



**Planning Commission**  
**The Chambers at City Center**  
**8534 Main St., Woodstock, GA**  
**30188**  
**(Main) 770.592.6000 (Fax) 770.926.1375**  
**<http://www.woodstockga.gov>**  
**\*Hearing Assistance Available Upon Request**

**AGENDA**

**Thursday, January 8, 2026**

**Planning Commission**  
**7:00 PM**

**ITEM 1. CALL TO ORDER**

**ITEM 2. APPROVAL OF MINUTES**

- 1. Consideration of Approval to Adopt Planning Commission Meeting Minutes – November 6, 2025** (Maria Chang)

**ITEM 3. PUBLIC HEARINGS**

- 1. Consideration of CUP#091-25: RangeWorks, USA (Public Hearing & Vote)** (Niwana Ray)

Staff recommends approval of a Conditional Use Permit (CUP) to allow a “Recreational Center/Facility” with concurrent Variances on a property on Woodstock Parkway at Rope Mill Road, subject to the staff-recommended conditions of approval (CUP#091-25).

- 2. Consideration of CUP#092-25: 11988 Hwy 92 (Public Hearing/Vote)** (Natalie Faustine)

Staff recommends City Council approval of a Conditional Use Permit (CUP) to allow a Storage Yard use at a property zoned General Commercial (GC), to site development standards, subject to the staff recommended conditions of approval.

- 3. Consideration of Adoption of Zoning Map Amendment - January 2026 (Public Hearing & Vote)** (Niwana Ray)

**ITEM 4. PRESENTATIONS**

**ITEM 5. ANNOUNCEMENTS AND INFORMATIONAL ITEMS**

**ITEM 6. ADJOURNMENT**

# Item Cover Page

**PLANNING COMMISSION AGENDA ITEM REPORT**

**DATE:** January 8, 2026

**SUBMITTED BY:** Maria Chang, Community Development

**ITEM TYPE:** Approval of Minutes

**AGENDA SECTION:** **APPROVAL OF MINUTES**

**SUBJECT:** **Consideration of Approval to Adopt Planning Commission Meeting Minutes – November 6, 2025**

**SUGGESTED ACTION:**

**ATTACHMENTS:**  
[Planning Commission Minutes](#)



**Planning Commission**

**City of Woodstock, GA**

**The Chambers at City Center - 8534 Main Street**

**770 592-6000 (Main) 770 592-6002 (City Clerk) 770 926-1375 (Fax)**

<http://www.woodstockga.gov>

**~MINUTES~**

**Thursday, November 6, 2025**

**Planning Commission ~ 7:00 PM**

**Attendees:** Commissioner Brandon Williams, Commissioner Paul Laney, Commissioner David Lundquist, Commissioner Ali Najafgholi, Commissioner Gregg Smith, Community Development Director Melissa Sigmund, Deputy Director of Community Development Duane Helton, Senior Planner Niwana Ray, Planner II Cameron Dunn, Planner I Natalie Faustine, Community Development Office Manager Maria Chang, Deputy Chief Information Officer Steve Onufrock.

**Absent:** Commissioner Chase Roth and Commissioner Rob Hogan.

**ITEM 1) CALLED TO ORDER**

**ITEM 2) APPROVAL OF MINUTES**

2.1) Consideration of Approval to Adopt Planning Commission Meeting Minutes – September 4, 2025 (Maria Chang)

- Commissioner Paul Laney made a motion to approve the minutes as presented.
- Commissioner Ali Najafgholi seconded the motion.
- Motion carried (5-0) Commissioners Chase Roth and Rob Hogan were absent.

**ITEM 3) PUBLIC HEARINGS**

3.1) Consideration of CUP#090-25: 7654 and 7664 Main Street (Public Hearing & Vote) (Cameron Dunn)

Staff recommends that the Planning Commission recommend approval of a Conditional Use Permit (CUP) to allow "Recreational Center/Facility" at a property in the Downtown-Residential/Office zone with concurrent Variances for site and architectural standards, subject to the staff-recommended conditions of approval.

- Mr. Dunn, City staff, presented the case to the Commission.
- Proposed: 6 pickleball courts, with sound-dampening glass, partial canopy. ~ 20,000 sf synthetic turf off-leash dog park. 880 sf kennel/daycare area (daytime only, no boarding). 2,500 sf bar/pro shop, two food truck stalls; large TV screen and 62 parking spaces.
- Variances: fence height up to 6 ft between building and street; increase sidewalk supplemental zone to accommodate deeper building setback; decrease minimum block size; allow metal as façade material.
- Hours: 7 am – 10:00 pm baseline; modified to 7:00 am – 11:00 pm on Fridays and Saturdays.
- Noise/Light: Pickeball glass wrapping three sides of first court; noise hour aligned to ordinance; buffering to Walker's Point; low-level distributed audio at TV; dark-sky LED cutoffs.
- Applicant presented the case to the Commission.

Open Public Hearing

- No one signed up.

#### Close Public Hearing

- Commissioner Gregg Smith offered a motion to approve with staff recommendations, add a friendly amendment to extend operating hours to 11:00 p.m. on Fridays and Saturdays, and to recommend that the applicant shall meet with the Walker Point HOA to discuss their plans prior to the submittal of site plans.
- Commissioner David Lundquist seconded the motion.
- Motion carried (5-0) Commissioners Chase Roth and Rob Hogan were absent.

#### 3.2) Consideration of V#216-25: 100 Creative Way (Public Hearing/Vote) (Natalie Faustine)

Staff recommends that the Planning Commission recommend City Council partially approve case V#216-25, subject to the staff-recommended conditions of approval.

- Ms. Faustine, City Staff, presented the case to the Commission.
- Proposes: Single-story 10,000 sf daycare; access via new driveway from Creative Way; 42 parking spaces, new sidewalk on Laurelwood Drive connecting to Highway 92 and Creative Way; 40 inch retaining walls at front/back segments; black metal picket fence up to 6'6".
- Site Constraints: Three street frontages (Hwy 92, Laurelwood Dr, Creative Way); 25-ft easement, utilities; stream buffers north of Creative Way; existing noncompliant sidewalk on Hwy 92; no sidewalk on Laurelwood Dr.
- Variances:
  - Allow accessory shade structure in front yard on Creative Way.
  - Allow fence up to 6'6" in front yards (Hwy 92 Creative Way).
  - Partial approval for alternate sidewalk configuration; Hwy 92 sidewalk to 8 ft where feasible/GDOT-permitted; relocate shade trees elsewhere on site; Laurelwood to meet standards unless utilities conflict, in which case DPC may approve alternate at site plan review.
- Applicant presented the case to the Commission.

#### Open Public Hearing

- No one signed up.

#### Closed Public Hearing

- Commissioner David Lundquist made a motion to approve the item with staff recommendations.
- Commissioner Paul Laney seconded the motion.
- Motion carried (5-0) Commissioners Chase Roth and Rob Hogan were absent.

#### 3.3) Consideration of ZTA#019-25: Density Bonus Updates (Cameron Dunn)

Staff recommends that the Planning Commission recommend City Council approval of a Zone Text Amendment that amends Chapter VII (Performance Zoning Standards) of the Land Development Ordinance to update density bonuses for development projects in the Downtown District.

- Mr. Dunn, City Staff, presented the case to the Commission.
- Expand eligibility for density bonuses to DT-RO and DT-GC. Base maximums unchanged, but bonuses may increase density above base.
- Convert percentage bonuses to fixed-number bonuses to simplify application and enforcement; maintain approximate parity with current incentives except for increased return for structure parking to encourage decks over surface