City DT-VLR (Downtown-Very Low-density Residential). The parcel is ±2.17 acres and is part of a small unincorporated island on Dobbs Road. The intent of the requested rezoning is to allow for consistent zoning with adjacent parcels.
2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
The zoning proposal is consistent with the use and development of adjacent and nearby parcels. Surrounding parcels are zoned DT-VLR, which district permits single family residential uses and accessory dwelling units with a maximum of two lots per acre. The parcels immediately to the west are similar in size (>2 acres) and have single-family residential use.
3. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
The zoning proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property. No development is proposed at this time
4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.
As currently zoned in Cherokee County, the property is intended for single-family residential development. Rezoning of the property is necessary for annexation and will support the City's policy of annexing county islands.
5. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
The proposed zoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed rezoning does not increase the allowed density.
6. Whether the proposed zoning is in conformity with the policy and interest of the land use plan.
The subject parcel would be designated as Urban Village under the City's comprehensive Plan, which is consistent with adjacent development along Dobbs Road. The subject property is located within the adopted growth boundary and therefore the proposed annexation and rezoning are consistent with

ATTACHMENT A2

expectations for areas that will be incorporated into the City's jurisdiction. The rezoning and annexation are also consistent with the City's policy that seeks to annex unincorporated islands.

7. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed zoning. The owner of the subject property owns two adjoining parcels, 15N17 008 (which is already in city limits) and 15N17 009 (the subject of this application). The applicant seeks annexation and rezoning of the subject property so that both parcels are within the same jurisdiction and under the same regulations. No development is proposed at this time.

ATTACHMENT B1

GEORGIA
CLASSIC
— (CCL) —
1301 IRON MOUNTAIN RD
CANTON, GA 30115
770-521-4708

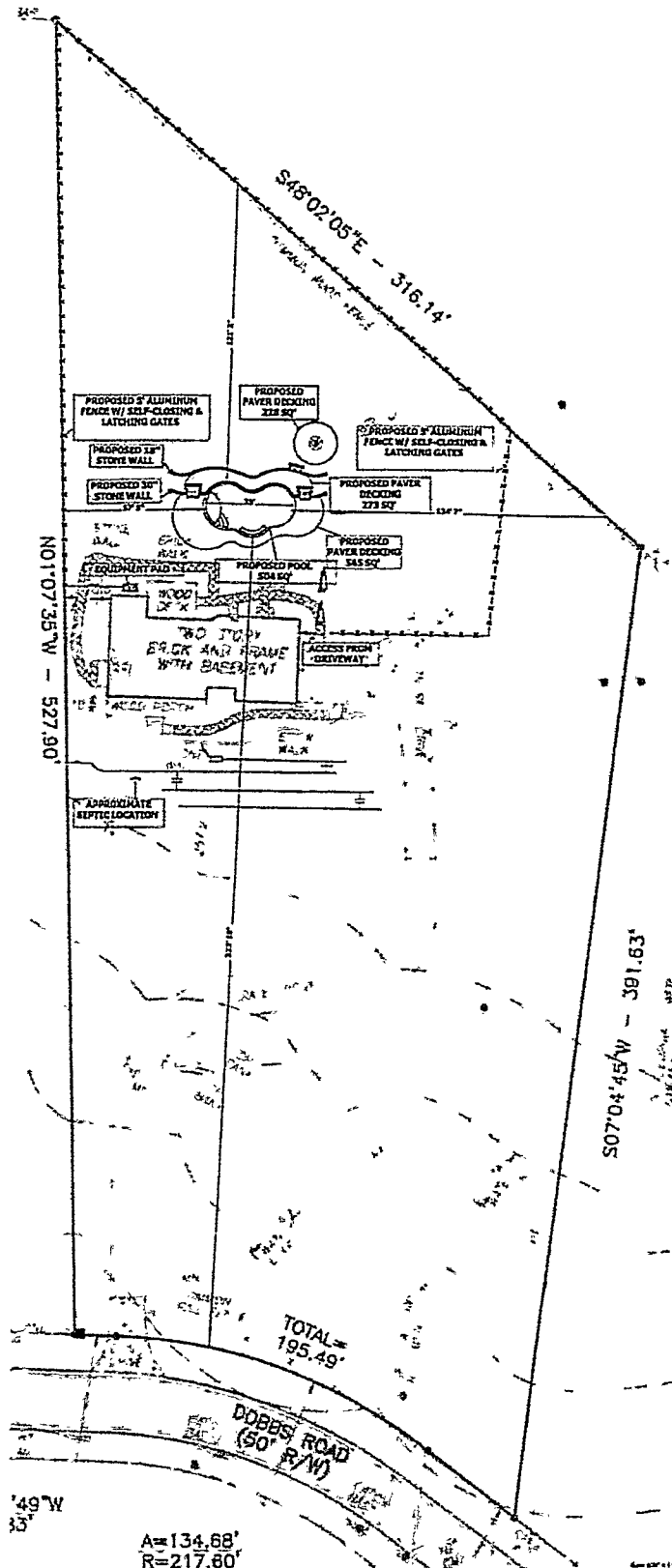


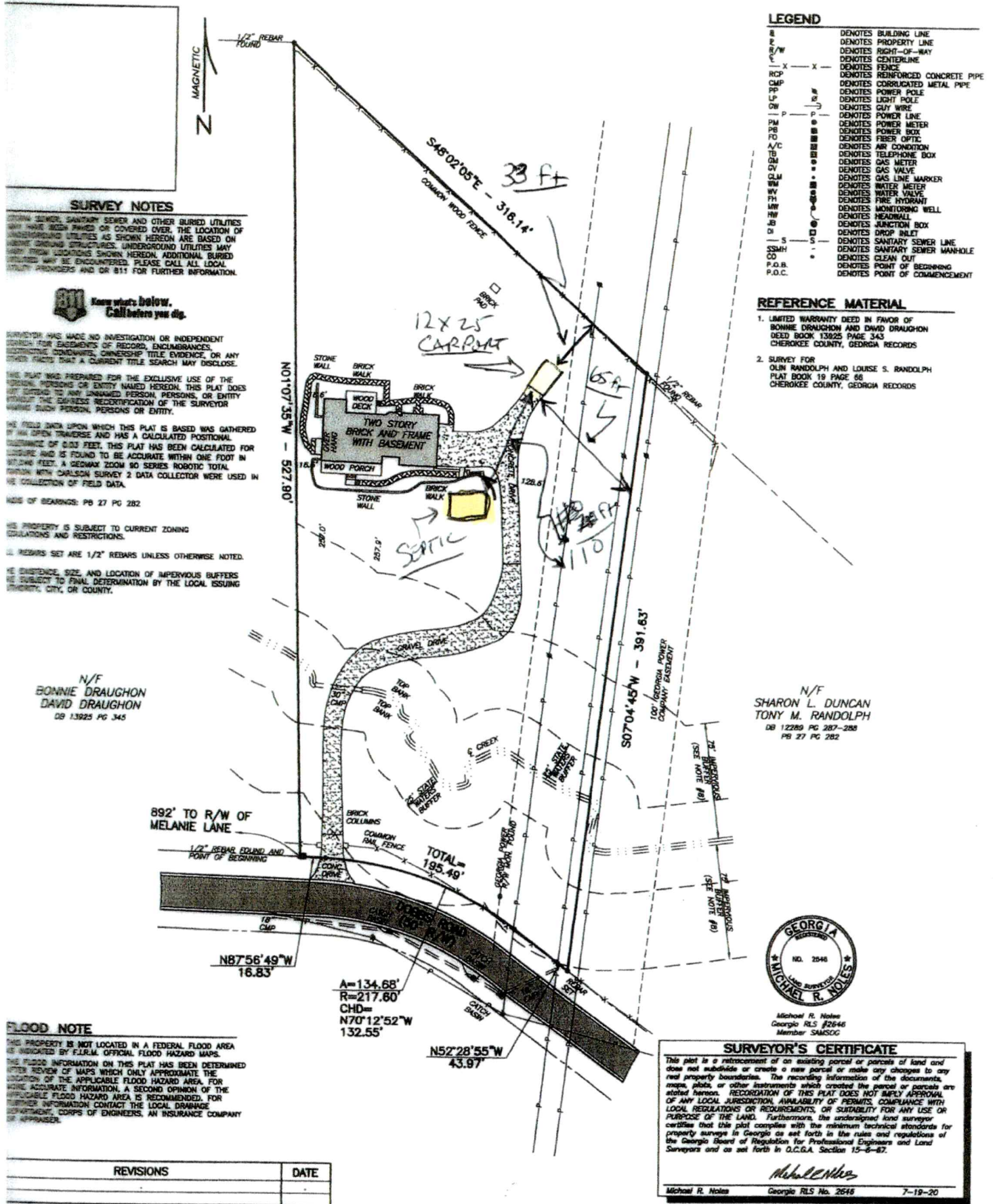
24- HOUR CONTACT
HALEIGH DOVER
770-375-1388
HALEIGH@GEORGIACLASSICPOOL.COM

SITE PLAN PREPARED FOR:
THE LORENZ RESIDENCE
545 DOBBS RD.
WOODSTOCK, GA 30188

PARCELL ID: 15N17009

4-7-2021
SCALE: 1/32" = 1'





Cherokee County



PLANNING AND ZONING

June 19, 2026

Melissa Sigmund
Community Development Director
Woodstock City Hall
12453 Highway 92
Woodstock, GA 30188

RE: A#133-26 – 545 Dobbs Rd

Dear Ms. Sigmund:

The annexation case A#133-26 was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on June 16, 2026. The applicant requests to annex and rezone one parcel totaling 2.17 +/- acres (15N17 009) along Dobbs Road. The applicant is requesting to rezone from R-40 (Cherokee County) to R-40 (City of Woodstock). No proposed development has been identified in the application.

The Board of Commissioners voted unanimously (5-0) to express that there is no objection to the proposed annexation. The following comments are provided:

1. The City of Woodstock Fire Marshal will ensure that fire code requirements during the permit process.

The staff analysis is included and provides additional information. Please reach out should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Catherine Long". The signature is written in a cursive, flowing style.

Catherine Long
Planning Division Manager

ATTACHMENT C2



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

Per O.C.G.A. § 36-3613 (set forth in full at the end of this document for your ease of reference), a land use objection can be made by majority vote of the Board of Commissioners in the event of a material increase in burden upon the County which is quantifiable and otherwise meets the requirements of the statute. In order for a land use objection to be considered timely, it must be completed in time for the BOC to vote upon it in open session and served upon the annexing municipality within 45 days of receipt of notice of annexation via statutory overnight delivery or certified mail, return receipt requested.

City	Woodstock
Case Number A#133-26	Applicant Joe Lorenz
Receipt of Certified Annexation Notice	05/14/2026
Woodstock Planning Commission	07/09/2026
End of 45-day review period	06/28/2026
Woodstock City Council Decision	07/23/2026

Staff is requested to review the application for annexation and provide a response to the following questions.

	Yes	No
Is the property to be annexed contiguous to city jurisdictional boundary?	X	
Future Development Map designation	Suburban Living	
Surrounding / Contiguous City Future Development Map	Urban Village & Suburban Living	
Surrounding County Future Development Map	Suburban Living & Natural Preserve	
Does this annexation create an "island" of unincorporated land?		X

1) If the application is granted will there be a material increase in burden upon the County directly related to:		
	Yes	No
a) the proposed change in zoning or land use?		X
b) the proposed increase in density?		X
c) infrastructure demands related to the proposed change in zoning or land use?		X
2) Will delivery of services be affected by the annexation?		
	Yes	No
		X

ATTACHMENT C3



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

If the answer to (2) is yes, is the affect on delivery of services directly related to a) the proposed change in zoning or land use? b) the proposed increase in density? c) infrastructure demands related to the proposed change in zoning or land use? Note: Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in items (a), (b), and/or (c) of Section 1 above.	
--	--

	Yes	No
3) If there is a material increase in burden caused by items (a), (b), and/or (c) of Section 1 above, can your department provide evidence of any financial impact?		X
If the answer to (3) is yes, please provide the evidence		

4) Does the proposed change in zoning or land use result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use?	Yes	No
		X
If the answer to (4) is no, does the proposed change in zoning or land use result in:		
	Yes	No
a) a use which significantly increases the net cost of infrastructure?		X
b) a use which significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. 48-8-110, which is furnished by the county to the area to be annexed?		X
If the answer to 4(a) or 4(b) is yes, then:	Yes	No

ATTACHMENT C4



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

- c) Does the proposed change in zoning or land use differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan?
- d) Does the proposed change in zoning or land use differ substantially from the existing uses permitted for the property pursuant to the county's zoning ordinance or its land use ordinances?

Comments:

Planning and Zoning

- The subject property is within the growth boundary.

Transportation

- No comment.

Fire and Emergency Services

- The City of Woodstock Fire Marshal will ensure the fire code requirements during the permitting process.



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

O.C.G.A. § 36-36-113. Reasons for objection to annexation

(a) The county governing authority may by majority vote object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

(1) The proposed change in zoning or land use;

(2) Proposed increase in density; and

(3) Infrastructure demands related to the proposed change in zoning or land use.

(b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.

(c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in [Code Section 36-36-111](#).

(d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:

(1) Result in:

(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in [Code Section 48-8-110](#), which is furnished by the county to the area to be annexed; and

(2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

CITY OF WOODSTOCK, GEORGIA

ORDINANCE # _____ 2026

CASE A#133-26 – 545 DOBBS ROAD

REZONING property consisting of Tax Map and Parcel 15N17 009 in Land Lot 993 of the 15th District, 2nd Section, Cherokee County, Georgia, totaling ± 2.17 acres, located at 545 Dobbs Road, in Woodstock, Georgia, 30188, from R-40 (Residential) in unincorporated Cherokee County to DT-VLR (Downtown-Very Low-Density Residential) in the City of Woodstock upon annexation.

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

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

WHEREAS, the City of Woodstock, Georgia, has the legislative power to adopt clearly reasonable ordinances, resolutions or 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 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, said rezoning request application is and has been accessible to members of the public who are, or may be, affected by it, having been kept and maintained for public inspection during the normal business hours at Woodstock City Hall, and notice of intent to take action having been published in the Cherokee Tribune, a newspaper of general circulation within the territorial boundaries of the municipality of the City of Woodstock, for a period of at least fifteen (15) days prior to but no more than forty-five (45) days prior to the public hearing date; and

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

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

NOW THEREFORE, BE IT RESOLVED AND ORDAINED by the City of Woodstock, Georgia, by the lawful authority vested in them that the property more particularly described on Exhibit “A” attached hereto and made a part hereof by reference is hereby granted the following:

(1) Approval of rezoning from Cherokee County R-40 (Single-Family Residential) to City DT-VLR (Downtown—Very Low-Density Residential).

Said rezoning 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. The rezoning of said property as provided herein shall take effect upon annexation of same by the City Council.

Date of Public Hearing: July 27, 2026

Advertisement: Cherokee Tribune: July 9, 2026

APPROVED, ADOPTED, AND ENACTED this 27nd day of July, 2026.

Michael Caldwell, Mayor
City of Woodstock, Georgia

Robyn Adams, City Clerk
City of Woodstock, Georgia

(Municipal Seal)

Approved as to form:

City Attorney

EXHIBIT "A"

Area to be Rezoned

EXHIBIT "A"

File No.: W-C-10144-20-EC

All that tract or parcel of land lying and being in Land Lot 433 of the 15th District, 2nd Section of Cherokee County, Georgia, as more fully shown on Survey for Joe Lorenz and Mary Lorenz, dated 7/19/2020, prepared by McClung Surveying Services, Inc., certified by Michael R. Niles, Georgia Registered Land Surveyor No. 2646, and being more particularly described as follows:

BEGINNING at a ½-inch rebar found on the northerly right-of-way of Dobbs Road (50-foot right-of-way) 892 feet easterly from the intersection of the northerly right-of-way of Dobbs Road and the easterly right-of-way of Melanie Lane, as measured along the northerly right-of-way of Dobbs Road, running thence North 0°1 degree 07 minutes 35 seconds West 527.90 feet to a ½-inch rebar found; thence South 48 degrees 02 minutes 05 seconds East 316.14 feet to a ½-inch rebar found; thence South 07 degrees 04 minutes 45 seconds West 391.63 feet to a rebar set on the northeasterly right-of-way of Dobbs Road; thence along the northeasterly and northerly right-of-way of Dobbs Road, the following courses and distances: thence North 52 degrees 28 minutes 55 seconds West 43.97 feet to a point; thence along the arc of a curve to the left, having a radius of 217.60 feet, being subtended by a chord bearing North 70 degrees 12 minutes 52 seconds West 132.55 feet, an arc distance of 134.68 feet to a point; thence North 87 degrees 56 minutes 49 seconds West 16.83 feet to a ½-inch rebar found and the POINT OF BEGINNING; being known as 545 Dobbs Road, according to the present system of numbering property in Cherokee County, Georgia.

Being the same property shown on Plat Book 27, page 282, Cherokee County Records; and being the same property conveyed by Warranty Deed recorded in Deed Book 9897, page 14, Cherokee County Records.

EXHIBIT “B”

Conditions of Zoning

The following entitlements are approved:

1. Annexation of parcel 15N17 009 and rezone to City DT-VLR (Downtown-Very Low-Density Residential).
2. Assignment of Urban Village character area.

Pursuant to the following Condition of Approval:

1. The existing house, fence, and related appurtenances are hereby recognized as legally non-conforming to City of Woodstock standards.

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Niwana Ray, Community Development

ITEM TYPE: Annexation

AGENDA SECTION: PUBLIC HEARING

SUBJECT: **Consideration of A#133-26: 545 Dobbs Road - Annexation (Public Hearing & Vote)**

SUGGESTED ACTION: Request for consideration of A#133-26. Staff recommends approval of the request to annex the parcel at 545 Dobbs Road and rezone to DT-VLR (DT-Very Low Density Residential). Attachments are with related Rezoning item.

ATTACHMENTS:

[A133 Memo 2026-07-27 CC.pdf](#)

[A133-26 Annex Ord.pdf](#)



DATE: July 27, 2026

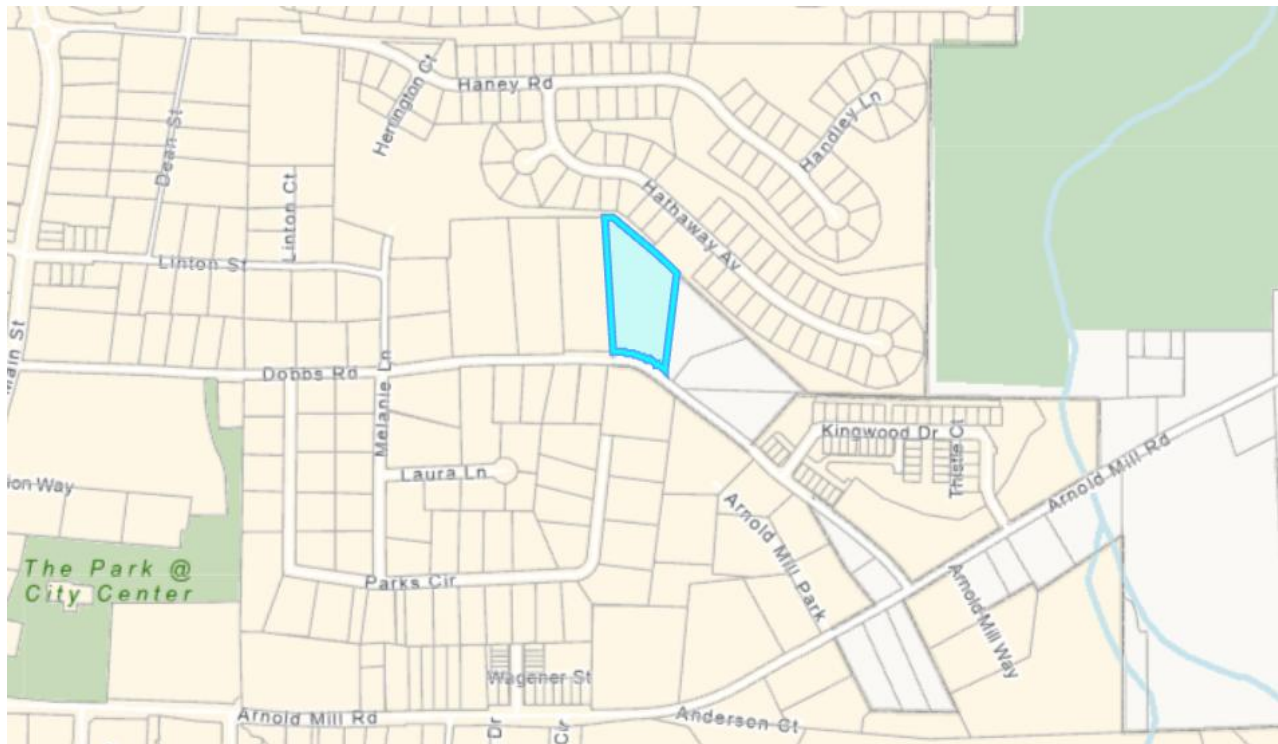
TO: Woodstock City Council

FROM: Niwana Ray, AICP, Senior Planner

SUBJECT: A#133-26, 545 Dobbs Road

EXECUTIVE SUMMARY

The Applicants, Joseph and Mary Lorenz, have submitted an application to annex their property at 545 Dobbs Road into the City of Woodstock. The application seeks to rezone the parcel from Cherokee County R-40 (Single-Family Residential) to City of Woodstock DT-VLR (Downtown-Very Low Residential).



PLANNING COMMISSION RECOMMENDATION

On July 9, 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 Application and the Development Process Committee's recommendation. The Applicant was not in attendance at the meeting but had reviewed and understood the staff report and DPC recommendation.

Following discussion, the Planning Commission voted unanimously (5-0) to recommend approval of the following entitlements

1. Annexation of parcel 15N17 009 into the City of Woodstock.
2. Rezone parcel to DT-VLR (Downtown-Very Low-Density Residential).

With the following condition of approval:

1. The existing house, fence, and related appurtenances are hereby recognized as legally non-conforming to City of Woodstock standards.

**CITY OF WOODSTOCK ORDINANCES AND AMENDMENTS
TO THE CHARTER OF THE CITY OF WOODSTOCK, GEORGIA**

ORDINANCE # _____-2026

CASE A#133-26 – 545 DOBBS ROAD

ANNEXING property into the corporate limits of the City of Woodstock, Georgia, consisting of Tax Map and Parcel 15N17 009 in Land Lot 993 of the 15th District, 2nd Section, Cherokee County, Georgia, totaling ± 2.17 acres, located at 545 Dobbs Road in Woodstock, Georgia, 30188 as further defined herein.

WHEREAS, O.C.G.A. Sec. 36-36-21 provides that the governing bodies of the several municipal corporations of this State have authority to annex to the existing corporate limits thereof unincorporated areas contiguous to the existing corporate limits at the time of such annexation, upon the written and signed applications of all the owners of all the land, except the owners of any public street, road, highway, or right-of-way, proposed to be annexed, containing a complete description of the lands to be annexed; and

WHEREAS, O.C.G.A. Sec. 36-36-21 further provides that when such application is acted upon by the municipal authorities and the land is, by ordinance, annexed to the municipal corporation, an identification of the property so annexed shall be filed with the Secretary of State and with the governing authority of Cherokee County and that such lands shall constitute a part of the lands within the corporate limits of the municipal corporation as completely and fully as if the limits had been marked and defined by special act of the General Assembly; and

WHEREAS, the Mayor and Council conducted a public hearing, rezoning Tax Map and Parcel 15N17 009 from R-40 (Single-Family Residential) in unincorporated Cherokee County to City DT-VLR (Downtown—Very Low-Density Residential), said zoning ordinance being attached hereto as Exhibit “B” and made a part hereof by reference; and

WHEREAS, the Mayor and Council of the City of Woodstock, Georgia have determined that the annexation to the City of Woodstock of the area proposed in said application would be in the best interest of the residents and property owners of the area proposed for annexation and of the citizens of the City of Woodstock, Georgia; and

NOW, THEREFORE, the Mayor and Council of the City of Woodstock, Georgia, hereby ordain that the City Charter of the City of Woodstock, Georgia is hereby amended, as follows:

Section 1: The following property to wit: All that tract and parcel of land lying and being in Land Lot 993 of the 15th District, 2nd Section, Cherokee

County, Georgia, being tax map and parcel number 15N17 009 totaling ± 2.17 acres, said property being more particularly described in Exhibit “A” attached hereto and made a part hereof by reference (hereinafter referred to as the “Property”).

- Section 2: The Property is hereby annexed into the corporate limits of the City of Woodstock, Georgia.
- Section 3: The Property is hereby placed in Ward number 3 within the corporate limits of the City of Woodstock, Georgia.
- Section 4: The Property’s Character Area under the Woodstock Comprehensive Plan is being designated as Urban Village.
- Section 5: Upon annexation as provided above, the rezoning of the property as provided in the rezoning ordinance attached hereto as Exhibit “B” and made a part hereof by reference shall become effective.

It is hereby declared to be the intention of this Ordinance that its sections, paragraphs, sentences, clauses and phrases are severable, and if any section, paragraph, sentence, clause or phrase of this Ordinance is declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance.

This Ordinance shall become effective on August 1, 2026, upon the approval of the Mayor and Council of the City of Woodstock, Georgia, as required by Georgia law.

APPROVED, ADOPTED, AND ENACTED this 27th day of July, 2026.

Michael Caldwell, Mayor
City of Woodstock, Georgia

Robyn Adams, City Clerk
City of Woodstock, Georgia

(Municipal Seal)

Approved as to form:

City Attorney

Date of Adoption: July 27, 2026
Public Hearing: July 27, 2026
Public Hearing Advertisement: July 9, 2026
Charter Amendment Advertisement: Cherokee Tribune, July 9, 2026; July 16, 2026;
July 23, 2026.

EXHIBIT "A"

Area to be Annexed into City of Woodstock

EXHIBIT "A"

File No.: W-C-10144-20-EC

All that tract or parcel of land lying and being in Land Lot 433 of the 15th District, 2nd Section of Cherokee County, Georgia, as more fully shown on Survey for Joe Lorenz and Mary Lorenz, dated 7/19/2020, prepared by McClung Surveying Services, Inc., certified by Michael R. Noles, Georgia Registered Land Surveyor No. 2646, and being more particularly described as follows:

BEGINNING at a ½-inch rebar found on the northerly right-of-way of Dobbs Road (50-foot right-of-way) 892 feet easterly from the intersection of the northerly right-of-way of Dobbs Road and the easterly right-of-way of Melanie Lane, as measured along the northerly right-of-way of Dobbs Road, running thence North 0°1 degree 07 minutes 35 seconds West 527.90 feet to a ½-inch rebar found; thence South 48 degrees 02 minutes 05 seconds East 316.14 feet to a ½-inch rebar found; thence South 07 degrees 04 minutes 45 seconds West 391.63 feet to a rebar set on the northeasterly right-of-way of Dobbs Road; thence along the northeasterly and northerly right-of-way of Dobbs Road, the following courses and distances: thence North 52 degrees 28 minutes 55 seconds West 43.97 feet to a point; thence along the arc of a curve to the left, having a radius of 217.60 feet, being subtended by a chord bearing North 70 degrees 12 minutes 52 seconds West 132.55 feet, an arc distance of 134.68 feet to a point; thence North 87 degrees 56 minutes 49 seconds West 16.83 feet to a ½-inch rebar found and the POINT OF BEGINNING; being known as 545 Dobbs Road, according to the present system of numbering property in Cherokee County, Georgia.

Being the same property shown on Plat Book 27, page 282, Cherokee County Records; and being the same property conveyed by Warranty Deed recorded in Deed Book 9897, page 14, Cherokee County Records.

EXHIBIT “B”

< INCLUDE A#133-26 REZONING ORDINANCE >

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Natalie Faustine, Community Development

ITEM TYPE: Map

AGENDA SECTION: PUBLIC HEARING

SUBJECT: **Consideration of Adoption of Zoning Map Amendment: July 2026
(Public Hearing & Vote)**

SUGGESTED ACTION: Request for approval to adopt the July 2026 Zoning Map Update.

ATTACHMENTS:

[Map Amendment Report - July 2026.pdf](#)

[Zoning_18x24_20260701.pdf](#)



DATE: July 9, 2026

TO: Woodstock Planning Commission & Woodstock City Council

FROM: Natalie Faustine, Planner I

SUBJECT: Zoning Map Update – July 2026

RECOMMENDATION:

Staff recommends approval of the Official Zoning Map.

SUMMARY

Land Development Ordinance (LDO) Chapter XI, Article II, Section V (Official Woodstock Zoning Map) requires semi-annual updates to the Official Zoning Map. The proposed zoning changes and annexations have been approved since the last map update adopted January 26, 2026.

The following table outlines the changes to the Zoning Map produced by zoning action:

Case #	Action	Parcel #	Prior Zoning	New Zoning	Acres	Adopted (Effective)
HB 1568 Dixie Speedway & Townview Commons	Annexation	See attached.	LI, R-40, & RTH (County)	Pending	±138.03 acres	05/12/2026
Z#168-26 Barnesdale Terrace	Rezone	92N06041, 92N06042, 92N06042A, 92N06042B, 92N06042D	DT-LR	DT-MR-A	± 12.83 acres	05/18/2026
Z#170-26 Lorraine Pkwy	Rezone	15N10015	GC with Technology Park Overlay	LI	± 23.43 acres	06/08/2026
A#131-26 Rope Mill Road	Annexation, Rezone	15N11038 & 15N11038B	R-40 & NC (County)	OSI	± 5.87 acres	07/01/2026

Other changes since the July 2025 Map Update:

- General QC to match current Cherokee County parcel boundaries.

House Bill 1568 (AS PASSED HOUSE AND SENATE)

By: Representatives Thomas of the 21st, Parsons of the 44th, Jones of the 47th, Jasperse of the 11th, Scoggins of the 14th, and others

A BILL TO BE ENTITLED

AN ACT

1 To amend an Act reincorporating and re-creating the City of Woodstock, approved April 17,
2 1975 (Ga. L. 1975, p. 4160), as amended, particularly by an Act approved April 12, 2012
3 (Ga. L. 2012, p. 5404), so as to change the corporate limits of the city; to provide for related
4 matters; to repeal conflicting laws; and for other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 **SECTION 1.**

7 An Act reincorporating and re-creating the City of Woodstock, approved April 17, 1975 (Ga.
8 L. 1975, p. 4160), as amended, particularly by an Act approved April 12, 2012 (Ga. L. 2012,
9 p. 5404), is amended by adding a new subsection to Section 1.11 to read as follows:

10 "(h) The corporate limits shall also include the following tax parcels as identified in the
11 records of the Cherokee County Board of Tax Assessors on March 1, 2026:

12 (1) 15N06K001 101 Townview Dr, Woodstock, GA 30189

13 (2) 15N06K001A 227 Bobbie Way, Woodstock, GA 30189

14 (3) 15N06K002 103 Townview Dr, Woodstock, GA 30189

15 (4) 15N06K003 105 Townview Dr, Woodstock, GA 30189

16 (5) 15N06K004 107 Townview Dr, Woodstock, GA 30189

H. B. 1568

- 1 -

- 17 (6) 15N06K005 109 Townview Dr, Woodstock, GA 30189
- 18 (7) 15N06K006 111 Townview Dr, Woodstock, GA 30189
- 19 (8) 15N06K007 113 Townview Dr, Woodstock, GA 30189
- 20 (9) 15N06K008 115 Townview Dr, Woodstock, GA 30189
- 21 (10) 15N06K009 117 Townview Dr, Woodstock, GA 30189
- 22 (11) 15N06K010 119 Townview Dr, Woodstock, GA 30189
- 23 (12) 15N06K011 121 Townview Dr, Woodstock, GA 30189
- 24 (13) 15N06K012 123 Townview Dr, Woodstock, GA 30189
- 25 (14) 15N06K013 125 Townview Dr, Woodstock, GA 30189
- 26 (15) 15N06K014 127 Townview Dr, Woodstock, GA 30189
- 27 (16) 15N06K015 129 Townview Dr, Woodstock, GA 30189
- 28 (17) 15N06K016 131 Townview Dr, Woodstock, GA 30189
- 29 (18) 15N06K017 133 Townview Dr, Woodstock, GA 30189
- 30 (19) 15N06K018 135 Townview Dr, Woodstock, GA 30189
- 31 (20) 15N06K019 137 Townview Dr, Woodstock, GA 30189
- 32 (21) 15N06K020 139 Townview Dr, Woodstock, GA 30189
- 33 (22) 15N06K021 141 Townview Dr, Woodstock, GA 30189
- 34 (23) 15N06K022 143 Townview Dr, Woodstock, GA 30189
- 35 (24) 15N06K023 145 Townview Dr, Woodstock, GA 30189
- 36 (25) 15N06K024 147 Townview Dr, Woodstock, GA 30189
- 37 (26) 15N06K025 149 Townview Dr, Woodstock, GA 30189
- 38 (27) 15N06K026 151 Townview Dr, Woodstock, GA 30189
- 39 (28) 15N06K027 153 Townview Dr, Woodstock, GA 30189
- 40 (29) 15N06K028 155 Townview Dr, Woodstock, GA 30189
- 41 (30) 15N06K029 157 Townview Dr, Woodstock, GA 30189
- 42 (31) 15N06K030 159 Townview Dr, Woodstock, GA 30189
- 43 (32) 15N06K031 161 Townview Dr, Woodstock, GA 30189

H. B. 1568

- 2 -

44 (33) 15N06K032 163 Townview Dr, Woodstock, GA 30189
45 (34) 15N06K033 165 Townview Dr, Woodstock, GA 30189
46 (35) 15N06K034 167 Townview Dr, Woodstock, GA 30189
47 (36) 15N06K035 169 Townview Dr, Woodstock, GA 30189
48 (37) 15N06K036 171 Townview Dr, Woodstock, GA 30189
49 (38) 15N06K037 173 Townview Dr, Woodstock, GA 30189
50 (39) 15N06K038 175 Townview Dr, Woodstock, GA 30189
51 (40) 15N06K039 177 Townview Dr, Woodstock, GA 30189
52 (41) 15N06K040 179 Townview Dr, Woodstock, GA 30189
53 (42) 15N06K041 181 Townview Dr, Woodstock, GA 30189
54 (43) 15N06K042 183 Townview Dr, Woodstock, GA 30189
55 (44) 15N06K043 185 Townview Dr, Woodstock, GA 30189
56 (45) 15N06K044 187 Townview Dr, Woodstock, GA 30189
57 (46) 15N06K045 189 Townview Dr, Woodstock, GA 30189
58 (47) 15N06K046 191 Townview Dr, Woodstock, GA 30189
59 (48) 15N06K047 193 Townview Dr, Woodstock, GA 30189
60 (49) 15N06K048 195 Townview Dr, Woodstock, GA 30189
61 (50) 15N06K049 197 Townview Dr, Woodstock, GA 30189
62 (51) 15N06K050 199 Townview Dr, Woodstock, GA 30189
63 (52) 15N06K051 201 Townview Dr, Woodstock, GA 30189
64 (53) 15N06K052 203 Townview Dr, Woodstock, GA 30189
65 (54) 15N06K053 205 Townview Dr, Woodstock, GA 30189
66 (55) 15N06K054 207 Townview Dr, Woodstock, GA 30189
67 (56) 15N06K055 209 Townview Dr, Woodstock, GA 30189
68 (57) 15N06K056 211 Townview Dr, Woodstock, GA 30189
69 (58) 15N06K057 194 Townview Dr, Woodstock, GA 30189
70 (59) 15N06K058 192 Townview Dr, Woodstock, GA 30189

H. B. 1568

- 3 -

71 (60) 15N06K059 190 Townview Dr, Woodstock, GA 30189
72 (61) 15N06K060 188 Townview Dr, Woodstock, GA 30189
73 (62) 15N06K061 186 Townview Dr, Woodstock, GA 30189
74 (63) 15N06K062 184 Townview Dr, Woodstock, GA 30189
75 (64) 15N06K063 182 Townview Dr, Woodstock, GA 30189
76 (65) 15N06K064 180 Townview Dr, Woodstock, GA 30189
77 (66) 15N06K065 178 Townview Dr, Woodstock, GA 30189
78 (67) 15N06K066 256 Bobbie Way, Woodstock, GA 30189
79 (68) 15N06K067 254 Bobbie Way, Woodstock, GA 30189
80 (69) 15N06K068 252 Bobbie Way, Woodstock, GA 30189
81 (70) 15N06K069 250 Bobbie Way, Woodstock, GA 30189
82 (71) 15N06K070 248 Bobbie Way, Woodstock, GA 30189
83 (72) 15N06K071 246 Bobbie Way, Woodstock, GA 30189
84 (73) 15N06K072 244 Bobbie Way, Woodstock, GA 30189
85 (74) 15N06K073 242 Bobbie Way, Woodstock, GA 30189
86 (75) 15N06K074 240 Bobbie Way, Woodstock, GA 30189
87 (76) 15N06K075 238 Bobbie Way, Woodstock, GA 30189
88 (77) 15N06K076 236 Bobbie Way, Woodstock, GA 30189
89 (78) 15N06K077 234 Bobbie Way, Woodstock, GA 30189
90 (79) 15N06K078 232 Bobbie Way, Woodstock, GA 30189
91 (80) 15N06K079 230 Bobbie Way, Woodstock, GA 30189
92 (81) 15N06K080 228 Bobbie Way, Woodstock, GA 30189
93 (82) 15N06K081 226 Bobbie Way, Woodstock, GA 30189
94 (83) 15N06K082 224 Bobbie Way, Woodstock, GA 30189
95 (84) 15N06K083 222 Bobbie Way, Woodstock, GA 30189
96 (85) 15N06K084 220 Bobbie Way, Woodstock, GA 30189
97 (86) 15N06K085 218 Bobbie Way, Woodstock, GA 30189

H. B. 1568

- 4 -

98 (87) 15N06K086 216 Bobbie Way, Woodstock, GA 30189
99 (88) 15N06K087 214 Bobbie Way, Woodstock, GA 30189
100 (89) 15N06K088 212 Bobbie Way, Woodstock, GA 30189
101 (90) 15N06K089 210 Bobbie Way, Woodstock, GA 30189
102 (91) 15N06K090 208 Bobbie Way, Woodstock, GA 30189
103 (92) 15N06K091 206 Bobbie Way, Woodstock, GA 30189
104 (93) 15N06K092 136 Townview Dr, Woodstock, GA 30189
105 (94) 15N06K093 138 Townview Dr, Woodstock, GA 30189
106 (95) 15N06K094 140 Townview Dr, Woodstock, GA 30189
107 (96) 15N06K095 142 Townview Dr, Woodstock, GA 30189
108 (97) 15N06K096 146 Townview Dr, Woodstock, GA 30189
109 (98) 15N06K097 148 Townview Dr, Woodstock, GA 30189
110 (99) 15N06K098 150 Townview Dr, Woodstock, GA 30189
111 (100) 15N06K099 152 Townview Dr, Woodstock, GA 30189
112 (101) 15N06K100
113 (102) 15N06K101 154 Townview Dr, Woodstock, GA 30189
114 (103) 15N06K102 156 Townview Dr, Woodstock, GA 30189
115 (104) 15N06K103 158 Townview Dr, Woodstock, GA 30189
116 (105) 15N06K104 160 Townview Dr, Woodstock, GA 30189
117 (106) 15N06K105 162 Townview Dr, Woodstock, GA 30189
118 (107) 15N06K106 164 Townview Dr, Woodstock, GA 30189
119 (108) 15N06K107 166 Townview Dr, Woodstock, GA 30189
120 (109) 15N06K108 168 Townview Dr, Woodstock, GA 30189
121 (110) 15N06K109 170 Townview Dr, Woodstock, GA 30189
122 (111) 15N06K110 172 Townview Dr, Woodstock, GA 30189
123 (112) 15N06K111 174 Townview Dr, Woodstock, GA 30189
124 (113) 15N06K112 176 Townview Dr, Woodstock, GA 30189

H. B. 1568

- 5 -

125 (114) 15N06K113
126 (115) 15N06K114233 Bobbie Way, Woodstock, GA 30189
127 (116) 15N06K115231 Bobbie Way, Woodstock, GA 30189
128 (117) 15N06K116229 Bobbie Way, Woodstock, GA 30189
129 (118) 15N06K117
130 (119) 15N06K118225 Bobbie Way, Woodstock, GA 30189
131 (120) 15N06K119223 Bobbie Way, Woodstock, GA 30189
132 (121) 15N06K120
133 (122) 15N06K121219 Bobbie Way, Woodstock, GA 30189
134 (123) 15N06K122217 Bobbie Way, Woodstock, GA 30189
135 (124) 15N06K123215 Bobbie Way, Woodstock, GA 30189
136 (125) 15N06K124118 Townview Dr, Woodstock, GA 30189
137 (126) 15N06K124A 120 Townview Dr, Woodstock, GA 30189
138 (127) 15N06K125116 Townview Dr, Woodstock, GA 30189
139 (128) 15N06K126114 Townview Dr, Woodstock, GA 30189
140 (129) 15N06K127112 Townview Dr, Woodstock, GA 30189
141 (130) 15N06E 185 540 Industrial Dr, Woodstock, GA 30189
142 (131) 15N062757729 Hwy 92, Woodstock, GA 30189
143 (132) 15N06277150 Dixie Dr, Woodstock, GA 30189
144 (133) 15N06E187 545 Industrial Dr, Woodstock, GA 30189
145 (134) 15N06E183 170 Dixie Dr, Woodstock, GA 30189
146 (135) 15N120132085 Bascomb Carmel Rd, Woodstock, GA 30189
147 (136) 15N063022008 Bascomb Carmel Rd, Woodstock, GA 30189
148 (137) 15N06301
149 (138) 15N06E186 542 Industrial Dr, Woodstock, GA 30189
150 (139) 15N12013A"

151

SECTION 2.

152 All laws and parts of laws in conflict with this Act are repealed.

DATE OF ADOPTION
JULY 27, 2026

CERTIFICATION
THIS IS TO CERTIFY THAT THIS IS THE
OFFICIAL ZONING MAP FOR THE CITY OF
WOODSTOCK, GEORGIA AS REFERRED
TO IN THE ZONING ORDINANCE OF
THE CITY OF WOODSTOCK, GEORGIA

AFFIX CITY SEAL HERE

MICHAEL CALDWELL, MAYOR

ROBYN ADAMS, CITY CLERK

CITY OF WOODSTOCK

GEORGIA

2026 ZONING MAP

FORM BASED CODE

- IN-VIL - Infill Village
- Gateway
- Ridgeway Corridor
- Historic
- Technology Park
- Parkway
- Transects
- Downtown District

ZONING CODES

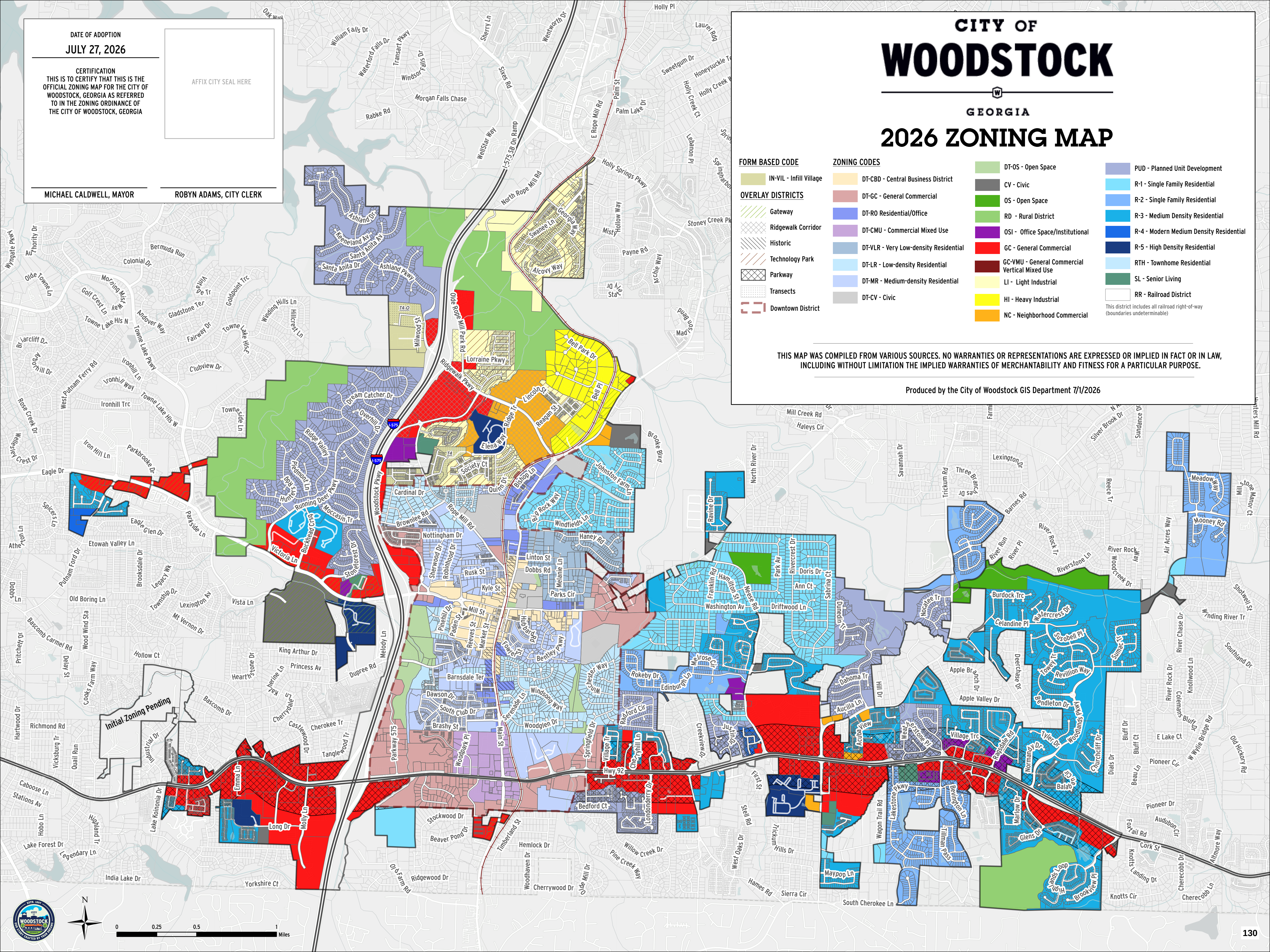
- DT-CBD - Central Business District
- DT-GC - General Commercial
- DT-RO - Residential/Office
- DT-CMU - Commercial Mixed Use
- DT-VLR - Very Low-density Residential
- DT-LR - Low-density Residential
- DT-MR - Medium-density Residential
- DT-CV - Civic

- DT-OS - Open Space
- CV - Civic
- OS - Open Space
- RD - Rural District
- OSI - Office Space/Institutional
- GC - General Commercial
- GC-VMU - General Commercial Vertical Mixed Use
- LI - Light Industrial
- HI - Heavy Industrial
- NC - Neighborhood Commercial

- PUD - Planned Unit Development
 - R-1 - Single Family Residential
 - R-2 - Single Family Residential
 - R-3 - Medium Density Residential
 - R-4 - Modern Medium Density Residential
 - R-5 - High Density Residential
 - RTH - Townhome Residential
 - SL - Senior Living
 - RR - Railroad District
- This district includes all railroad right-of-way (boundaries undeterminable)

THIS MAP WAS COMPILED FROM VARIOUS SOURCES. NO WARRANTIES OR REPRESENTATIONS ARE EXPRESSED OR IMPLIED IN FACT OR IN LAW, INCLUDING WITHOUT LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Produced by the City of Woodstock GIS Department 7/1/2026



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Robyn Adams, City Clerk

ITEM TYPE: Minutes

AGENDA SECTION: MINUTES APPROVAL

SUBJECT: **Consideration of Approval to Adopt Council Meeting Minutes -
July 13, 2026**

SUGGESTED ACTION:

ATTACHMENTS:

[Council Meeting Minutes 7.13.26 Final Version.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, July 13, 2026

City Council ~ 7:00 PM

Attendees: Mayor Michael Caldwell, Mayor Pro Tem Colin Ake, Council Member Warren Johnson, Council Member David Potts, Council Member Tracy Collins, Council Member Brian Wolfe, Council Member Rob Usher, City Manager Jeff Moon, Deputy City Manager Coty Thigpen, City Clerk Robyn Adams, City Attorney Alicia Argo, Police Chief Roland Castro, Police Captain Ron Sinfelt, Fire Chief Shane Dobson, 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, Parks and Recreation Director Brian Borden, Public Works Director Jeremy Parker, Capital Improvement Plan Administrator Chris Luly, Project Manager Amanda Sutter.

ITEM 1) MEETING CALLED TO ORDER

- 7:00 PM Meeting called to order at The Chambers at City Center, 8534 Main Street, Woodstock, GA.
- Council Member David Potts led the group in The Pledge of Allegiance and Reverend Jared Smith from Woodstock City Church led the group in prayer.
- Mayor Michael Caldwell recognized the attendance of Mr. Heath Tippins, President of the Cherokee Office of Economic Development and thanked him for their partnership with the City.

ITEM 2) RECOGNITION OF GUESTS AND VISITORS

2.1) Trophy Presentation - July 4th Spectacular Parade Float Winners 2026 (Administration)

- Thank you to everyone who made this year's July 4th Spectacular so much fun! Our parade participants showed off their patriotism in celebration of America's 250th Birthday. The winners of each category are as follows:
 - Most Original Float Award - Dixie Speedway
 - Best Holiday Float Award - PalmSet Pools
 - History & Heritage Float Award - Cherokee County Republican Party
 - Most Spirited Golf Cart Award - Reformation Brewery
 - Most Spirited Jeep Award - David Adam Belanger
 - People's Choice Award - Home Depot, Woodstock.
- Mayor Michael Caldwell and Special Events Coordinator Marybeth Stockdale announced the winners and presented trophies. Representatives from Dixie Speedway, PalmSet Pools, the Cherokee County Republican Party, and Home Depot, Woodstock were in attendance for the presentation.

2.2) Proclamation - Courtney McNally (City Clerk)

- Mayor Michael Caldwell presented Mrs. McNally with her proclamation and thanked her for her work in the community.

2.3) Proclamation - Park and Recreation Month (City Clerk)

- Mayor Michael Caldwell presented a proclamation recognizing Parks and Recreation Month to Parks and Recreation Director Brian Borden and his team, honoring their hard work and dedication to the City's parks, facilities, venues, and programming.

2.4) Recognition of Promotion - Officer Joshua Collie Promoted to K9 Corporal (Police)

- Mayor Michael Caldwell and Chief Roland Castro congratulated K9 Corporal Joshua Collie on his promotion.

2.5) Welcoming Fire Deputy Chief Steven Lester (Fire)

- Mayor Michael Caldwell and Chief Shane Dobson introduced and welcomed new Fire Deputy Chief Steven Lester.

ITEM 3) ANNOUNCEMENTS**3.1) Announcements (Administration)**

Mayor Pro Tem Colin Ake read the announcements.

- This Thursday, July 16th is Family Fun Night Super Mario Party in downtown Woodstock. The event is from 5:00 to 9:00 p.m. More information can be found online at visitwoodstockga.com.
- The Downtown Walking Tour on Thursday, July 30th is How Downtown Woodstock Revitalized. Get tickets at the Woodstock Visitors Center or online at visitwoodstockga.com.

ITEM 4) MEETING DECORUM

- City Clerk Robyn Adams read the Meeting Decorum.

ITEM 5) PUBLIC COMMENT

- *Mayor Michael Caldwell opened the Public Comment portion of the meeting.*
- *City Clerk Robyn Adams stated Martha Jean Schindler, Alejandra Cruz, and Jeff Schlauder signed up to speak.*
- *Ms. Schindler, Ms. Cruz, and Mr. Schlauder spoke about their concerns with the development of Ansley Park.*
- *Mayor Michael Caldwell closed the Public Comment portion of the meeting.*

ITEM 6) CONSENT**6.1) Approve Alcohol License - Anka Grills, Inc. (Community Development)**

- Request for approval of on-premise consumption with Sunday sale of malt beverages, wine, and distilled spirits at a restaurant located at 180 Parkway 575, Suite 100 within the city limits of Woodstock. Anka Grills, Inc. is owned by Baris Civan. The registered agent will be Baris Civan.

6.2) Approve Alcohol License - Deux Sucres, LLC dba Sucre (Community Development)

- Request the approval of on-premise consumption with Sunday sale of malt beverages, and wine at a restaurant located at 8654 Main Street within the city limits of Woodstock. Deux Sucres, LLC dba Sucre is owned by Adrian Smith. The registered agent will be Jessica Emley Smith.

6.3) Approve Job Title Change From Building Services Technician to Building and Parking Services Maintenance Technician (Public Works)

- Request for approval to change the existing job title of Building Services Technician, as approved in the budget, to Building and Parking Services Maintenance Technician.

6.4) Ratify Purchase of the Previously Completed Acquisition of Right-of-Way and Easements Associated with Parcels 1 and 3 of the Paden Street Extension Project (Administration)

- Request for approval to ratify the purchase of the previously completed acquisition of right-of-way and easements associated with Parcels 1 and 3 of the Paden Street Extension project. The acquisition is for 5,494.09 square feet of fee simple right-of-way and 1,194.42 square feet of temporary easements from Parcel 1 (Joshua's Landing HOA) and for the purchase of 178.90 square feet of temporary easement from Parcel 2 (Joshua's Landing HOA).

6.5) Ratify Purchase of the Previously Agreed Acquisition of Temporary Easement Associated with Parcel 7 of Paden Street Extension Project (Administration)

- Request for approval to ratify the purchase of the previously completed acquisition of 298.71 square feet of temporary easement from Parcel 7 of the Paden Street Extension project.

6.6) Approve Submittal of CDBG Application (City Clerk)

- Request for approval to submit the CDBG (Community Development Block Grant) application in the amount of \$354,676 for the Whispering Trace Roadway and Safety Improvements project. This project will address safety and streetscape issues by milling and repaving almost one mile of roadway and installing speed humps and updated signage in the Whispering Trace neighborhood.

6.7) Approve Property Damage Recovery Service Agreement (City Clerk)

- Request for approval of an agreement for property damage (third party responsible) recovery services entered into by and between Peachtree Recovery Services, Inc. and the City of Woodstock. The details of services and statement of work are included in the agenda packet.

6.8) Adopt Ordinance No. 2026-022 Amending Chapters 28, 32, & 42 - Ebikes/Personal Transportation Devices (2nd Reading) (Community Development)

- Request to adopt Ordinance No. 2026-022 amending Chapters 28, 32, and 42 in regards to the use of e-bikes and other personal transportation devices. This will serve as the second reading and final vote.

6.9) Approve Fire Engine Pumper Truck Refurbishment Project and Related Agreement (Fire)

- Request for approval of the fire engine pumper truck refurbishment project and the related agreement with Williams Fire Apparatus. Due to the highly specialized nature of this project, as well as the required timeframe and the need to ensure consistent maintenance and warranty support, Williams Fire Apparatus is recommended as the vendor. The project is expected to take approximately 6 to 8 months to complete.

6.10) Approve Intergovernmental Funding Agreement for the Cherokee Office of Economic Development (Administration)

- Request for approval of the Intergovernmental Funding Agreement for the Cherokee Office of Economic Development between the Development Authority of Cherokee County and the City of Woodstock. The details of the agreement are included as part of the agenda packet.

6.11) Approve Resolution No. 2026-009 and Resolution No. 2026-011 to Adopt and Transmit the 2025 Annual Capital Improvements Element Report and Short Term Work Program Update (Community Development)

- Request for approval to adopt and transmit the Annual Capital Improvements Element Report and Short Term Work Program Update for 2025. A public hearing was held on June 8, 2026 for this request to adopt and transmit the City of Woodstock's Capital Improvements Element (Impact Fee Report) (CIE) and the Short Term Work Program (STWP) update to the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA) for their review. Approving this document

does not guarantee approval of the projects listed therein but does signal the City's intention to complete these projects in the future with the necessary funding and approvals. City Council

Based on feedback from ARC and DCA, staff has prepared revised resolutions to clarify the Council's intent to both transmit these documents and separately, to approve them.

Staff recommends that the City Council adopt 1) a resolution approving the transmittal of a revised CIE-STWP to ARC/DCA for review, and authorizing staff to revise the document as needed to reflect any comments provided by ARC/DCA as part of their review. Staff also recommends that 2) City Council adopt a separate resolution adopting the CIE and STWP with any changes as required by ARC/DCA. The Resolutions with CIE Report and STWP report are attached.

6.12) Approve Design Proposal and Related MAJBA JE 21619 - To Fund the Design of the Arnold Mill Road Multi-Use Trail Project (Administration)

- Request for approval of the design proposal and MAJBA JE 21619 to use undesignated parks bond project funds (Use of Reserves) to fund the design of the Arnold Mill Road Multi-Use Trail project.

6.13) Approve MAJBA JE 21621 - To Fund the Design of the Serenade Trail Extension Project (Parks and Recreation)

- Request for approval of MAJBA JE 21621 to use undesignated parks bond project funds (use of reserves) to fund the design of the Serenade Trail Extension project (from Station 92 Apartments to Springfield Drive).
- *Council Member Brian Wolfe made a motion to approve Consent Agenda Items 6.1-6.13*
- *Council Member Tracy Collins seconded the motion.*
- *Motion carried (6-0).*

ITEM 7) NEW BUSINESS

7.1) Consideration of Approval of Resolution No. 2026-012 Authorizing Acceptance of the TA and CMAQ Program Grant Award in the Amount of \$9,948,844 for I-575 and Ridgewalk Parkway DDI and Approve Required 20% Match (City Clerk)

- Request for approval to adopt Resolution No. 2026-012 authorizing the acceptance of the Transportation Alternatives (TA) and CMAQ (Congestion Mitigation and Air Quality Improvement) program grant award in the amount of \$9,948,844 and approve the required 20% match of \$2,487,210 for the I-575 and Ridgewalk Parkway Diverging Diamond Interchange project. This project will convert the existing interchange into a Diverging Diamond Interchange, significantly improving traffic conditions by reducing congestion, eliminating conflict points, and providing protected pedestrian crossings. City Clerk Robyn Adams presented the item. Mayor Michael Caldwell spoke about the importance of this project and stated this award was the 2nd largest in the state this year. He thanked the Georgia Department of Transportation for the funding opportunity and the staff for their hard work on the application.
- *Mayor Pro Tem Colin Ake made a motion to approve Item 7.1.*
- *Council Member Rob Usher seconded the motion.*
- *Motion carried (6-0).*

7.2) Consideration of Approval of Resolution No. 2026-013 Authorizing Acceptance of the TA and CMAQ Program Grant Award in the Amount of \$640,000 for the Trickum Sidewalk Improvements Project and Approve Required 20% Match (City Clerk)

- Request for approval to adopt Resolution No. 2026-013 authorizing the acceptance of the Transportation Alternatives (TA) and CMAQ (Congestion Mitigation and Air Quality improvement) program grant award in the amount of \$640,000 and approve the required 20% match of \$160,000 for the Trickum Sidewalk Improvements Project. This project will fill in crucial gaps of sidewalk east of Trickum Road, providing connectivity, walkability, and accessibility to Woodstock residents. Over 2,500 feet of sidewalk, new curbs and gutters, and updated pedestrian crossings will provide a high-

quality alternative to automotive dependence. City Clerk Robyn Adams presented the item. Mayor Michael Caldwell spoke about the importance of this project and thanked the Georgia Department of Transportation for the funding opportunity and the staff for their hard work on the application.

- *Council Member Brian Wolfe made a motion to approve Item 7.2.*
- *Mayor Pro Tem Colin Ake seconded the motion.*
- *Motion carried (6-0).*

ITEM 8) OLD BUSINESS

8.1) Consideration of Approval of Resolution 2026-010 Adopting the Comprehensive Transportation Plan (Administration)

- Request for approval of Resolution No. 2026-010 to adopt the 2026 Comprehensive Transportation Plan. The plan was initially presented during the Work Session on June 15th, and a public input open house was held following the presentation. Deputy City Manager Coty Thigpen presented the item.
- *Council Member Rob Usher made a motion to approve Item 8.1.*
- *Mayor Pro Tem Colin Ake seconded the motion.*
- *Motion carried (6-0).*

ITEM 9) MINUTES

9.1) Consideration of Approval to Adopt Council Meeting Minutes - June 22, 2026 (City Clerk)

- *Council Member Tracy Collins made a motion to approve Item 9.1 adopting the June 22, 2026, Council Meeting Minutes.*
- *Council Member Warren Johnson seconded the motion.*
- *Motion carried (4-0-2) Mayor Pro Tem Colin Ake and Council Member Brian Wolfe Abstained.*

ITEM 10) DEPARTMENTAL REPORTS

10.1) Police Monthly Report (April & May 2026) (Police)

10.2) Communications Monthly Report (May 2026) (Communications & Marketing)

10.3) EOM Monthly Report (May 2026) (Administration)

10.4) Capital Projects Monthly Report (June 2026) (Administration)

10.5) Community Development Hot Sheet (June 2026) (Community Development)

ITEM 11) MAYOR AND COUNCIL COMMENTS

- Mayor Michael Caldwell stated the semiquincentennial celebration was spectacular and stated what a joy it is to live in this great nation. Council Member Rob Usher echoed Mayor Caldwell's comments on the semiquincentennial celebration and thanked staff for all their time and hard work on those events and the concerts. Mayor Pro Tem Colin Ake referenced the slide that was shared on the screen during the entirety of the meeting showing a QR code for the public to complete a survey on the design of the Elm Street project. He encouraged everyone to complete the survey and stated the importance of the project.

ITEM 12) CITY MANAGER STAFF COMMENTS

- City Manager Jeff Moon stated he needs to request an Executive Session and no action is needed after the session.

ITEM 13) EXECUTIVE SESSION – PERSONNEL, LITIGATION, REAL ESTATE

- *Council Member Warren Johnson made a motion to retreat into Executive Session.*
- *Mayor Pro Tem Colin Ake seconded the motion.*
- *Motion carried (6-0).*

- *Council Member David Potts made a motion to return from Executive Session.*
- *Council Member Warren Johnson seconded the motion.*
- *Motion carried (6-0).*

ITEM 14) FINAL ADJOURNMENT

- *Council Member Rob Usher made a motion to adjourn.*
- *Council Member Tracy Collins seconded the motion.*
- *Motion carried (6-0).*

Michael Caldwell, Mayor

Robyn Adams, City Clerk

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Robyn Adams, City Clerk

ITEM TYPE: Minutes

AGENDA SECTION: MINUTES APPROVAL

SUBJECT: Consideration of Approval to Adopt Work Session Minutes - July 20, 2026

SUGGESTED ACTION:

ATTACHMENTS:

[Work Session Minutes 7.20.26 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, July 20, 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 Tracy Collins, Council Member Brian Wolfe, Council Member Rob Usher, City Manager Jeff Moon, Deputy City Manager Coty Thigpen, Economic Development Director Brian Stockton, and Capital Improvement Plan Administrator Chris Luly.

ITEM 1) MEETING CALLED TO ORDER

- 7:00 PM Meeting called to order at The Chambers at City Center, 8534 Main Street, Woodstock, GA.
- *Council Member Tracy Collins made a motion to retreat into Executive Session.*
- *Council Member Warren Johnson seconded the motion.*
- *Motion carried (6-0).*

ITEM 2) EXECUTIVE SESSION

- *Council Member Warren Johnson made a motion to return from Executive Session.*
- *Council Member Brian Wolfe seconded the motion.*
- *Motion carried (6-0).*

ITEM 3) FINAL ADJOURNMENT

- *Council Member Tracy Collins made a motion to adjourn.*
- *Council Member Warren Johnson seconded the motion.*
- *Motion carried (6-0).*

Michael Caldwell, Mayor

Robyn Adams, City Clerk

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Niwana Ray, Community Development

ITEM TYPE: Departmental Reports

AGENDA SECTION: DEPARTMENTAL REPORTS

SUBJECT: **Administrative Variance & Sign Waiver Report (January - June 2026)**

SUGGESTED ACTION:

ATTACHMENTS:
[2026 Jan-Jul Admin Var Sign Waiver Report.pdf](#)

ADMINISTRATIVE VARIANCE SUMMARY -- JANUARY 2026 - JULY 2026

Case Number	PZE #	Applicant	Property Address	Subdivision/Business	Request	Reason	DPC Action	Action Date
AV#171-26	PAVAR-0003-2026	SSP Woodstock, LLC	210 Towne Lake Pkwy	TLP Assemblage	Variance from the required storefront treatment along the Sherwood Dr façade	"Due to the topography of the site, it's not possible to provide the storefront treatment along the Sherwood Drive Façade"	Approved	1/6/2026
AV#172-26	PAVAR-0003-2026	SSP Woodstock, LLC	210 Towne Lake Pkwy	TLP Assemblage	Reduction of the 75% glass requirement to 36%	"Due to previously approved site configurations, this side of the building is inaccessible. Also note that because of grading, the kneewall for the storefront puts the bottom of glass at roughly 15' above street level meaning there's limited views to the interior from this side. Primrose School is also located across the street from this building, and during rezoning they requested to minimize the views from this building to their children and facility."	Approved	1/6/2026
AV#173-26	PAVAR-0001-2026	SSP Woodstock, LLC	192 Towne Lake Pkwy		Reduction of knee wall height required by LDO 7.722.3a	Topography	Approved	1/2/2026
AV#174-26	PAVAR-0002-2026	SSP Woodstock, LLC	192 Towne Lake Pkwy		Reduction of window and door coverage requirement from 75% to 66%	Design issues	Approved	1/2/2026
AV#175-26	PAVAR-0005-2026	Ryan Krasner	110 Spaulding Ln		Allow 2 ft encroachment of existing setback	Build a 3-season room over existing patio that encroaches the same amount	Approve	1/13/2026
AV#177-26	PAVAR-0027-2025	Aaron Hebel	196 Short St		Reduce required window coverage on the front façade	"Adding glass to the 2nd story will greatly change the look, feel and style of home."	Approved	2/4/2026
AV#178-26	PAVAR-0009-2026	SSP Woodstock, LLC	196 Towne Lake Pkwy	TLP assemblage	Removal of transom window requirement from LDO 7.22.3d	Memorializing allowance to comply with rezoning condition of approval	Approved	2/4/2026
AV#179-26	PAVAR-0008-2026	SSP Woodstock, LLC	196 Towne Lake Pkwy	TLP assemblage	Reduction of window and door coverage requirement from 75% to 74%	Design preference	Approved	2/4/2026
AV#181-26	PAVAR-0011-2026	Gokul Subramani	705 Keystone Dr		Encroachment into setback	To build fence	Approved with Condition	3/27/2026
AV#182-26	PAVAR-0012-2026	Aaron Hebel	198 Short St		Recessed front porch area and garage bump out	Design preference	Approved	4/1/2026
AV#184-26		Davidson Homes, LLC	237 Vasant Drive	Grafton Trace	Reduce required window coverage on the side elevation	"Due to interior design of the unit, another window or larger windows cannot be added to meet the code requirement of 30% window percentage on the front and side elevation of street scape"	Approved	6/3/2026

SIGN WAIVER REPORT -- JANUARY 2026-JULY 2026

Case Number	PZE Number	Applicant	Property Address	Business	Request	Reason	DPC Action	Action Date
SW#031-26	SW031-26	Apollo Sign & Light	9801 Hwy 92	Freeway Insurance	Allow building sign to be larger than allowed	Design preference	Deny	2/12/2026
SW#033-26	SW033-26	Joe Berastegui/Dr. Wilbur Bustelo	615/607 Mauldin Dr	Atlanta Motorcycle Works/Woodstock Veterinarian Hospital	Allow increase to monument sign size	Requesting to construct a monument sign that is larger than allowed	Approved w Conditions	2/25/2026
SW#044-26	SW044-26	Alyssa Lowe	9464 Main St	Sam's Club	Increase maximum number of signs allowed per building		Approve	4/8/2026
SW#045-26	SW045-26	Alyssa Lowe	9464 Main St	Sam's Club	Increase maximum number of signs allowed per wall		Approve	4/8/2026
SW#046-26	SW046-26	Alyssa Lowe	9464 Main St	Sam's Club	Increase maximum sign area		Approve	4/8/2026
SW#048-26	SW048-26	Alyssa Lowe	9464 Main St	Sam's Club	Allow internally illuminated canopy signs		Approve	4/8/2026
SW#049-26	SW049-26	Alyssa Lowe	9464 Main St	Sam's Club	Vary from required materials		Approve	4/8/2026
SW#050-26	SW050-26	Raymond Strack	9745 Main	JRS Auto Buyers	Allow changes to the shape and size of an existing non-conforming sign without requiring full code compliance		Approve	4/8/2026
SW#051-26	26-PSWR-0051	Sarah Fullmer	110 Mill St	The Way Woodstock I nc	Allow monument sign within setback and without decorative masonry		Approve	5/13/2026
SW#052-26	26-PSWR-0052	Apollo Sign & Light	11956 Hwy 92	Tractor Supply Co	Increase maximum wall sign size	Signs are 5 SF larger than permitted	Approve	5/5/2026
SW#053-26	26-PSWR-0053	Walmart	12182 Hwy 92	Walmart	Increase maximum wall sign size		Approved w Conditions	6/17/2026
SW#054-26	26-PSWR-0054	Walmart	12182 Hwy 92	Walmart	Increase maximum number of signs allowed per wall from 8 to 9		Approved w Conditions	6/17/2026
SW#055-26	26-PSWR-0055	MC Signs LLC	9777 Hwy 92	Killian Automotive	Increase maximum canopy wall sign size and permit internal illumination		Approve	6/26/2026

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Katy Leggett, Information Technology

ITEM TYPE: Departmental Reports

AGENDA SECTION: DEPARTMENTAL REPORTS

SUBJECT: Information Technology Monthly Report (June 2026)

SUGGESTED ACTION:

ATTACHMENTS:

[IT Monthly Report 2026_06.pdf](#)

Completed Projects

YTD Drone Flights: 55

Annual Cybersecurity Training:

Annual required cybersecurity training for all Woodstock employees.

Development Projects Viewer:

Published the new Projects Viewer web map to replace the Major Projects Viewer. Available on the **Woodstock Data Hub** at <https://gis.woodstockga.gov>

2026 GMA GIS Presentation:

GIS Manager Greg Docekal presented “Using GIS to Strengthen Internal Operations and Strategic Decision-Making” in at the GMA Conference in Savannah.

In Progress Projects

New IT Policies with SLCGP Grant (OVERDUE > EST JUL 30):

State & Local Cybersecurity Grant Program funded project to create new IT policies.

GridSmart Expansion #3 (DUE AUG 30):

Adding 3 additional GridSmart traffic cameras and related networking equipment.

Fire Station 28 Tech Build-Out (DUE AUG 30):

Technology installation and build-out for the new Fire Station 28 on Ridgewalk Pkwy.

Hydrant Flow Testing (DUE SEP 1):

Flow testing to begin mid-May using new GIS-driven data entry and web application.

Capital Projects GIS Dashboard (DUE SEP 30):

New interactive dashboard showing new and in progress Capital Improvement Projects.

Help Desk Activity

	On-boarding	Off-boarding
2026 JUN	3	5

2026 YTD	21	33
2025 YTD	35	29

New Tickets	Closed Tickets
241	260

1213	1179
1052	1009

JUNE 2026
Help Desk MVP

**JUSTIN
IGLESIAS**

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Brian Borden, Parks & Recreation

ITEM TYPE: Departmental Reports

AGENDA SECTION: DEPARTMENTAL REPORTS

SUBJECT: Parks and Recreation Monthly Report (June 2026)

SUGGESTED ACTION:

ATTACHMENTS:
[June Monthly Report 2026.pdf](#)



Woodstock Parks & Recreation Department
June 2026
Monthly Report

1. Administration:

- Recognized Employee Years of Service
- Shea Lindley – June 15- 3 Years
- Marybeth Stockdale – June 29- 20 Years
- Jeff Armstrong- June 29 – 20 Years
- Posted full-time Administrative Assistant 1 position for applicants
- Completed mandatory IT security training
- Renewed as Certified Parks and Recreation Professional – Heather Gaddis
- Weekly Leadership Team Meetings
- Bi-Weekly Little River Park Site Meetings
- Little River Park Trickum Blasting Site Visits
- Johnston Park Master Plan Review Meeting
- Concert Setup Logistics Meetings
- Mayor’s Youth Leadership Academy Tour
- Fee Schedule Revisions approved by City Council- June 22

2. Park Project Update:

Little River Park Project Update:

- ICAN continued with the trail remediation work at the Woodland’s open space field ovals.
- ICAN started pouring the western circle concrete trail at the Woodland’s open space field.
- ICAN began the restroom CMU block installation.
- ICAN continued moving the building materials stored at the Public Works storage yard to site.
- ICAN continued moving dirt from Trickum Road to the Woodland’s dog park location.
- ICAN met with Southern Recreation to review the location of the playground sub-surface drainage system.
- ICAN staked the entry road location at Trickum Road for Precision’s use.
- Due to weather conditions, site work activities were limited.
- ICAN completed the trail remediation work at the Woodlands open space field ovals.
- CMU installation at Woodland’s restroom building is 95% complete.
- ICAN poured the multi-use trail at the west loop of the Woodland’s open space field ovals.
- ICAN completed the force main boring under Little River at Trickum Road.
- ICAN drove the piles for the boardwalk bridge at the west loop of the Woodland’s open space field ovals.
- ICAN began the utility line construction at Trickum Road.
- Due to weather conditions, site work activities were limited.
- ICAN completed the CMU installation at Woodland’s restroom building.
- CMU installation at the Trickum Road restroom building is 95% complete.



- ICAN continued moving building materials from the Public Works storage yard to the project site.
- ICAN poured the multi-use trail at the south portion of the middle loop at the Woodland's open space field.
- ICAN poured 100 LF of multi-use trail at the Woodland's boardwalk bridge.
- ICAN poured 600 LF of multi-use trail along Celandine Road.
- ICAN poured the multi-use trail at the south portion of the eastern loop at the Woodland's open space field.
- ICAN completed the installation of the force main at the northside of Little River along the Linear Corridor.
- ICAN began the installation of lift station at Trickum Road.
- ICAN continued moving building materials from the Public Works storage yard to the project site.
- ICAN continued to pour the multi-use trails at the Woodland's open space field.
- ICAN continued to excavate, install GAB, and pour the multi-use trail along Celandine Place at Woodland's.
- ICAN continued work on the installation of the water line at Trickum Road.
- ICAN poured the slabs for the Linear Corridor headwall located at the spillway crossing.
- ICAN continued hauling dirt/rock from Trickum Road to the Woodland's dog park.
- ICAN completed the installation of sheathing on the Woodland's restroom building.
- ICAN began the cedar siding installation on the Woodland's restroom building.

Rubes Creek Update:

- Sean and his team submitted the CLOMR (Certified Letter of Map Revision) to FEMA on April 30th. The FEMA website indicates that the review period is 90 days, though the entire permitting process can take between 6-9 months due to requests for additional data, technical reviews and community coordination.

Buckhead Trail Crossing:

- UES informed me that they have had delays to all scheduled field work due to all the recent wet weather and so they had to push back the drilling until the end of June. We should have the drilling results back by the middle of July..

Recreation Division:

- Staff hosted the following recreation programs during the month of June:
 - Many people enjoyed our Sequoyah Regional Library System June Trailstory, Cupig, at Trestle Rock Trail.
 - Discovering Pickleball had a good sign-up for June despite the heat.
 - We increased the max participation for our Adult Pickleball Practice and Play from 4 people to 8 and the program is filling up.
 - The 2026 Mayor's Youth Leadership Academy programming was updated this year and was a great success. We had the largest class to-date, and the class enjoyed their week learning to become future leaders.



- Facility Rentals:

• Field space rental at Dupree Park	0
• Pickle Ball Court rental at Dupree Park	27
• Pavilion Rental at Dupree Park	11
• Tennis Court Rental at Dupree Park	38
• Chambers Rental in May	2
• Chambers Reservations Internal May	13

A) Demographics:

	Registrations	Reservations	Memberships	Check-Ins	Profiles Created
All	388	56	58	1411	150
Residents	117	47	15	461	47
Non-Residents	271	7	15	461	47
<18	36	0	0	0	31
18-65	96	42	3	78	81
65+	256	12	55	1333	38
Male	81	24	14	330	44
Female	307	30	44	1081	106
Online	225	48	8	N/A	136
In Person	163	6	50	N/A	14

3. **Special Events:**

- Carly Pearce Concert - 8,400 people in attendance
- Ongoing preparations for July 4th Spectacular and July 11th concert.
- Met with Property Manager for the Parkside Shoppes. Discussed parking lot issues.
- Meetings with Police and Fire to discuss concerts and security concerns.



4. Senior Center:

- We had 1487 membership check-ins for the month of June and currently have 729 members! Myia is getting the hang of things, every day brings new adventures and ideas, and Margaret and Shelly have been especially helpful with showing her the ropes and giving suggestions. We let the members know that the monthly luncheon was increased by the city to \$15.00. James drove the bus around for the Mayor's Youth Leadership Academy the week of June 8-12. Thursday the rear A/C went out of service, and we had to drop the bus off at Ford to have a diagnostic. Ford advised that they are unable to fix the issue, so I reached out to The Bus Center in Acworth. The bus was scheduled for a diagnostic at their location. Due to the bus being in the shop, we had to reschedule our trip on Tue June 30, 2026, to Stone Mtn. Lake Tour to Friday July 31, 2026.
- The first Tuesday of every month our Painter's Club does a presentation of different painting techniques. I attached one where our member painted the group sitting at their tables with some of the background the paintings we have on the back wall along with the windows and plants.
- We had our monthly luncheon for Father's day June 12. We set up assigned seats for the members, since I've had members tell me that seats are being held for friends and there's nowhere for them to sit. I plan to continue to have assigned seating during luncheons of 25 members or more. There was a group that went to Rise and Dine for Meet us There Lunch Bunch, a fairly new restaurant on Bells Ferry Rd in Acworth.
- We had our Juneteenth Potluck Social Wednesday June 17 that had almost the same number of people at the Father's day luncheon. A BIG HIT for the members.
- Total senior Center Active Memberships 725
- Total Senior Check – Ins 1,346
- Total Senior Center Rentals 0
- Senior Center Club Meetings 2



5. Park Maintenance:

- Staff set up for and worked the June concert featuring Carly Pearce.
- Remove graffiti from Townlake pass and noonday Creek trails
- Clean Noon Day Creek, town, Lake Pass, and Rubes creek trails after flood
- Repair handrails on wooden bridge on noonday Creek Trail after tree fell on it
- Put new pine straw down at Woofstcok dog park
- Fix drinking fountain at Elm Street green restrooms
- Installed 80 bricks around fountain at city Park
- Loaded pallets onto trailers for Little River Park construction
- Cut back overhang on Noonday Creek, Town lake pass, and Rubes Creek trails
- Came in early to set up barricades along Main Street for parade
- Cut noonday creek, town Lake pass, and rubes Creek trails
- Replaced boards on bridge on Noonday Creek Trail
- Regular maintenance duties, including trash and Cleaning restrooms at all parks daily

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Ron Shelby, Finance Department

ITEM TYPE: Departmental Reports

AGENDA SECTION: DEPARTMENTAL REPORTS

SUBJECT: Investment Report (June 2026)

SUGGESTED ACTION:

ATTACHMENTS:
[Investment Report 06-30-2026.pdf](#)



Investment Report to Mayor and Council

June 1, 2026~ June 30, 2026

OVERVIEW

This financial report reflects the City's Investment balances for the 2026 fiscal year through [June 30, 2026](#).

During the past year, the City of Woodstock has held its excess funds in short term, liquid instruments such as bank money market accounts and Georgia Fund 1, as the bond market hasn't been paying rates high enough to motivate investing further out on the yield curve and tying up liquidity needed for current capital projects.

On June 10, 2026, inflation (CPI) for the 12-month period ended May was reported at 4.2%, up from the 3.8% reported for the 12-month period ended April. On September 17, the Federal Reserve decreased the Fed Funds rate by 25 basis points (bp), followed by another 25 bp cut on October 29, and one more 25 bp interest rate cut on December 10, 2025. No more changes have occurred since. War with Iran started on Saturday February 28th, which has significantly impacted fuel prices and inflation in various parts of the economy. (As of June 11th, the US and Iran are once again exchanging gunfire.)

On Tuesday, June 30th, the 30-day US Treasury Bill closed at 3.70%, down from 3.72% on May 29th. The 10-year Treasury decreased from 4.45% (5/29) to 4.44 (6/30). This market no longer has an inverted yield curve (an indicator of an economy moving towards recession). The spread between the 90-Day and 10-Year Treasuries is an upward slope of 57bp (versus 76bp on 5/29), with the 90-day at 3.87% and the 10-year at 4.44%.

The 90 Day US Treasury increased to 3.87% (6/30), vs 3.69% the month previous. Market expectations are all over the place based upon speculation as to when a final war ending agreement will be arrived at. In comparison, Woodstock closed the month of June earning a variable rate of 3.69374% APY at Georgia Fund 1, up from 3.65187% earned in May. In September 2024, Ameris bank renegotiated the City's MMKT rate going forward as a spread of .58% off of the Federal Funds rate, giving us a current rate of 3.21%. Subsequently, we continue to utilize that account type with \$42,495,391 in deposits due to its immediate liquidity profile, paired with investment restrictions on bond proceeds, while providing investment diversity from Georgia Fund 1. In FY26, Woodstock has earned a total of \$1,579,397.82 in interest at Ameris Bank alone. The Weighted Average Maturity (WAM) of the entire Woodstock Portfolio is currently at an average of 1 day.

As good stewards of public funds, Woodstock is prudently looking to maximize these earnings while keeping assets safe. It is not seeking to tie up funds for long periods of time due to nearby cash flow needs and market volatility. Woodstock continues investing operating cash in Georgia Fund 1, as the public investment pool can go further out on the yield curve and earn higher rates than the City can by purchasing securities directly, and at higher rates than at Ameris, and yet it still accommodates our liquidity needs for significant near-term projects and other expenditures. Our cash positions peaked due to Property Tax collections due December 31, and a new \$14,685,000 URA Bond issue in December 2026 for two new fire stations. Meanwhile significant construction project expenditures continue on all fronts. As a result, lower interest rates and significant spending will put pressure on interest earnings in FY 2026 going forward. Inflation could change that outlook if the Fed raises rates.

Recent Arbitrage calculations on the City's bond earnings resulted in an IRS liability of \$290,775.92, which is not due for payment until the 5th year after issuance on April 10, 2029. These funds have been segregated into a separate Money Market account where they continue to earn interest as well.

GEORGIA FUND 1

Pursuant to OCGA 36-83-1 to 36-83-8; Georgia Fund 1 is able to offer to counties, municipalities, public colleges and universities, boards of education, special districts, state agencies, and other authorized entities as a conservative, efficient, and liquid investment alternative. The primary investment objectives of Georgia 1 Fund are safety of capital and liquidity. Georgia Fund 1 has a credit rating of AA+ by S&P Global.

GF1 ACCOUNT BALANCES

As of **June 30, 2026**, Georgia Fund 1 paid **3.69374%** annualized, which is up from the 3.65187% paid the month previous. The City of Woodstock had on deposit at **Georgia Fund 1** the following amounts:

Fund	May 31, 2026 BALANCE	Net DEPOSIT/ (WITHDRAWAL)	June 2026 INTEREST	June % Yield**	Management Fee Withheld *	June 30, 2026 BALANCE
GENERAL FUND	\$ 12,213,195.54	(\$1,175,000.00)	\$ 33,749.27	3.69374	(\$ 502.53)	\$ 11,071,944.81
WATER – SEWER	\$ 2,915,233.75	(\$372,793.12)	\$ 8,548.71	3.69374	(\$ 127.29)	\$ 2,550,989.34
TOTAL	\$15,128,429.29	(\$1,547,793.12)	\$ 42,297.98		(\$ 629.82)	\$13,622,934.15

*Management Fee Withheld by Georgia Fund 1 has been netted out of the full INTEREST distribution.

** Current Yield (Annualized)

MONEY MARKET BALANCES

As of **June 30, 2026**, the City of Woodstock had **Money Market** deposits at Ameris bank in the following amounts. (Rates dropped 25bp in December due to the equal drop in the Fed Funds rate. No change since.):

FUND	May 31, 2026 BALANCE	Net Deposit/ (Withdrawal)	June 2026 INTEREST	June % APYield	June 30, 2026 BALANCE
POOL-MMKT Ameris	\$ 6,296,199.50	(\$ 1,138,094.44)	\$ 14,773.40	3.21	\$ 5,172,878.46
24 Parks Bond MMKT Ameris	\$ 23,042,504.21	(\$ 930,757.34)	\$ 62,380.92	3.21	\$ 22,174,127.79
24 Parks Bond Arbitrage	\$ 297,037.46	\$ 0.00	\$ 821.41	3.21	\$ 297,858.87
25 Fire Statn MMKT Ameris	\$ 10,487,428.32	(\$ 809,826.84)	\$ 27,113.86	3.21	\$ 9,704,715.34
SPLOST V- MMKT Ameris	\$ 859,594.29	(\$ 153,681.81)	\$ 2,236.36	3.21	\$ 708,148.84
SPLOST VII- MMKT Ameris	\$ 3,853,617.33	(\$ 112,884.82)	\$ 11,392.43	3.21	\$ 3,752,124.94
TSPLOST MMKT Ameris	\$ 0.00	\$ 685,181.81	\$ 355.32	3.21	\$685,537.13
TOTAL	\$ 44,836,381.11	(\$2,460,063.44)	\$119,073.70		\$ 42,495,391.37

CD ACCOUNT BALANCES

As of **June 30, 2026**, the City of Woodstock had no **CD** accounts:

FUND	May 31, 2026 BALANCE	June Interest Received	Annualized Yield (APY)	Total Received at Maturity	June 30, 2026 BALANCE
	\$ 0	\$ 0	0.00%	\$ 0	\$ 0
TOTAL	\$ 0	\$ 0		\$ 0	\$ 0

SECURITY ACCOUNT BALANCES

The City of Woodstock periodically invests in securities as allowed by the City of Woodstock Investment Policy. These securities are purchased with the intent to hold until maturity. As of **June 30, 2026**, the City of Woodstock held the following **US Treasury** and **Agency Securities** at Multi-Bank Securities, Piper Sandler and Raymond James:

Total Current Portfolio Holdings by Purchase Value (PV) as of June 30, 2026:

General Fund Total PV:	\$ 0.00
City Center Fund Total PV:	\$ 0.00
Grand Total (PV):	\$ 0.00
Weighted Average Yield To Maturity (YTM):	0.00%

Holdings/Purchase Transaction History:

Piper Sandler & Co.:

Purchase Date	Security	Maturity	PAR Value	Principal Purchase Price / Fund ***	Accrued Interest Paid To Seller*	Issued Coupon Amount**	Yield To Maturity (YTM)	CUSIP
TOTAL				\$ 0	\$ 0			

* Accrued Interest Paid to Seller is in addition to the Principal Purchase Price paid at closing. It compensates the seller for the days the security was owned by them since the previous coupon payment date. It will be repaid to Woodstock upon receipt of the next coupon payment.

** Treasury Notes have coupons. Treasury Bills are purchased at a discounted face value with no coupons.

***All Totals exclude any matured securities.

Multi-Bank Securities, Inc.:

Purchase Date	Security	Maturity	PAR Value	Principal Purchase Price / Fund ***	Accrued Interest Paid To Seller*	Issued Coupon Amount**	Yield To Maturity (YTM)	CUSIP
TOTAL				\$0	\$ 0			

* Accrued Interest Paid to Seller is in addition to the Principal Purchase Price paid at closing. It compensates the seller for the days the security was owned by them since the previous coupon payment date. It will be repaid to Woodstock upon receipt of the next coupon payment.

** Treasury Notes have coupons. Treasury Bills are purchased at a discounted face value with no coupons.

***All Totals exclude any matured securities.

Raymond James:

Purchase Date	Security	Maturity	PAR Value	Principal Purchase Price / Fund ***	Accrued Interest Paid To Seller*	Issued Coupon Amount**	Yield To Maturity (YTM)	CUSIP
TOTAL				\$0	\$ 0			

* Accrued Interest Paid to Seller is in addition to the Principal Purchase Price paid at closing. It compensates the seller for the days the security was owned by them since the previous coupon payment date. It will be repaid to Woodstock upon receipt of the next coupon payment.

** Treasury Notes have coupons. Treasury Bills are purchased at a discounted face value with no coupons.

***All Totals exclude any matured securities.

June 30, 2026 Market Pricing (All Firms, excluding matured securities):

Security	CUSIP	Maturity	Principal Purchase Price **	June 30, 2026, Market Price	TTL Market Gain/(Loss) *	March Interest /Coupons Received ***
TOTAL			\$0	\$0	\$0.00	\$ 0.00

* Market Gain or Loss is considered “unrealized” since the security is held until maturity. Market Value is expected to fluctuate on a daily basis. Securities purchased at a premium (e.g. Bonds and Notes) are expected to lose the premium principal value (Purchase Price minus PAR Value) by the time they reach maturity. This loss is compensated for through the receipt of a Coupon Amount, which exceeds the purchased Yield To Maturity (YTM). Securities purchased at a discount are expected to gain the discount over time and mature at PAR Value.

** Total Principal Purchase Price Excludes Matured Securities. Principal Purchase Price excludes Accrued Interest paid to seller.

*** Interest Coupon received includes the amount of Accrued Interest paid to Seller from the original purchase.

June Sale/Maturity Transactions (All Firms):

Sale or Maturity Date	Security	CUSIP	Principal Purchase Price	Principal Sale or Maturity (PAR) Proceeds	Principal Gain/(Loss) (Amortized Premium, Accrued Discount)	Total Interest Coupons Received (Notes)	Total Interest Received (Net of Accrued Int due seller)	Net Interest and Principal Gain/(Loss)
TOTAL				\$0.00			\$ 0	\$ 0

SUMMARY

Combined Investment Interest Earnings received across all accounts during Fiscal Year:

Month/Year	GA Fund 1	MMKT	CD	Securities *	Grand Total
July/2025	\$ 48,667.54	\$ 142,683.21	\$ 0	\$ 0	\$ 191,350.75
August/2025	\$ 46,774.52	\$ 128,767.84	\$ 0	\$ 0	\$ 175,542.36
September/2025	\$ 36,241.29	\$ 133,922.46	\$ 0	\$ 0	\$ 170,163.75
October/2025	\$ 28,730.27	\$ 120,907.05	\$ 0	\$ 0	\$ 149,637.32
November/2025	\$ 31,774.38	\$ 105,446.71	\$ 0	\$ 0	\$ 137,221.09
December/2025	\$ 39,321.72	\$ 143,446.79	\$ 0	\$ 0	\$ 182,768.51
January/2026	\$ 43,667.67	\$ 149,536.68	\$ 0	\$ 0	\$ 193,204.35
February/2026	\$ 44,347.13	\$ 139,074.86	\$	\$	\$ 183,421.99
March/2026	\$ 50,467.64	\$ 148,647.66	\$	\$	\$ 199,115.30
April/2026	\$ 49,170.34	\$ 129,309.18	\$	\$	\$ 178,479.52
May/2026	\$ 48,303.18	\$ 118,581.68	\$	\$	\$ 166,884.86
June/2026	\$ 42,297.98	\$ 119,073.70	\$	\$	\$ 161,371.68
Sub Total	\$ 509,763.66	\$1,579,397.82	\$ 0	\$ 0	\$ 2,089,161.48

*Security Interest Earnings are only recognized upon the actual receipt of a coupon, and/or maturity of an investment.

Respectfully submitted,

Ronald C Shelby, CFO

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Stacy Brown, Communications

ITEM TYPE: Departmental Reports

AGENDA SECTION: DEPARTMENTAL REPORTS

SUBJECT: **Communications Monthly Report (June 2026)**

SUGGESTED ACTION:

ATTACHMENTS:
[Communications Report June 2026.pdf](#)

JUNE 2026 COMMUNICATIONS REPORT

Prepared by:

Stacy Brown, Marketing & Communications Manager

Reporting Period:

June 1-30, 2026

Executive Summary

June 2026 demonstrated strong and expanding communications activity across the City of Woodstock's media ecosystem, with notable growth in website engagement, regional visibility, and newly tracked operational and production metrics. Communications efforts this month were driven by community-focused storytelling, major event promotion, and clear policy-oriented information all contributing to overwhelmingly positive or neutral media sentiment.

Media coverage reflected diverse themes including ADU plans, July 4th parade grand marshal announcements, America 250 programming, summer concerts, city policy actions, and infrastructure updates. Coverage remained entirely positive or neutral, and promoted Woodstock's reputation as an active, engaged, and family-friendly community. Regional and national outlets included WSB-TV, WSB Radio, WorldAtlas, Mommy Poppins, and Atlanta Parent.

Digital engagement saw notable gains on the City's website. WoodstockGA.gov recorded 32K sessions with 22K active users including 5.5K from Atlanta and 4.7K from Woodstock. Organic search continued to serve as the largest acquisition channel (19K sessions), but June's report also includes a new analytics metric: AI Assistant Search, which produced 98 users marking the first appearance of AI-driven discovery in City web traffic. Session duration doubled in June to 2m16s.

Social media performance reflected reduced posting frequency due to a temporary staff absence, though high-visibility content such as the Electric Bike PSA (92.4K views), Customer Service job posting (91.5K views), Parade Grand Marshal announcement (90.3K views), and Little River Park blasting update (78.8K views) continued to drive strong engagement. Instagram views increased nearly 13%, and LinkedIn rebounded sharply, with impressions rising by more than 100%.

On the Canva design platform, 26 employees produced 118 new designs, a 14% increase from May, and published 384 designs. This new section quantifies growing cross-department reliance on Communications for brand governance and creative support.

A new section for system administration and platform access documents Communications' role in managing platform credentials and digital governance across City systems. These metrics reflect the scale of cross-department digital operations supported by Communications. These new reporting sections strengthen transparency into operational governance and help prepare the Communications Division for future ADA/WCAG compliance.

Press Coverage

June produced wide-ranging and high-impact media coverage, totaling 51.6 million monthly outlet views. This represents substantial visibility for Woodstock across local, regional, and national outlets. Coverage spanned community events, infrastructure updates, feature stories, and city policy decisions.

	Mentions	Positive	Neutral	Negative	Total Potential Audience
May	20	10	10	0	1.8B
June	23	17	5	0	51.6M

Insights

Positive coverage accounted for the vast majority, driven largely by community-focused stories, city initiatives, and entertainment/event-related mentions. Neutral items were informational and focused on operational updates (construction blasting, road closures, fire incident) that did not generate negative sentiment.

Key Themes

City Programs & Policy Initiatives coverage highlighted multiple proactive city actions, including:

- Pre-approved Accessory Dwelling Unit (ADU) plans
- E-bike regulation considerations
- Budget approval
- Moratorium for newly annexed properties

These pieces showcased the city's responsiveness and planning, all receiving positive or neutral sentiment.

Major Events & Community Engagement coverage centered on:

- July 4th parade grand marshals
- America 250 celebration events
- Free summer concerts
- Local business spotlights (school supply store)

These stories reinforce Woodstock's identity as an active, engaged, family-friendly community.

Infrastructure & Construction Updates: Blasting scheduled for the new city park, Trickum Road closures, and a shredder truck fire were covered with neutral sentiment. These outlets helped inform the public about short-term impacts without negative framing.

Broad Regional/National Features on high-volume outlets featured Woodstock prominently:

- WSB-TV's "Cities with the most expensive homes in the Atlanta metro area"
- WorldAtlas naming Woodstock among "8 Liveliest Georgia Towns for Active Seniors"

These contributed significant view totals and strengthened Woodstock's profile regionally.

Largest Reach Articles

WSB-TV - Home values & park construction, WSB Radio - ADU plans & park blasting, WorldAtlas - Active seniors feature, Mommy Poppins - Summer concerts, and Atlanta Parent - Outdoor concerts.

WoodstockGA.Gov

Of the month's 22K Active Users, 5.5K were from Atlanta while 4.7K were from Woodstock.

Active Users	New Users	Average Engagement Time	Total Sessions
22K	20K	2m16s	32K

Key Traffic Metrics

Traffic Acquisition

Top traffic acquisition came from Organic search with 19K. Direct visits were 6.9K. Traffic from organic social was up in June with 1.8K sessions coming from Facebook. New metric: AI Assistant searches resulted in 98 users.

Top Pages

Rank	Landing Page	Views
1	Homepage	8.5K
2	Page not found	2.6K
3	NEWS: Concert Series Lineup	2.1K
4	July 4 Spectacular	1.9K
5	NEWS: Red Oak Sanitation	1.7K
6	Meetings, Agendas & Minutes	1.4K
7	Human Resources	1.3K
8	Sanitation & Recycling	1.3K
9	Police	1.2K
10	Water & Sewer Utility	1.2K

Email/SMS Marketing Performance

Among the City’s owned marketing channels, Email and SMS activity performance was steady in June with subscriber growth in email and sms.

Marketing engagement

Email						SMS					
Total sends	Open rate	Opened	Click rate	Clicked	Clicks per unique open	Sent	Delivery rate	Click rate	Unsubscribe rate	Clicked	Total clicks
1,538	35.7%	546	7.8%	120	22.0%	80	98.8%	31.6%	0%	25	44

Audience

- Email Subscribers: 889
- SMS Contacts: 96

Graphic Design

Canva

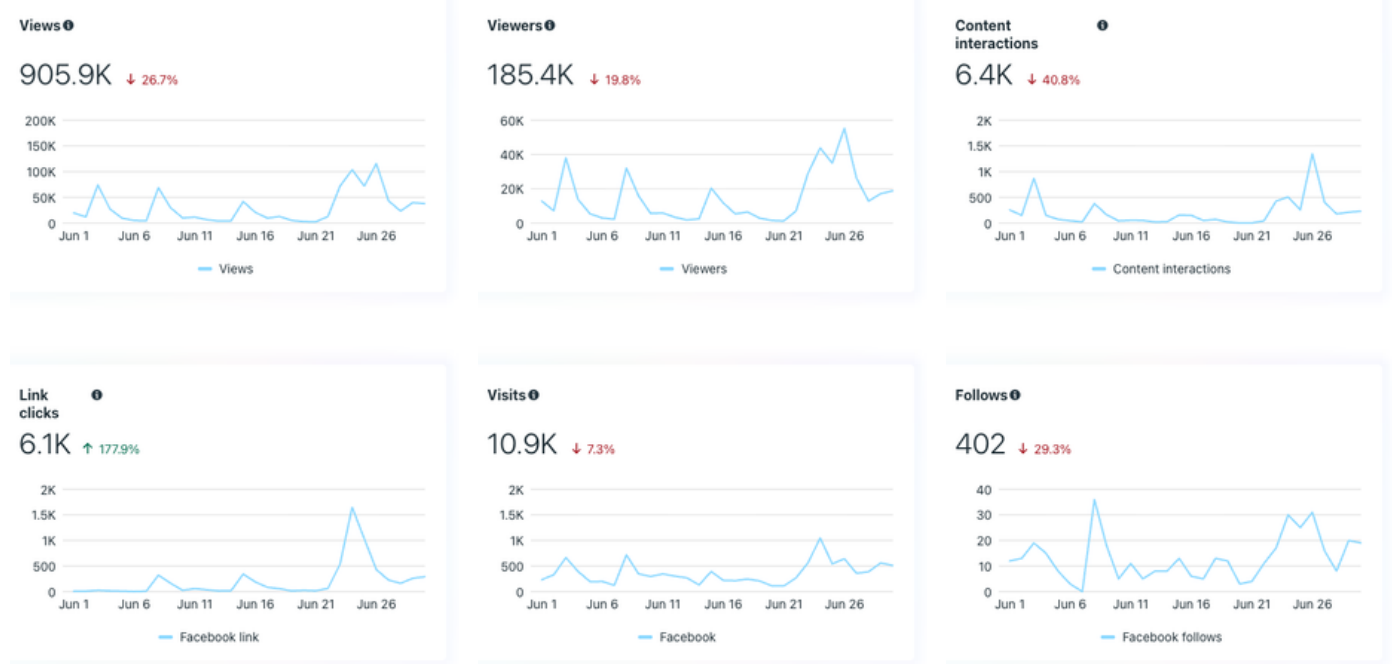
In June, 26 city employees created 118 new designs up 14% from the prior month. Employees published 384 designs last month and shared 27 designs.

Designs created ⓘ				Active members ⓘ			
118 ↑ 14%				26 0%			
Total published	Total shared	Admins	Members	Designers			
384 ↑ 31%	27 ↑ 125%	2 0%	22 ↑ 4%	2 ↓ 33%			

Social Media

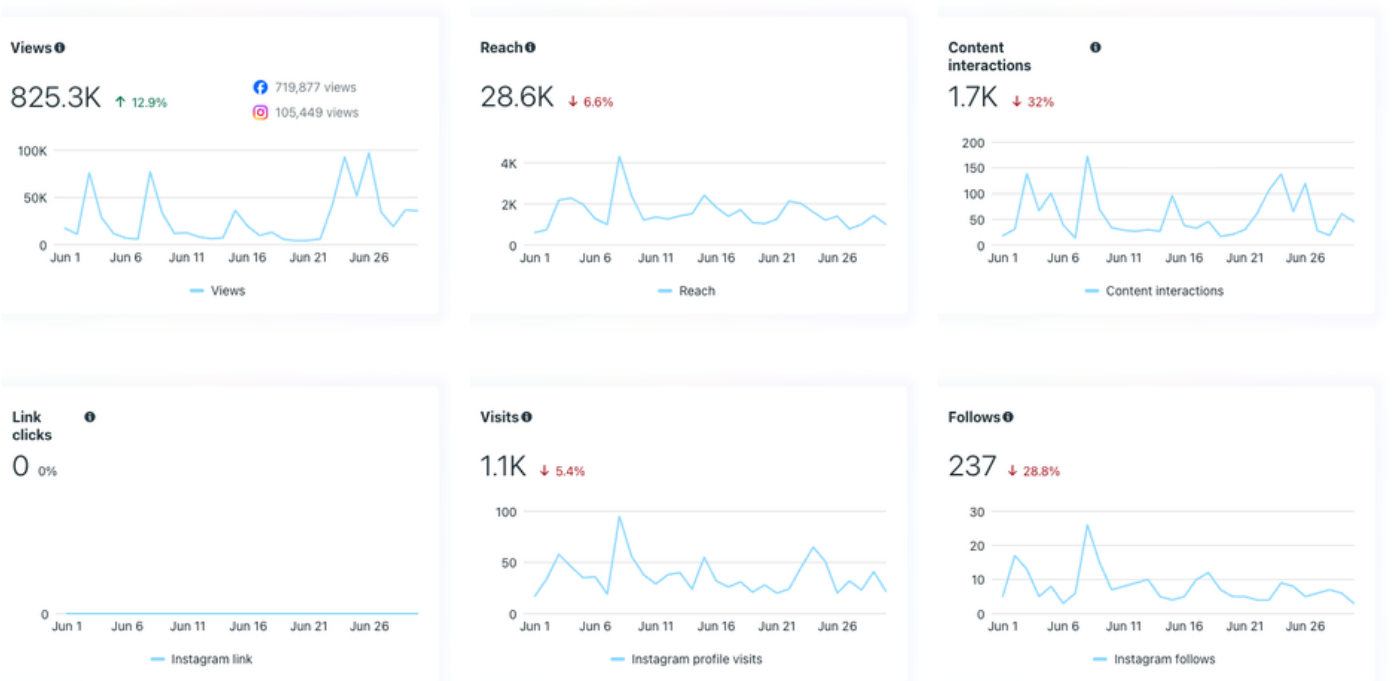
Facebook

While most metrics declined in June likely due to reduced posting frequency from an unplanned staff absence, clicks to the City's website saw a jump in link clicks from the Customer Service Job Announcement on June 24.



Instagram

In June, views increased nearly 13% while other metrics declined also likely due to unforeseen staff absence.



Top-Performing Posts on Facebook and Instagram

Electric Bike PSA

- 92.4K views, 368 reactions, 99 shares

Hiring Customer Service

- 91.5K views, 107 reactions, 1.7K shares

Roegers Parade Grand Marshals

- 90.3K views, 1.1K reactions, 46 shares

Little River Park Blasting

- 78.8K views, 205 reactions, 49 shares

Red Oak Sanitation

- 72.1K views, 80 reactions, 34 shares

Red Oak Sanitation Service Maps

- 41.8K views, 42 reactions, 23 shares

LinkedIn

In June, LinkedIn metrics recovered after several months of decline. Impressions were up over 100% and reactions increased over 200%.

7,083

Impressions

▲105.6%

178

Reactions

▲201.7%

3

Comments

▲200%

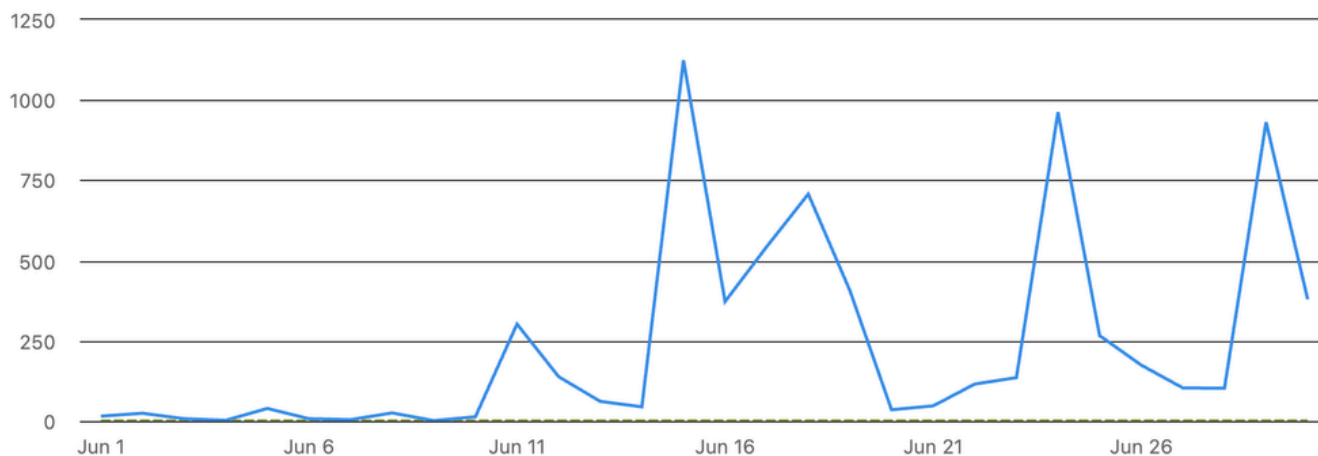
5

Reposts

●0%

Metrics

Impressions ▾



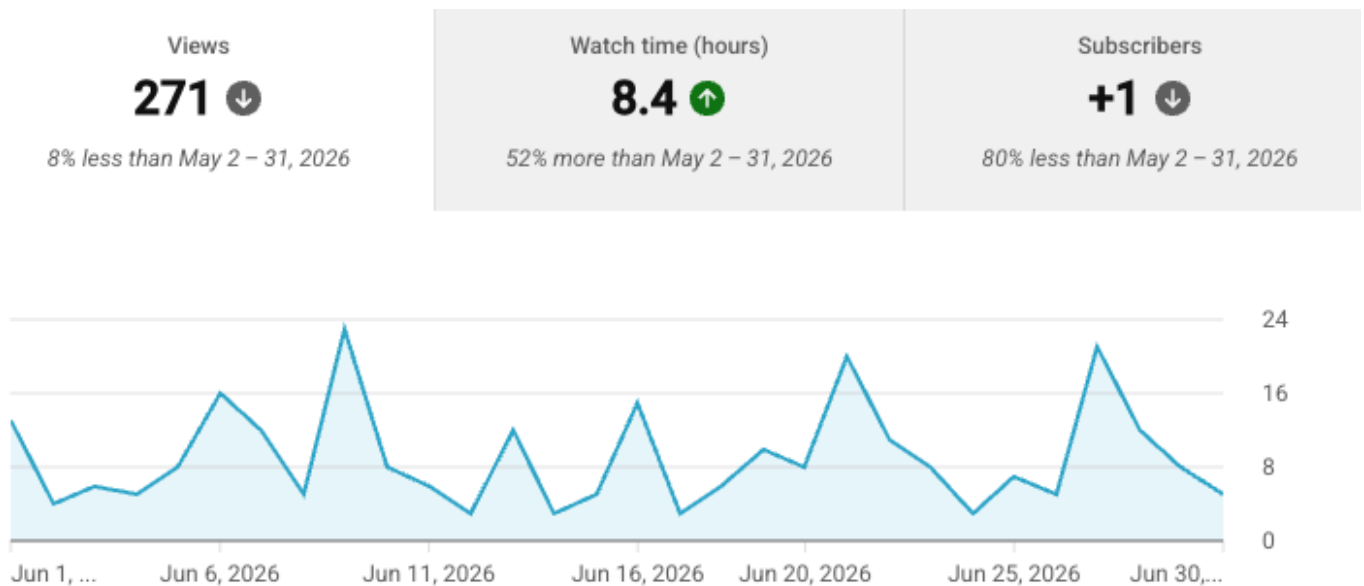
X

The City of Woodstock's X profile had 723 impressions and 40 engagements through 7 posts in JUNE resulting in 19 clicks.

Nextdoor

The City of Woodstock's Nextdoor membership grew to 18,407 members in May. Six posts garnered an Impression Count of 12K.

YouTube



System Admin & Platform Access

Websites

Three admins and 4 editors are credentialed for the website. The Intranet has 4 admins and 2 editors. The concert series website has 2 admins and 2 editors.

Interactive Forms

Three admins, 6 department admins, and 16 users access the forms app.

Social Media

Ten employees are credentialed for various social media channels.

Canva

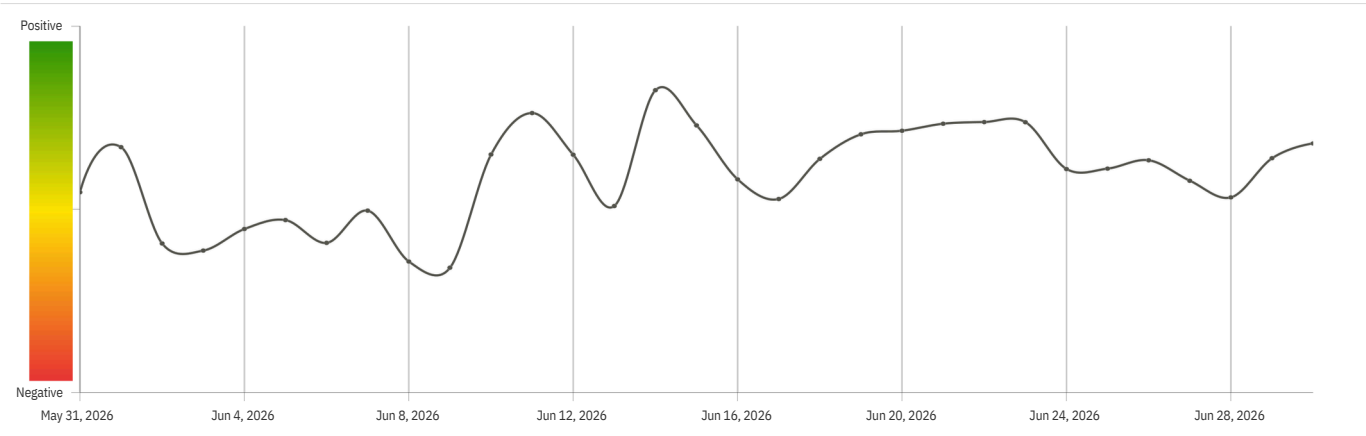
Forty-two employees have access to Canva for graphic design and content creation.

City of Woodstock, GA



General Sentiment Trend
SunMay 31,2026 - TueJun30,2026

Summary
The trend chart below depicts the general sentiment of your audience over time. Hover over a date in order to view the average sentiment rating on that date. Additionally, search for the actual records that contributed to the rating by clicking the search icon.



City of Woodstock, GA

SocialMedia Activity Comparison
MonJun01, 2026 - TueJun30,2026

Summary

The table below displays a summary of new communications sent and received. Records are considered outgoing if they represent communications sent by the account, and are considered incoming if they represent communications received by the account. Click on the total activity to view a breakdown by content type.

Account	Total Activity	Outgoing Activity	Incoming Activity	Incoming Percentage
 Woodstock Police, GA	2625	136	2489	94.8%
 City of Woodstock, GA	483	113	370	76.6%
 woodstock_police	385	25	360	93.5%
 Downtown Woodstock	302	96	206	68.2%
 downtownwoodstock	149	64	85	57.0%
 Visit Woodstock GA	110	100	10	9.1%
 Woodstock Summer Concert Series	92	21	71	77.2%
 woodstockgagov	59	32	27	45.8%
 visitwoodstockga	54	32	22	40.7%
 Woodstock Fire Department, GA	47	29	18	38.3%
 mademercantilewdstk	43	18	25	58.1%
 Made Mercantile	33	28	5	15.2%
 Woodstock Visitors Center at Historic Dean's Store	29	29	0	0.0%
 woodstockgafire	20	19	1	5.0%
 IN WDSTK	20	12	8	40.0%
 Young Professionals IN WDSTK	14	10	4	28.6%
 inwdstk	6	6	0	0.0%
 woodstockconcertseries	5	3	2	40.0%

 @woodstockgagov	4	0	4	100.0%
 Woodstock Parks and Recreation	3	1	2	66.7%
 City of Woodstock, Georgia	3	3	0	0.0%
 woodstockparksrec	1	0	1	100.0%
 Woofstock Park	1	0	1	100.0%
 Taste of Woodstock	1	0	1	100.0%
 Woodstock Community Garden	0	0	0	
 Taylor Randahl Memorial Bike Trails at Olde Rope Mill Park	0	0	0	
 Olde Rope Mill Park	0	0	0	
 Dupree Park	0	0	0	
 The Park at City Center	0	0	0	
 The Chambers at City Center	0	0	0	
 William G. Long Senior Center	0	0	0	
 Northside Hospital-Cherokee Amphitheater	0	0	0	
 @WoodstockPD	0	0	0	
 tasteofwoodstock	0	0	0	
 visitwoodstockga	0	0	0	
 Taste of Woodstock	0	0	0	
 Tracks on Main	0	0	0	
 inseasonwdstk	0	0	0	
 InSeason Woodstock	0	0	0	

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Melissa Sigmund, Community Development

ITEM TYPE: Departmental Reports

AGENDA SECTION: DEPARTMENTAL REPORTS

SUBJECT: Community Development Hot Sheet (July 2026)

SUGGESTED ACTION:

ATTACHMENTS:
[2026 CD Hot Sheet 07_16.pdf](#)



COMMUNITY DEVELOPMENT HOTSHEET

UPDATED THROUGH JULY 16, 2026

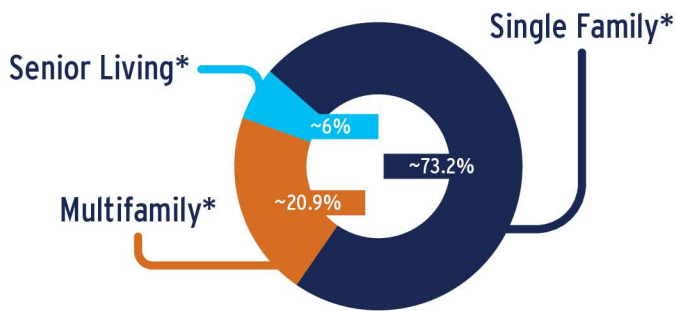
OVERVIEW

Public Hearing Cases in Progress: **13**
Business Licenses Issued: **5**
Development Projects Under Review: **11**

LOOKING AHEAD

Next Council Meeting: **July 20, 2026**
Next Planning Commission Meeting: **August 6, 2026**
Next Public Hearing Application Deadline: **August 7, 2026**

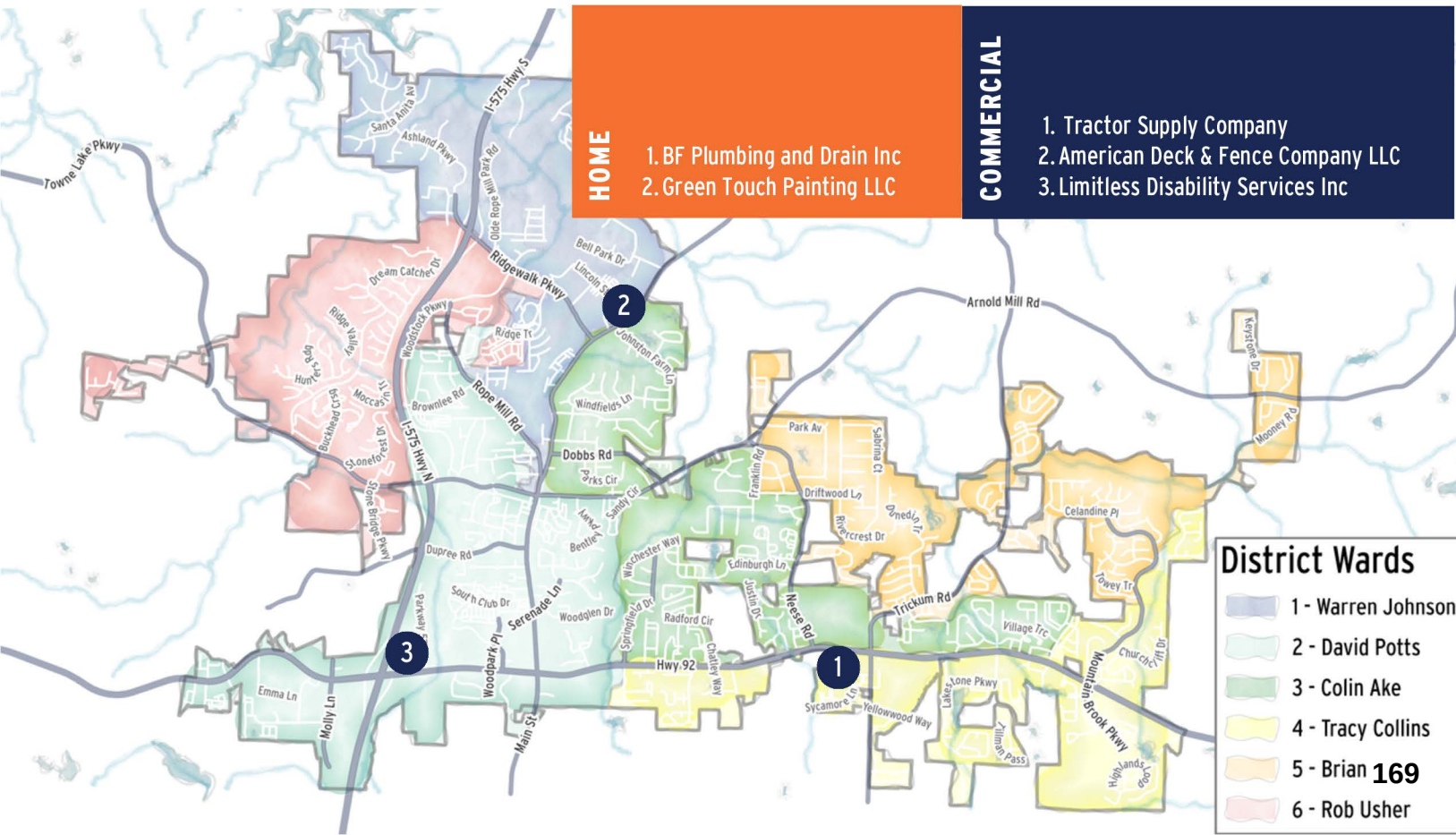
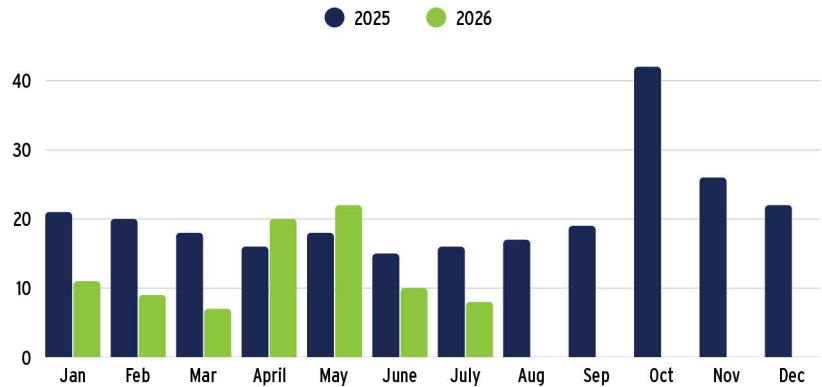
HOUSING DATA



*Note: Values are approximate and indicative of development trends.

BUSINESS LICENSES

Single Family Residential CO's



PUBLIC HEARING CASES

AT BAT - JULY 2026

A#133-26: 545 Dobbs Rd

Joe Lorenz, is requesting an annexation and rezoning. The project site is zoned Cherokee County R-40. The proposed zoning within the City of Woodstock is DT-VLR (Very Low-density Residential).

Planning Commission: July 9, 2026

City Council: July 27, 2026

Project Planner: Niwana Ray

Z#171-26 South on Main Condition Amendment

Michelle Horstemeyer, on behalf of JW Collection, is requesting a Condition Amendment, Conditional Use Permit, and concurrent Variances to allow 73 townhomes and 6 residential units above the commercial on Main Street for a total count of 79 residences. The project site currently zoned DT-MR-A (Medium-Density Residential) zoning.

Planning Commission: July 9, 2026

City Council: July 27, 2026

Project Planner: Niwana Ray

ON DECK - AUGUST 2026

Z#167-26 Reagan & CUP#094-26, Reagan & Ridgewalk - The Pitch

Joe Knight, has requested a Rezoning, Conditional Use Permit, and associated Variances for a ~12.81 acre project located at the southeast corner of Reagan Street and Ridgewalk Parkway (Z#166-25, CUP#094-26). The application seeks to rezone the property from NC to GC-VMU and requests a Conditional Use Permit to allow multifamily rental units and to allow the residential units to be located on the ground floor of buildings within the development. Associated Variances are requested to the development standards of the LDO for the amounts and locations of provided parking.

Planning Commission: April 2, 2026

City Council: April 27, 2026 & August 10, 2026

Project Planner: Melissa Sigmund

V#218-25 64/68 Linton St

Eric Richards, on behalf of Adair Park West, has applied for variances. Requesting Variance to allow two residential units in one building in Historic Overlay. The project site is currently zoned DT-CBD (Central Business District) zoning district and Historic Overlay.

Planning Commission: March 5, 2026

City Council: August 24, 2026

Tabled to August 6, 2026

Project Planner: Natalie Faustine

A#132-26: 200 Dupree Rd

Parks F. Huff, on behalf of Weekley Homes LLC, is requesting annexation, rezoning, and concurrent variances to develop 220 detached single family residential homes. The applicant seeks to rezone the property to R-4 and is also requesting variances from the development standards including setbacks and lot size. The project site is currently zoned unincorporated Cherokee County and is zoned R-40.

Planning Commission: August 6, 2026

City Council: August 24, 2026

Project Planner: Melissa Sigmund

PUBLIC HEARING CASES

ON DECK - AUGUST 2026 (CONTINUED)

Z#174-26 Holbrook Condition Amendment 2026

Parks F. Huff, on behalf of Solomon-Woodstock, LLC dba Holbrook Woodstock, is requesting a Condition Amendment to allow additional dwelling units. The proposal will increase the maximum number of dwelling units allowed per condition #2 of Z#097-17. The project site is currently zoned GC (General Commercial) with a Parkway Overlay.

Planning Commission: August 6, 2026

City Council: August 24, 2026

Project Planner: Natalie Faustine

IN THE HOLE - SEPTEMBER 2026

Z#172-26 Adair Park (Casteel A Frame) 7950 & 8020 Main St

Eric Richards, on behalf of Adair Park Development Company LLC, has applied for a Rezoning, Conditional Use Permit and concurrent Variances. The applicant is seeking to rezone 8020 Main Street to Downtown Residential-Office (DT-RO) and obtain a Conditional Use Permit to allow an attached product (townhome) community. The application also includes associated variances to permit units to front open space, allow relief from stream buffer requirements to facilitate piping the stream in its entirety (affecting both 8020 and 7950 Main Street), and increase the maximum height of commercial mixed-use buildings to 48 feet, exceeding the zoning ordinance limit of 40 feet. In addition, the applicant proposes dedicating a portion of the property for the future Haney Road right-of-way.

Planning Commission: September 3, 2026

City Council: September 28, 2026

Project Planner: Melissa Sigmund

Z#175-26 125 Lorraine Prwy

Parks F. Huff, on behalf of Hickory Real Estate Partners, LLC, is requesting a condition amendment to case# Z#170-26 Condition 23. Project is currently zoned Light Industrial (LI) with Technology Park Overlay.

Planning Commission: September 3, 2026

City Council: September 28, 2026

Project Planner: Melissa Sigmund

V#222-26 202 Brighton Blvd

Brian and Carmen Aaron, is requesting a variance to reduce the required rear building setback from 5 feet to 2 feet to allow an 8 foot extension to the existing deck. Project is currently zoned DT-MR-A - Medium-Density Residential.

Planning Commission: September 3, 2026

City Council: September 28, 2026

Project Planner: Natalie Faustine

PUBLIC HEARING CASES

ON THE BENCH - TABLED

V#217-25 117 Mill St

Parks Huff, on behalf of DMC Towne Lake, LLC, is requesting five variances. The request includes Variances related to parking location; allowing three curb cuts; open space; street and sidewalk area requirements; and the applicability criteria for stormwater management standards. The project site currently zoned DT-CBD (Central Business District) zoning district.

Planning Commission: TBD

City Council: TBD

Project Planner: Niwana Ray

CUP#086-24 216 & 218 Rope Mill Rd (Adair Park West)

Eric Richards, on behalf of Adair Park West, has applied for a Conditional Use Permit and concurrent Variances to develop 30 single family attached homes (townhomes) at 216 & 218 Rope Mill Rd. The Applicant requests variances to allow a density increase to 9.38 u/ac and to allow units to face open space. The Applicant has proposed to use the City owned parcel (218 Rope Mill Rd) for a new roadway across the railroad to connect Rope Mill Rd to Main St through the Adair Park street network.

Planning Commission: April 10, 2025 & June 5, 2025

City Council: June 16, 2025 (Tabled Indefinitely)

Project Planner: Cameron Dunn

CUP#087-24 8104 Main St (Adair Park - Johnson)

Eric Richards, on behalf of Adair Park, has applied for a Conditional Use Permit and concurrent Variances to develop 22 single family attached homes (townhomes), a multi-family residential building with 56 units, and ground floor retail, including a grocery store. The Applicant requests variances to allow increased density, to allow units to face open space, and to pipe the stream. Access to the parcel will be achieved via the Main St roundabout and through the existing Adair Park street network.

Planning Commission: April 10, 2025 & June 5, 2025

City Council: June 16, 2025 (Tabled Indefinitely)

Project Planner: Cameron Dunn

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Jeremy Parker, Public Works

ITEM TYPE: Departmental Reports

AGENDA SECTION: DEPARTMENTAL REPORTS

SUBJECT: Public Works Monthly Project Status Update (July 2026)

SUGGESTED ACTION:

ATTACHMENTS:
[PW_MontlyStatusReport_07-2026_compressed.pdf](#)



PUBLIC WORKS PROJECTS STATUS MONTHLY REPORT – JULY 2026

No.	Department	Project Name	Description	Contractor	% Complete	Status
1	Streets	Towne Lake Pkwy Widening	Project will widen travel lanes TLP west of the roundabout and will add a right turn lane onto Woodstock Pkwy.	Bartow Paving	55%	Grading work continues along the project site. Georgia Power set final concrete pole on July 16 th & 17 th .
2	Streets	2026 LMIG Resurfacing & 2026 LRA Resurfacing	To obtain favorable roadway resurfacing rates, 2026 LMIG funding will once again be combined via an intergovernmental partnership between Cherokee County and the cities of Woodstock, Canton, and Holly Springs. Woodstock’s designated project for this cycle is Woodstock Parkway. The LRA portion of the project will complete the Stone Forest neighborhood and Driftwood Forest.	Summit Construction & Baldwin Paving	0%	Resurfacing began on Woodstock Parkway on July 6 th with deep patching work followed by resurfacing work which is expected to wrap up by July 24 due to multiple weather events. The LRA resurfacing construction is set to begin on August 14 th in Driftwood Forest, then proceed to the Stone Forest neighborhood. Construction work is expected to wrap up the week of August 24 th .
3	Streets	Main St at Elm St Pedestrian Improvements	The Elm St Promenade will transform the area between Wall St and Main St into a pedestrian-only zone. The project also includes a new signalized crosswalk designed to better manage pedestrian and vehicular traffic and prevent backups.	R&B Development	98%	Construction is nearing completion; the mast arm for the signalized pedestrian crossing was set on June 29 th and is awaiting installation of pedestrian signal units.



PUBLIC WORKS PROJECTS STATUS MONTHLY REPORT – JULY 2026

No.	Department	Project Name	Description	Contractor	% Complete	Status
4	Streets	Streetscapes VI Main Phase II	New sidewalk and streetscapes on the south side of Towne Lake Pkwy from the Roundabout at Mill St that will connect to the Phase I Streetscapes near The Way Church.	TBD	0%	Project is projected to go out to bid in late summer 2026.
5	Streets/Water & Sewer	Neese Rd Improvement Project Northern Segment	Project will resurface the entire roadway, add new streetscapes, sidewalks, and will replace the four-way stop at Washington Ave with a roundabout; The Neese Rd water main replacement project has also been incorporated into the project. The Project starts at Washington Ave and ends at Arnold Mill Rd.	Summit Construction	35%	Work on the water line relocation began on May 4 th at the four-way stop at Washington Ave., and construction continues north toward Arnold Mill Rd. The relocation of the water main is nearing completion and is expected to wrap up by late July. Cobb EMC completed all utility pole relocations on July 10 th ; other utility companies are now in progress with relocating their respective utilities.
6	Streets	Neese Rd Improvement Project Southern Segment	Project will resurface the entire roadway, add new streetscapes, sidewalks, and various other improvements; Project begins near Brentwood Ln. and continues north to Washington Ave.	Summit Construction	100%	Project was officially closed out on June 29 th .
7	Streets	I-575 Ridgewalk DDI Engineering Phase I	The interchange at I-575 & Ridgewalk Pkwy is currently being redesigned to a diverging diamond intersection to help improve traffic flow in the area; This is a joint project with GDOT & the City of Woodstock.	Arcadis	80%	The Public Works Department is currently confirming water main locations throughout the project site with GDOT to ensure water service will remain operable during construction.
8	Streets	GRIDSMART	Four additional GRIDSMART systems will be added to the Ridgewalk Parkway intersections, and at the Main St & Dupree Rd intersection. These systems greatly improve signal timing and help provide critical traffic count data.	GRIDSMART	95%	Work is currently underway to transition the new GRIDSMART units into the City's network, enabling remote access and automated reporting.



PUBLIC WORKS PROJECTS STATUS MONTHLY REPORT – JULY 2026

No.	Department	Project Name	Description	Contractor	% Complete	Status
9	Streets	Dobbs Road Multi-Use Trail	The project will extend the existing trail that ends at Chattahoochee Tech and connect it to the existing sidewalk near Ruisseau. The project will be split into two phases: Phase One will end at Melanie Lane, and Phase Two will complete the connection from Melanie Lane to the existing sidewalk at Ruisseau.	MD Residential	80%	Phase I was completed on September 26 th , 2025. Phase II construction work began in late April and wrapped up in May. Phase III design modifications are currently underway to complete the final third phase of the project.
10	Streets	Market Street Connector: Design	The Market Street Connector will link Napa Drive and Ingram Street to Dawson Drive, expanding access to the South on Main traffic signal. This early phase is part of the Grid Streets Program, which improves safety for northbound turns onto Main Street and will eventually connect to the existing Market Street to the north.	Calco Engineering	95%	Final right-of-way negotiations are in-progress. Project is expected to commence construction in late FY 27.
11	Water & Sewer Buildings & Grounds	Generator Replacements	The city received funding through FEMA’s Hazard Mitigation Grant Program (HMGP) to replace five aging generators at the Bell Industrial Park sewer lift stations, as well as the primary generator at the Annex building. These new units will improve operational efficiency and reduce the City’s carbon footprint by transitioning the Annex location from diesel to natural gas.	Next Edge Networks	10%	The generators are currently being manufactured and expected to ship September 4 th . The city is expected to take delivery within six to eight weeks after the ship date; lift station sites in Brookshire and Bell Industrial Park are expected to be complete by mid-November. Prep-work for the City Annex generator is expected to begin in late October with gas line relocation and electrical work to prepare for the installation of the generator in November.
12	Buildings & Grounds	Chambers Roof	The roof over the main hall at the Chambers at City Center building will be replaced due to aging and irreparable damage.	Complete Roofing	0%	Project has been quoted out and awarded to contractor. Work is expected to begin in August 2026.

LMIG Resurfacing Woodstock Pkwy

Resurfacing Work
07/10/2026



LMIG Resurfacing Woodstock Pkwy

Resurfacing Work
07/20/2026



LMIG Resurfacing Woodstock Pkwy

Resurfacing Work
07/20/2026



LMIG Resurfacing Woodstock Pkwy

Resurfacing Work
07/20/2026



Neese Rd Improvement Project

Grading & Water Main
07/16/2026



Neese Rd Improvement Project

Grading & Water Main
07/16/2026



Neese Rd Improvement Project

Water Main &
Utility Pole Relocations
07/16/2026



Neese Rd Improvement Project

Water Main &
Utility Pole Relocations
07/16/2026



Neese Rd Improvement Project

Water Main &
Utility Pole Relocations
07/16/2026



Neese Rd Improvement Project

Water Main &
Utility Pole Relocations
07/16/2026



Main St at Elm Pedestrian Improvements

Mast Arm Installation
06/29/2026



Main St at Elm Pedestrian Improvements

Mast Arm 07/01/2026



Towne Lake Pkwy Widening

07/20/2026



Towne Lake Pkwy Widening

Georgia Power
Concrete Pole Installation
07/16/2026



Towne Lake Pkwy Widening

Georgia Power
Concrete Pole Installation
07/16/2026



Towne Lake Pkwy Widening

Aerial View

Courtesy of GIS Department



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Coty Thigpen, Administration

ITEM TYPE: Departmental Reports

AGENDA SECTION: DEPARTMENTAL REPORTS

SUBJECT: EOM Monthly Report (June 2026)

SUGGESTED ACTION:

ATTACHMENTS:

[EOM Monthly Report_WOODSTOCK_JUNE26.pdf](#)
[Lift Station Report.pdf](#)
[BUDGET.pdf](#)



JUNE
2026

Monthly Report



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Richmond Hill, GA 31324
912.445.0050
www.eomworx.com



TABLE OF CONTENTS

Content	Section
Executive Summary.....	1.0
WRF & Pumping Stations	2.0
Appendix.....	3.0



SECTION 1.0

EXECUTIVE SUMMARY

EOM is pleased to provide this monthly report to the City of Woodstock for review. Departmental reports and requested supplemental data can be found enclosed.

MONTH HIGHLIGHT

WASTEWATER TREATMENT PLANT

- **WO-WW-MB-33** Aeration Blower_1- Replaced pressure gauge on blower
- **WO-WW-MB-34** Aeration Blower_2- Replaced pressure gauge on blower
- **WO-WW-MB-43** Permeate Pump_MBR3- Replaced lobes and seals on pump

LIFT STATIONS

Completed Weekly Inspections

Completed (8) Generator Inspections

Completed (11) Quarterly Inspections

Completed Repairs

- **WO-LS-01.06** ALTA WOODS APTS- Installed floats
- **WO-LS-02.06** BELL PARK #2- Installed floats
- **WO-LS-07.06** BROOKSHIRE #4- Installed floats
- **WO-LS-10.06** KINGSGATE #1- Installed floats & replaced surge protector
- **WO-LS-11.06** KINGSGATE #2- Installed floats



Section 2.0

WRF & Pumping Stations



SECTION 2.0

WRF & Pumping Stations

Table 1 – WASTEWATER TREATED PERMIT COMPARISON

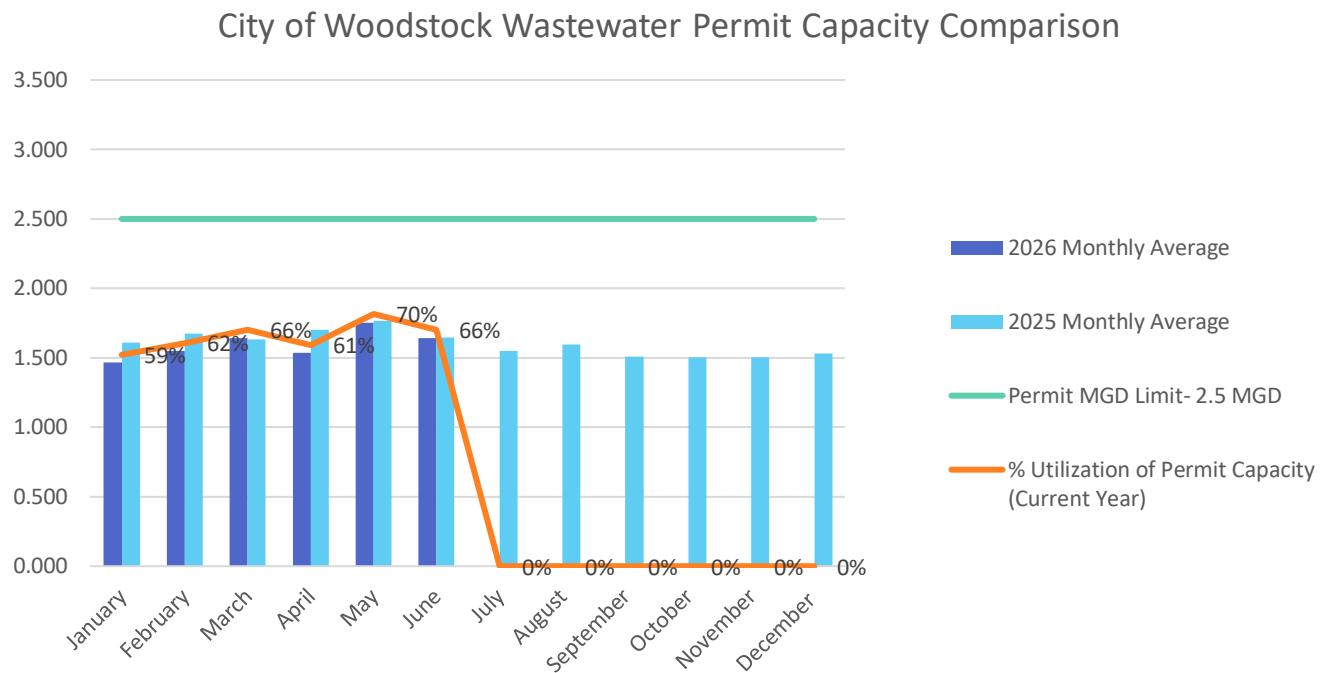
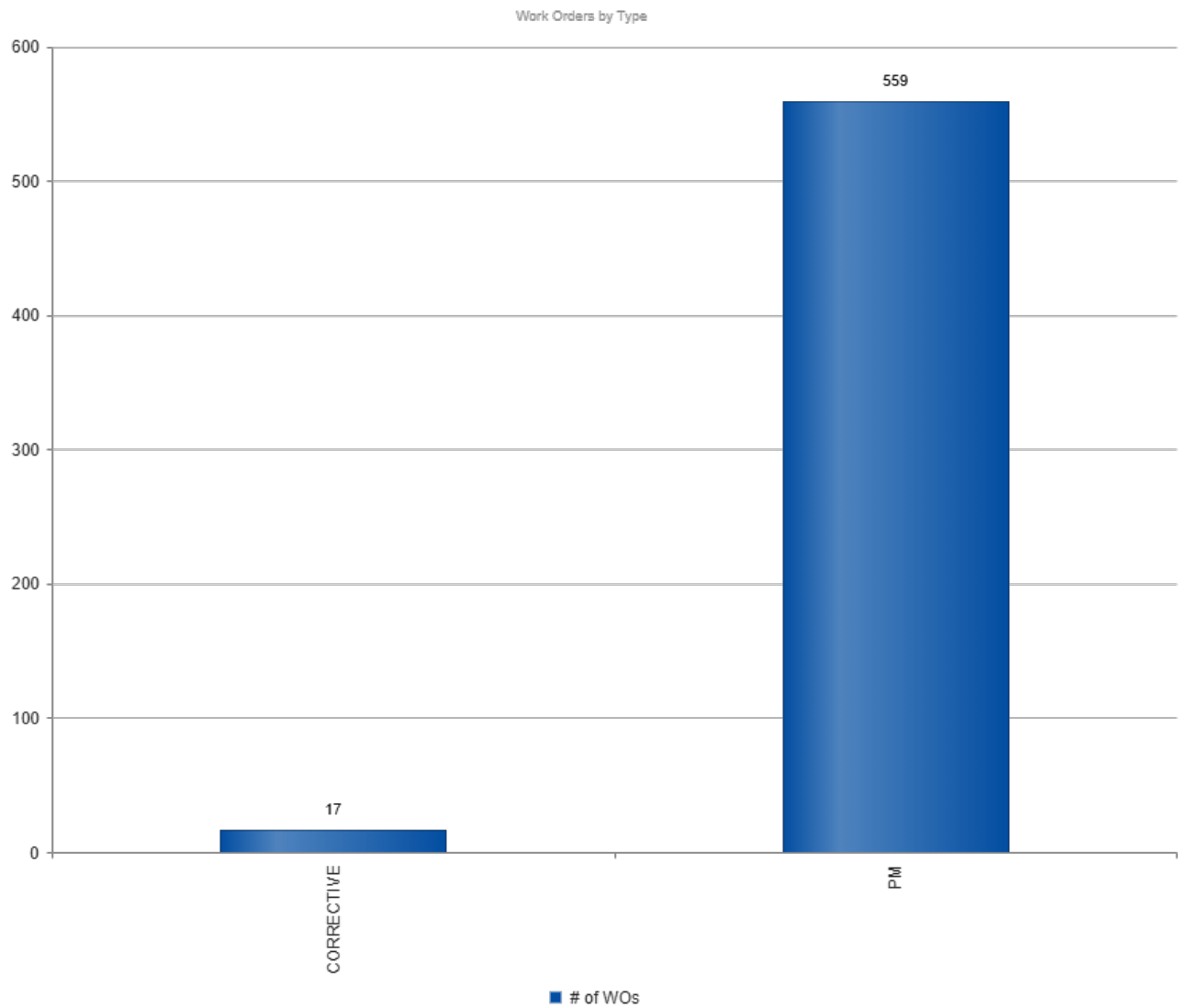




Table 2 – WORK ORDER REPORT





Section 3.0

APPENDIX

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

Form Approved

OMB No. 2040-0004

DISCHARGE MONITORING REPORT (DMR)

PERMITTEE NAME/ADDRESS (Include Facility Name/Location if Different)

Page 1

NAME: City of Woodstock
ADDRESS: 12453 Highway 92
Woodstock, Georgia 30188
FACILITY: Rubes Creek WPCP
LOCATION: 228 Arnold Mill Rd
Woodstock, GA 30188

GA0026263	001
PERMIT NUMBER	DISCHARGE NUMBER

DMR MAILING ZIP CODE: 30188

MONITORING PERIOD							
YEAR	MO	DAY		YEAR	MO	DAY	
FROM 26	06	01		TO 26	06	30	

No Discharge ☐

PARAMETER		QUANTITY OR LOADING			QUALITY OR CONCENTRATION				NO. EX	FREQUENCY OF ANALYSIS	SAMPLE TYPE
		VALUE	VALUE	UNITS	VALUE	VALUE	VALUE	UNITS			
OXYGEN, DISSOLVED (DO)	SAMPLE MEASUREMENT	****	****	=	6.1	****	****	mg/L	0	01/01	GR GRAB
00300 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT		****	>=	6.0 MINIMUM	****	****	mg/L		01/01	GR GRAB
BOD, 5-DAY (20 DEG. C)	SAMPLE MEASUREMENT	12.6	13.5	kg/d	****	2.0	2.0	mg/L	0	03/DW	CP COMPOS
00310 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	47.4 MO AVG	59.2 WKLY AVG	kg/d	****	5.0 MO AVG	7.5 WKLY AVG	mg/L		03/DW	CP COMPOS
BOD, 5-DAY (20 DEG. C)	SAMPLE MEASUREMENT	1675.1	2134.3	kg/d	****	265.0	316.7	mg/L	0	03/DW	CP COMPOS
00310 G 0 0 RAW SEW/INFLUENT	PERMIT REQUIREMENT	Req Mon MO AVG	Req Mon WKLY AVG	kg/d		Req Mon MO AVG	Req Mon WKLY AVG	mg/L		03/DW	CP COMPOS
PH	SAMPLE MEASUREMENT	****	****	=	6.8	****	7.7	SU	0	01/01	GR GRAB
00400 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	****	****	>=	6.0 MINIMUM	****	8.5 MAXIMUM	SU		01/01	GR GRAB
SOLIDS, TOTAL SUSPENDED	SAMPLE MEASUREMENT	6.3	6.7	kg/d	****	1.0	1.0	mg/L	0	03/DW	CP COMPOS
00530 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	95.0 MO AVG	118.0 WKLY AVG	kg/d	****	10.0 MO AVG	15.0 WKLY AVG	mg/L		03/DW	CP COMPOS
SOLIDS, TOTAL SUSPENDED	SAMPLE MEASUREMENT	3069.3	4332.4	kg/d	****	485.0	650.0	mg/L	0	03/DW	CP COMPOS
00530 G 0 0 RAW SEW/INFLUENT	PERMIT REQUIREMENT	Req Mon MO AVG	Req Mon WKLY AVG	kg/d	****	Req Mon MO AVG	Req Mon WKLY AVG	mg/L		03/DW	CP COMPOS
NITROGEN, ORGANIC TOTAL (AS N)	SAMPLE MEASUREMENT	****	****	****	****	0.2	****	mg/L	0	01/30	CP COMPOS
00605 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	****	****	****	****	Req Mon MO AVG	****	mg/L		01/30	CP COMPOS

NAME/TITLE PRINCIPAL EXECUTIVE OFFICER	I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.	<i>Michael Rhoads</i>		TELEPHONE		DATE		
Michael Rhoads Regional Director WW1-015356				912	910-1215	26	07	10
TYPED OR PRINTED		SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	AREA Code	NUMBER	YEAR	MO	DAY	

COMMENTS AND EXPLANATION OF ANY VIOLATIONS (Reference all attachments here)

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

Form Approved

OMB No. 2040-0004

DISCHARGE MONITORING REPORT (DMR)

PERMITTEE NAME/ADDRESS (Include Facility Name/Location if Different)

Page 2

NAME: City of Woodstock
ADDRESS: 12453 Highway 92
 Woodstock, Georgia 30188
FACILITY: Rubes Creek WPCP
LOCATION: 228 Arnold Mill Rd
 Woodstock, GA 30188

GA0026263	001
PERMIT NUMBER	DISCHARGE NUMBER

DMR MAILING ZIP CODE: 30188

MONITORING PERIOD							
YEAR	MO	DAY		YEAR	MO	DAY	
FROM 26	06	01		TO 26	06	30	

No Discharge ☐

PARAMETER		QUANTITY OR LOADING			QUALITY OR CONCENTRATION				NO. EX	FREQUENCY OF ANALYSIS	SAMPLE TYPE
		VALUE	VALUE	UNITS	VALUE	VALUE	VALUE	UNITS			
NITROGEN, AMMONIA TOTAL (AS N)	SAMPLE MEASUREMENT	2.1	4.3	kg/d	****	0.3	0.77	mg/L	0	03/DW	CP COMPOS
00610 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	9.5 MO AVG	11.8 WKLY AVG	kg/d	****	1.0 MO AVG	1.5 WKLY AVG	mg/L		03/DW	CP COMPOS
NITROGEN, KJELDAHL TOTAL (AS N)	SAMPLE MEASUREMENT	****	****	****	****	0.5	****	mg/L	0	01/30	CP COMPOS
00625 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	****	****	****	****	Req Mon MO AVG	****	mg/L		01/30	CP COMPOS
NITRITE PLUS NITRATE	SAMPLE MEASUREMENT	****	****	****	****	0.3	****	mg/L	0	01/30	CP COMPOS
51450 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	****	****	****	****	Req Mon MO AVG	****	mg/L		01/30	CP COMPOS
PHOSPHORUS, TOTAL (AS P)	SAMPLE MEASUREMENT	0.46	0.8	kg/d	****	0.1	0.1	mg/L	0	03/DW	CP COMPOS
00665 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	0.95 MO AVG	1.2 WKLY AVG	kg/d	****	Req Mon MO AVG	Req Mon WKLY AVG	mg/L		03/DW	CP COMPOS
PHOSPHORUS, ORTHO	SAMPLE MEASUREMENT	****	****		****	0.010	****	mg/L	0	03/DW	CP COMPOS
50785 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT		****		****	Req Mon MO AVG		mg/L		03/DW	CP COMPOS
FLOW, IN CONDUIT OR THRU TREATMENT PLANT	SAMPLE MEASUREMENT	1.6	1.7	MGD	****	****	****	****	0	01/01	CN CONTIN
50050 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	2.5 MO AVG	3.1 WKLY AVG	MGD	****	****	****	****		01/01	CN CONTIN
COLIFORM, FECAL GENERAL	SAMPLE MEASUREMENT	****	****	****	****	1.0	1.0	#/100mL	0	02/DA	GR GRAB
74055 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	****	****	****	****	200.0 MO GEO	400.0 WKLY GEO	#/100mL		02/DA	GR GRAB

NAME/TITLE PRINCIPAL EXECUTIVE OFFICER Michael Rhoads Regional Director WW1-015356 TYPED OR PRINTED	I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.	TELEPHONE		DATE		
		912 910-1215		26	07	10
		SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT		AREA Code	NUMBER	YEAR MO DAY

COMMENTS AND EXPLANATION OF ANY VIOLATIONS (Reference all attachments here)

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

Form Approved

OMB No. 2040-0004

DISCHARGE MONITORING REPORT (DMR)

PERMITTEE NAME/ADDRESS (Include Facility Name/Location if Different)

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ADDRESS: 12453 Highway 92
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FACILITY: Rubes Creek WPCP
LOCATION: 228 Arnold Mill Rd
Woodstock, GA 30188

GA0026263	001
PERMIT NUMBER	DISCHARGE NUMBER

DMR MAILING ZIP CODE: 30188

MONITORING PERIOD							
YEAR	MO	DAY		YEAR	MO	DAY	
FROM 26	06	01	TO	26	06	30	

No Discharge ☐

PARAMETER		QUANTITY OR LOADING			QUALITY OR CONCENTRATION				NO. EX	FREQUENCY OF ANALYSIS	SAMPLE TYPE
		VALUE	VALUE	UNITS	VALUE	VALUE	VALUE	UNITS			
SOLIDS, SLUDGE, TOT, DRY WEIGHT 78477 1 0 0 EFFLUENT GROSS VALUE	SAMPLE MEASUREMENT	43.3	****	dry ton	****	****	****	****	0	01/30	CA CALCTD
	PERMIT REQUIREMENT	Req Mon MO TOTAL	****	dry ton	****	****	****	****		01/30	CA CALCTD
SOLIDS, SUSPENDED PERCENT REMOVAL 81011 K 0 0 PERCENTREMOVAL	SAMPLE MEASUREMENT	****	****	****	100	****	****	%	0	01/30	CA CALCTD
	PERMIT REQUIREMENT	****	****	****	>85.0 MINIMUM	****	****	%		01/30	CA CALCTD
BOD, 5-DAY PERCENT REMOVAL 81010 K 0 0 PERCENTREMOVAL	SAMPLE MEASUREMENT	****	****	****	99	****	****	%	0	01/30	CA CALCTD
	PERMIT REQUIREMENT	****	****	****	>85.0 MINIMUM	****	****	%		01/30	CA CALCTD
	SAMPLE MEASUREMENT										
	PERMIT REQUIREMENT										
	SAMPLE MEASUREMENT										
	PERMIT REQUIREMENT										
	SAMPLE MEASUREMENT										
	PERMIT REQUIREMENT										
	SAMPLE MEASUREMENT										
	PERMIT REQUIREMENT										

NAME/TITLE PRINCIPAL EXECUTIVE OFFICER Michael Rhoads Regional Director WW1-015356 TYPED OR PRINTED	I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.	SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT <i>Michael Rhoads</i>	TELEPHONE		DATE		
			912	910-1215	26	07	10
			AREA Code	NUMBER	YEAR	MO	DAY

COMMENTS AND EXPLANATION OF ANY VIOLATIONS (Reference all attachments here)

City of Woodstock Monthly Permit Data

Data Entry Daily 6/1/2026 - 6/30/2026	Rubes Creek WPCP Effluent Flow Mgd MGD	Rubes Creek WPCP Influent Bod 5 MG/L	Rubes Creek WPCP Influent Solids TSS MG/L	Rubes Creek WPCP Influent Nh3 N Ammonia MG/L	Rubes Creek WPCP Influent Phosphorus MG/L	Rubes Creek WPCP Effluent Bod 5 MG/L	Rubes Creek WPCP Effluent Solids TSS MG/L	Rubes Creek WPCP Effluent Ammonia MG/L
6/1/2026 - Monday	1.56	300	950	42	12	2	1	0.2
6/2/2026 - Tuesday	1.65	220	440	38	6.2	2	1	0.2
6/3/2026 - Wednesday	1.61	260	290	42	7.7	2	1	0.2
6/4/2026 - Thursday	1.55							
6/5/2026 - Friday	1.6							
6/6/2026 - Saturday	1.58							
6/7/2026 - Sunday	1.72							
6/8/2026 - Monday	1.7	350	810	42	10	2	1	0.2
6/9/2026 - Tuesday	1.94	330	520	43	7.4	2	1	0.2
6/10/2026 - Wednesday	1.69	270	620	36	9	2	1	0.2
6/11/2026 - Thursday	1.58							
6/12/2026 - Friday	1.78							
6/13/2026 - Saturday	1.57							
6/14/2026 - Sunday	1.36							
6/15/2026 - Monday	1.93	320	620	42	8.3	2	1	0.2
6/16/2026 - Tuesday	1.3	250	420	42	9.4	2	1	0.2
6/17/2026 - Wednesday	1.6	210	230	40	6.9	2	1	0.2
6/18/2026 - Thursday	1.95							
6/19/2026 - Friday	1.84							
6/20/2026 - Saturday	1.7							
6/21/2026 - Sunday	1.66							
6/22/2026 - Monday	1.95	180	350	38	6.2	2	1	0.2
6/23/2026 - Tuesday	1.35	290	490	38	6.7	2	1	1.7
6/24/2026 - Wednesday	1.84	230	350	39	6.1	2	1	0.41
6/25/2026 - Thursday	1.44							
6/26/2026 - Friday	1.51							
6/27/2026 - Saturday	1.48							
6/28/2026 - Sunday	1.64							
6/29/2026 - Monday	1.71	250	410	37	6.6	2	1	0.49
6/30/2026 - Tuesday	1.53	250	290	42	5.4	2	1	0.24
Sum	49.32	3,710.00	6,790.00	561	107.9	28	14	4.84
Avg	1.644	265	485	40.0714	7.71	2	1	0.35
Max	1.95	350	950	43	12	2	1	1.7
Min	1.3	180	230	36	5.4	2	1	0.2
GMean								

City of Woodstock Monthly Permit Data

Rubes Creek WPCP Effluent Phosphorus MG/L	Rubes Creek WPCP Effluent Fecal Coliform #/100ML	Rubes Creek WPCP Effluent Ortho Phosphat MG/L	Rubes Creek WPCP Effluent NO2 & NO3 MG/L	Rubes Creek WPCP Effluent Org Nitrogen MG/L	Rubes Creek WPCP Effluent TKN MG/L	Rubes Creek WPCP Effluent Diss Oxygen MG/L	Rubes Creek WPCP Effluent pH SU	Rubes Creek WPCP SLSludge SolidsSldgdry Dry Tons
0.05						8.99	7.16	3.3645
0.05	1					9.04	7.26	0.9705
0.17	1					8.38	7.26	1.6335
						9.11	7.64	1.9215
						9.89	7.65	3.324
						9.61	7.48	
						9.43	7.4	
0.05						8.96	7.14	1.3095
0.05	1					8.01	7.11	1.4145
0.26	1					7.94	7.06	1.2315
						7.46	7.04	1.62
						8.53	7.09	0.9165
						8.31	7.15	
						8.49	7.2	
0.05						9.03	7.14	1.74
0.05	1	0.01	0.32	0.2	0.5	9.33	7.36	2.574
0.05	1					8.24	7.05	2.8305
						7.75	7.24	1.281
						6.61	7.4	
						6.71	7.13	
						6.08	7.08	
0.05						6.64	6.77	4.1475
0.05	1					6.21	7.08	3.0075
0.05	1					6.38	7	2.8245
						6.88	7.17	1.68
						7.99	7.12	2.178
						7.76	7.2	
						7.61	7.11	
0.05	1					8.65	7.14	1.722
0.05	1					7.66	7.34	1.6365
1.03	10	0.01	0.32	0.2	0.5	241.68	215.97	43.33
0.07	1	0.01	0.32	0.2	0.5	8.06	7.2	2.06
0.26	1	0.01	0.32	0.2	0.5	9.89	7.65	4.15
0.05	1	0.01	0.32	0.2	0.5	6.08	6.77	0.92
	1							

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
443502	6/3/2026	WO-LS-01	ALTA WOODS APTS		Pump Station Inspection_Weekly	Routine Check	900 Sycamore Lane		PM	Completed
445378	6/10/2026	WO-LS-01	ALTA WOODS APTS		Pump Station Inspection_Weekly	Routine Check	900 Sycamore Lane		PM	Completed
447137	6/17/2026	WO-LS-01	ALTA WOODS APTS		Pump Station Inspection_Weekly	Routine Check	900 Sycamore Lane		PM	Completed
448967	6/24/2026	WO-LS-01	ALTA WOODS APTS		Pump Station Inspection_Weekly	Routine Check	900 Sycamore Lane		PM	Completed
356637	6/2/2026	WO-LS-01.06	Wet Well	ALTA WOODS APTS	Install Floats	07/02/2025-GSR Need to investigate what type of floats are needed and install.	900 Sycamore Lane	6/2/26 RM. picked up material from supply house. Installed floats in well and components in control panel. Wired up floats and relays to pump controls. Tested and verified that both pumps start when HL float is tilted and pumps stop when LL float is hanging. Operations was onsite to verify operation.	CORRECTIVE	Completed
434784	6/11/2026	WO-LS-01.08	Generator	ALTA WOODS APTS	Pump Station Inspection_Generator Systems	Generator Planned Maintenance_Covers (2) Service visits annually: one (1) Full Maintenance Service, and one (1) Maintenance Inspection.	900 Sycamore Lane	6/10/26: PM Scheduled for 6/11 @ 9AM 6/11/26: PM Inspection completed and failures noted	PM	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
442694	6/1/2026	WO-LS-02	BELL PARK #2		Pump Station Inspection_Weekly	Routine Check	6970 Main Street		PM	Completed
444733	6/8/2026	WO-LS-02	BELL PARK #2		Pump Station Inspection_Weekly	Routine Check	6970 Main Street		PM	Completed
446465	6/15/2026	WO-LS-02	BELL PARK #2		Pump Station Inspection_Weekly	Routine Check	6970 Main Street		PM	Completed
448226	6/22/2026	WO-LS-02	BELL PARK #2		Pump Station Inspection_Weekly	Routine Check	6970 Main Street		PM	Completed
450396	6/29/2026	WO-LS-02	BELL PARK #2		Pump Station Inspection_Quarterly	Routine Check	6970 Main Street		PM	Completed
								4/7/26 RM. inspected LS. LS needs 2 floats, 2 relays with bases and a backup float circuit built and implemented. Gathered all necessary information needed to tie into level control circuit. 6/1/26 RM. Installed floats and relays with bases. Wired up so pumps start on HL float and stop when LL float hangs. Tested and verified with operator. LS is in service.		
356642	6/1/2026	WO-LS-02.06	Wet Well	BELL PARK #2	Install Floats	07/02/2025-GSR Need to investigate what type of floats are needed and install.	6970 Main Street		CORRECTIVE	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
442695	6/1/2026	WO-LS-03	BELL PARK #1		Pump Station Inspection_Weekly	Routine Check	604 Bell Park Cirle		PM	Completed
444734	6/8/2026	WO-LS-03	BELL PARK #1		Pump Station Inspection_Weekly	Routine Check	604 Bell Park Cirle		PM	Completed
446466	6/15/2026	WO-LS-03	BELL PARK #1		Pump Station Inspection_Weekly	Routine Check	604 Bell Park Cirle		PM	Completed
448227	6/22/2026	WO-LS-03	BELL PARK #1		Pump Station Inspection_Weekly	Routine Check	604 Bell Park Cirle		PM	Completed
450397	6/29/2026	WO-LS-03	BELL PARK #1		Pump Station Inspection_Quarterly	Routine Check	604 Bell Park Cirle		PM	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
442696	6/1/2026	WO-LS-04	BROOKSHIRE #1		Pump Station Inspection_Weekly	Routine Check	500 Elkhorn Place		PM	Completed
444735	6/8/2026	WO-LS-04	BROOKSHIRE #1		Pump Station Inspection_Weekly	Routine Check	500 Elkhorn Place		PM	Completed
446467	6/15/2026	WO-LS-04	BROOKSHIRE #1		Pump Station Inspection_Weekly	Routine Check	500 Elkhorn Place		PM	Completed
448228	6/22/2026	WO-LS-04	BROOKSHIRE #1		Pump Station Inspection_Weekly	Routine Check	500 Elkhorn Place		PM	Completed
450398	6/29/2026	WO-LS-04	BROOKSHIRE #1		Pump Station Inspection_Quarterly	Routine Check	500 Elkhorn Place		PM	Completed
439520	6/9/2026	WO-LS-04.05	Control Panel	BROOKSHIRE #1	Troubleshoot Control Panel	The SCADA monitoring program needs to be changed from GWI to Flygt.	500 Elkhorn Place	6/09/2026 GSR-The GWI monitoring system has been swapped to Flygt.	CORRECTIVE	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
442697	6/1/2026	WO-LS-05	BROOKSHIRE #3		Pump Station Inspection_Weekly	Routine Check	938 Santa Ana Drive		PM	Completed
444736	6/8/2026	WO-LS-05	BROOKSHIRE #3		Pump Station Inspection_Weekly	Routine Check	938 Santa Ana Drive		PM	Completed
446468	6/15/2026	WO-LS-05	BROOKSHIRE #3		Pump Station Inspection_Weekly	Routine Check	938 Santa Ana Drive		PM	Completed
448229	6/22/2026	WO-LS-05	BROOKSHIRE #3		Pump Station Inspection_Weekly	Routine Check	938 Santa Ana Drive		PM	Completed
450399	6/29/2026	WO-LS-05	BROOKSHIRE #3		Pump Station Inspection_Quarterly	Routine Check	938 Santa Ana Drive		PM	Completed
434788	6/11/2026	WO-LS-05.08	Generator	BROOKSHIRE #3	Pump Station Inspection_ Generator Systems	Generator Planned Maintenance_Covers (2) Service visits annually: one (1) Full Maintenance Service, and one (1) Maintenance Inspection.	938 Santa Ana Drive	PM Scheduled for 6/11 @ 11:30AM Inspection completed	PM	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
442698	6/1/2026	WO-LS-06	BROOKSHIRE #2		Pump Station Inspection_Weekly	Routine Check	316 Ashland Court		PM	Completed
444737	6/8/2026	WO-LS-06	BROOKSHIRE #2		Pump Station Inspection_Weekly	Routine Check	316 Ashland Court		PM	Completed
446469	6/15/2026	WO-LS-06	BROOKSHIRE #2		Pump Station Inspection_Weekly	Routine Check	316 Ashland Court		PM	Completed
448230	6/22/2026	WO-LS-06	BROOKSHIRE #2		Pump Station Inspection_Weekly	Routine Check	316 Ashland Court		PM	Completed
450400	6/29/2026	WO-LS-06	BROOKSHIRE #2		Pump Station Inspection_Quarterly	Routine Check	316 Ashland Court		PM	Completed
287114	6/11/2026	WO-LS-06.01	Pump_1	BROOKSHIRE #2	Troubleshoot Pump	PF- 9/6/24. Pulled wires and megged pump. Megged out at 0. Pump needs rebuild or replace, dead short. Xylem has been contacted and asked to send a quote for a new pump. will update when we receive it.	316 Ashland Court	11/01/2024- C. Heino- Quote Recieved from Xylem for budgeting.- Will be included in FY CIP Budget 06/11/2026 GSR- WO has been replaced by WO#433600	CORRECTIVE	Completed
434789	6/11/2026	WO-LS-06.08	Generator	BROOKSHIRE #2	Pump Station Inspection_Generator Systems	Generator Planned Maintenance_Covers (2) Service visits annually: one (1) Full Maintenance Service, and one (1) Maintenance Inspection.	316 Ashland Court	PM Schedulded for 6/11 @ 2PM PM Inspection completed	PM	Completed
447236	6/25/2026	WO-LS-06.08	Generator		Troubleshoot Generator	**INSPECTION FAILURE DETAILS** Pump Station Inspection_Generator Systems Procedure: LS-INS-G Inspected At: / / : : AM Instruction: Variable Reading: Inspection Comment: Battery Failed inspection and needs to be replaced ----- -----	316 Ashland Court	Test generator and it cranked right up good and strong. Battery is good at this current time	CORRECTIVE	Open

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
442699	6/1/2026	WO-LS-07	BROOKSHIRE #4		Pump Station Inspection_Weekly	Routine Check	622 Walnut Trail		PM	Completed
444738	6/8/2026	WO-LS-07	BROOKSHIRE #4		Pump Station Inspection_Weekly	Routine Check	622 Walnut Trail		PM	Completed
446470	6/15/2026	WO-LS-07	BROOKSHIRE #4		Pump Station Inspection_Weekly	Routine Check	622 Walnut Trail		PM	Completed
448231	6/22/2026	WO-LS-07	BROOKSHIRE #4		Pump Station Inspection_Weekly	Routine Check	622 Walnut Trail		PM	Completed
450401	6/29/2026	WO-LS-07	BROOKSHIRE #4		Pump Station Inspection_Quarterly	Routine Check	622 Walnut Trail		PM	Completed
								4/7/26 RM. inspected LS. LS needs 2 floats, 2 relays with bases and a backup float circuit built and implemented. Gathered all necessary information needed to tie into level control circuit. 6/3/26 RM. installed relays and bases. Terminated all necessary wires for back up float control. Installed floats in wet well and pulled cables into control panel. Tested and verified with operations that pumps activate with HL float and deactivates when LL float hangs. LS is back in service.		
356645	6/3/2026	WO-LS-07.06	Wet Well	BROOKSHIRE #4	Install Floats	07/02/2025-GSR Need to investigate what type of floats are needed and install.	622 Walnut Trail		CORRECTIVE	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
442700	6/2/2026	WO-LS-08	CREEKVIEW/ WINCHASE		Pump Station Inspection_Weekly	Routine Check	253 Edinburgh Ln		PM	Completed
444739	6/8/2026	WO-LS-08	CREEKVIEW/ WINCHASE		Pump Station Inspection_Weekly	Routine Check	253 Edinburgh Ln		PM	Completed
446471	6/16/2026	WO-LS-08	CREEKVIEW/ WINCHASE		Pump Station Inspection_Weekly	Routine Check	253 Edinburgh Ln		PM	Completed
448232	6/23/2026	WO-LS-08	CREEKVIEW/ WINCHASE		Pump Station Inspection_Weekly	Routine Check	253 Edinburgh Ln		PM	Completed
450402	6/30/2026	WO-LS-08	CREEKVIEW/ WINCHASE		Pump Station Inspection_Quarterly	Routine Check	253 Edinburgh Ln		PM	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
444093	6/5/2026	WO-LS-09	HANEY		Pump Station Inspection_Weekly	Routine Check	604 Handle Lane		PM	Completed
445854	6/12/2026	WO-LS-09	HANEY		Pump Station Inspection_Weekly	Routine Check	604 Handle Lane		PM	Completed
447666	6/19/2026	WO-LS-09	HANEY		Pump Station Inspection_Weekly	Routine Check	604 Handle Lane		PM	Completed
449730	6/26/2026	WO-LS-09	HANEY		Pump Station Inspection_Weekly	Routine Check	604 Handle Lane		PM	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
443503	6/3/2026	WO-LS-10	KINGSGATE #1		Pump Station Inspection_Weekly	Routine Check	1096 Dunedin Trail		PM	Completed
445379	6/10/2026	WO-LS-10	KINGSGATE #1		Pump Station Inspection_Weekly	Routine Check	1096 Dunedin Trail		PM	Completed
447138	6/17/2026	WO-LS-10	KINGSGATE #1		Pump Station Inspection_Weekly	Routine Check	1096 Dunedin Trail		PM	Completed
448968	6/24/2026	WO-LS-10	KINGSGATE #1		Pump Station Inspection_Weekly	Routine Check	1096 Dunedin Trail		PM	Completed
356650	6/3/2026	WO-LS-10.05	Control Panel	KINGSGATE #1	Install Floats	07/02/2025-GSR Need to investigate what type of floats are needed and install.	1096 Dunedin Trail	Completed high level and off floats. Tested and both new floats worked	CORRECTIVE	Open
						INSPECTION FAILURE DETAILS Pump Station Inspection_Electrical Procedure: E_WO-LS-10 Inspected At: 09/11/2025 12:00:00 AM Instruction: Inspect, service, and calibrate instrumentation (except SCADA), level sensors, alarms, and run time meters to ensure reliable reporting of station operations Variable Reading: Inspection Comment: No high level/low level floats. No fail safe circuit. Surge protector "B" phase needs to be replaced -----		5-12-26 JMF RM went up last week, all parts were not on site for repair. 6/4/26 RM. Installed relays and bases. Wired up for backup float control. Installed floats in wet well and terminated in control panel. Tested and verified that pumps start when HI float is tilted and stops when LL float hangs. Operations was on site to verify.		
374717	6/4/2026	WO-LS-10.06	Wet Well	KINGSGATE #1	Install Floats/Replace Surge Protector	--	1096 Dunedin Trail		CORRECTIVE	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
443504	6/3/2026	WO-LS-11	KINGSGATE #2		Pump Station Inspection_Weekly	Routine Check	140 Nocatee Trail		PM	Completed
445380	6/10/2026	WO-LS-11	KINGSGATE #2		Pump Station Inspection_Weekly	Routine Check	140 Nocatee Trail		PM	Completed
447139	6/17/2026	WO-LS-11	KINGSGATE #2		Pump Station Inspection_Weekly	Routine Check	140 Nocatee Trail		PM	Completed
448969	6/24/2026	WO-LS-11	KINGSGATE #2		Pump Station Inspection_Weekly	Routine Check	140 Nocatee Trail		PM	Completed
								6/4/26 RM. Installed relays and bases. Wired up for back up float control. Installed floats in wet well and terminated in control panel. Tested and verified that pumps start when HL float is tilted and stops when LL float is hanging. Operations was on site to verify.		
356651	6/4/2026	WO-LS-11.06	Wet Well	KINGSGATE #2	Install Floats	07/02/2025-GSR Need to investigate what type of floats are needed and install.	140 Nocatee Trail		CORRECTIVE	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
443505	6/3/2026	WO-LS-12	OAKHURST		Pump Station Inspection_Weekly	Routine Check	1770 Grand Oaks Lane		PM	Completed
445381	6/10/2026	WO-LS-12	OAKHURST		Pump Station Inspection_Weekly	Routine Check	1770 Grand Oaks Lane		PM	Completed
447140	6/17/2026	WO-LS-12	OAKHURST		Pump Station Inspection_Weekly	Routine Check	1770 Grand Oaks Lane		PM	Completed
448970	6/24/2026	WO-LS-12	OAKHURST		Pump Station Inspection_Weekly	Routine Check	1770 Grand Oaks Lane		PM	Completed
								06/09/2026:GSR-The multi-smart failed. We received an alarm yesterday, that we lost communication with the LS. The multi-smart needed to be replaced. 06/22/2026:GSR-The multi-smart has been sent off for repairs. We are waiting on.Changed MULTI Smart		
445247	6/11/2026	WO-LS-12.05	Control Panel	OAKHURST	Troubleshoot Control Panel	Multi-smart failed.	1770 Grand Oaks Lane		CORRECTIVE	Open
434794	6/12/2026	WO-LS-12.08	Generator	OAKHURST	Pump Station Inspection_Generator Systems	Generator Planned Maintenance_Covers (2) Service visits annually: one (1) Full Maintenance Service, and one (1) Maintenance Inspection.	1770 Grand Oaks Lane	PM Scheduled for 6/12 @ 11:30 AM PM Inspection was completed	PM	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
442701	6/12/2026	WO-LS-13	PINEHILL		Pump Station Inspection_Weekly	Routine Check	Pinehill Drive		PM	Completed
444740	6/8/2026	WO-LS-13	PINEHILL		Pump Station Inspection_Weekly	Routine Check	Pinehill Drive		PM	Completed
446472	6/16/2026	WO-LS-13	PINEHILL		Pump Station Inspection_Weekly	Routine Check	Pinehill Drive		PM	Completed
448233	6/23/2026	WO-LS-13	PINEHILL		Pump Station Inspection_Weekly	Routine Check	Pinehill Drive		PM	Completed
449734	6/26/2026	WO-LS-13	PINEHILL		Pump Station Inspection_Quarterly	Routine Check	Pinehill Drive		PM	Completed
450395	6/29/2026	WO-LS-13	PINEHILL		Pump Station Inspection_Weekly	Routine Check	Pinehill Drive		PM	Completed
						Generator Planned Maintenance_Covers (2) Service visits annually: one (1) Full Maintenance Service, and one (1) Maintenance Inspection.		PM Scheduled for 6/12 @ 2pm PM Inspection was completed all items passed. Inspection. Found unit ran out of fuel, then was overfilled. Has a high fuel alarm. Primed system, unit runs now. No other defects found.		
434795	6/11/2026	WO-LS-13.08	Generator	PINEHILL	Pump Station Inspection_Generator Systems		Pinehill Drive		PM	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
444094	6/5/2026	WO-LS-14	SPRINGFIELD		Pump Station Inspection_Weekly	Routine Check	437 Springfield Drive		PM	Completed
445855	6/12/2026	WO-LS-14	SPRINGFIELD		Pump Station Inspection_Weekly	Routine Check	437 Springfield Drive		PM	Completed
447667	6/19/2026	WO-LS-14	SPRINGFIELD		Pump Station Inspection_Weekly	Routine Check	437 Springfield Drive		PM	Completed
449731	6/26/2026	WO-LS-14	SPRINGFIELD		Pump Station Inspection_Weekly	Routine Check	437 Springfield Drive		PM	Completed
434796	6/15/2026	WO-LS-14.08	Generator	SPRINGFIELD	Pump Station Inspection_Generator Systems	Generator Planned Maintenance_Covers (2) Service visits annually: one (1) Full Maintenance Service, and one (1) Maintenance Inspection.	437 Springfield Drive	PM Scheduled for 6/15 @ 9AM 6/15/26- Inspection completed	PM	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
443506	6/3/2026	WO-LS-15	WAL-MART		Pump Station Inspection_Weekly	Routine Check	12192 Hwy 92 A		PM	Completed
445382	6/10/2026	WO-LS-15	WAL-MART		Pump Station Inspection_Weekly	Routine Check	12192 Hwy 92 A		PM	Completed
447141	6/17/2026	WO-LS-15	WAL-MART		Pump Station Inspection_Weekly	Routine Check	12192 Hwy 92 A		PM	Completed
448971	6/24/2026	WO-LS-15	WAL-MART		Pump Station Inspection_Weekly	Routine Check	12192 Hwy 92 A		PM	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
442702	6/2/2026	WO-LS-16	WEATHERSTONE		Pump Station Inspection_Weekly	Routine Check	3275 Trickum Road		PM	Completed
444741	6/9/2026	WO-LS-16	WEATHERSTONE		Pump Station Inspection_Weekly	Routine Check	3275 Trickum Road		PM	Completed
446473	6/16/2026	WO-LS-16	WEATHERSTONE		Pump Station Inspection_Weekly	Routine Check	3275 Trickum Road		PM	Completed
448234	6/23/2026	WO-LS-16	WEATHERSTONE		Pump Station Inspection_Weekly	Routine Check	3275 Trickum Road		PM	Completed
450403	6/30/2026	WO-LS-16	WEATHERSTONE		Pump Station Inspection_Quarterly	Routine Check	3275 Trickum Road		PM	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
444095	6/5/2026	WO-LS-17	WOODSTOCK FIRST BAPTIST (WFBC)		Pump Station Inspection_Weekly	Routine Check	777 Neese Road		PM	Completed
445856	6/12/2026	WO-LS-17	WOODSTOCK FIRST BAPTIST (WFBC)		Pump Station Inspection_Weekly	Routine Check	777 Neese Road		PM	Completed
447668	6/19/2026	WO-LS-17	WOODSTOCK FIRST BAPTIST (WFBC)		Pump Station Inspection_Weekly	Routine Check	777 Neese Road		PM	Completed
449732	6/26/2026	WO-LS-17	WOODSTOCK FIRST BAPTIST (WFBC)		Pump Station Inspection_Weekly	Routine Check	777 Neese Road		PM	Completed
						Generator Planned Maintenance_Covers (2) Service visits annually: one (1) Full Maintenance Service, and one (1) Maintenance Inspection.		PM Scheduled for 6/15 @ 11:30 Cummings completed PM inspections, they noted they would send us previous quotes but nothing was marked as deficient on the inspection		
434799	6/15/2026	WO-LS-17.08	Generator	WOODSTOCK FIRST BAPTIST (WFBC)	Pump Station Inspection_Generator Systems		777 Neese Road		PM	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
442703	6/2/2026	WO-LS-18	WOODSTOCK KNOLL		Pump Station Inspection_Weekly	Routine Check	526 Spotted Ridge Circle		PM	Completed
444742	6/9/2026	WO-LS-18	WOODSTOCK KNOLL		Pump Station Inspection_Weekly	Routine Check	526 Spotted Ridge Circle		PM	Completed
446474	6/17/2026	WO-LS-18	WOODSTOCK KNOLL		Pump Station Inspection_Weekly	Routine Check	526 Spotted Ridge Circle		PM	Completed
448235	6/22/2026	WO-LS-18	WOODSTOCK KNOLL		Pump Station Inspection_Weekly	Routine Check	526 Spotted Ridge Circle		PM	Completed
450404	6/30/2026	WO-LS-18	WOODSTOCK KNOLL		Pump Station Inspection_Quarterly	Routine Check	526 Spotted Ridge Circle		PM	Completed
434800	6/15/2026	WO-LS-18.08	Generator	WOODSTOCK KNOLL	Pump Station Inspection_Generator Systems	Generator Planned Maintenance_Covers (2) Service visits annually: one (1) Full Maintenance Service, and one (1) Maintenance Inspection.	526 Spotted Ridge Circle	PM Scheduled for 6/15 @ 2pm PM inspection completed, reached out to Travis for an explanation on why the cooling system was failed	PM	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
444096	6/5/2026	WO-LS-19	GUNNING		Pump Station Inspection_Weekly	Routine Check	187 Neese Farm Road		PM	Completed
445857	6/12/2026	WO-LS-19	GUNNING		Pump Station Inspection_Weekly	Routine Check	187 Neese Farm Road		PM	Completed
447669	6/19/2026	WO-LS-19	GUNNING		Pump Station Inspection_Weekly	Routine Check	187 Neese Farm Road		PM	Completed
449733	6/26/2026	WO-LS-19	GUNNING		Pump Station Inspection_Weekly	Routine Check	187 Neese Farm Road		PM	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
444146	6/5/2026	WO-LS-20	ROUSSEAU (Dobbs)		Pump Station Inspection_Weekly	Routine Check	Across the street from 256 Arnold Mill Road		PM	Completed
445912	6/12/2026	WO-LS-20	ROUSSEAU (Dobbs)		Pump Station Inspection_Weekly	Routine Check	Across the street from 256 Arnold Mill Road		PM	Completed
447719	6/19/2026	WO-LS-20	ROUSSEAU (Dobbs)		Pump Station Inspection_Weekly	Routine Check	Across the street from 256 Arnold Mill Road		PM	Completed
449784	6/26/2026	WO-LS-20	ROUSSEAU (Dobbs)		Pump Station Inspection_Weekly	Routine Check	Across the street from 256 Arnold Mill Road		PM	Completed
450899	6/30/2026	WO-LS-20	ROUSSEAU (Dobbs)		Pump Station Inspection_Quarterly	Routine Check	Across the street from 256 Arnold Mill Road		PM	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
443555	6/3/2026	WO-LS-21	CAMDEN PARK		Pump Station Inspection_Weekly	Routine Check			PM	Completed
445430	6/10/2026	WO-LS-21	CAMDEN PARK		Pump Station Inspection_Weekly	Routine Check			PM	Completed
447189	6/17/2026	WO-LS-21	CAMDEN PARK		Pump Station Inspection_Weekly	Routine Check			PM	Completed
449020	6/24/2026	WO-LS-21	CAMDEN PARK		Pump Station Inspection_Weekly	Routine Check			PM	Completed



APPENDIX

ADMINISTRATION

BUDGET EXPENSES

10/25 to 06/26

Description	Expenses
Chemicals	\$ 325,515.63
Sewer Expenses	\$ 71,460.44
Sewer Capital Projects	\$ 286,141.84
Fleet Expenses	\$ 7,407.39
WWTP Expenses	\$ 208,102.40
WWTP Capital Projects	\$ 654,303.63
TOTAL	\$ 1,552,931.33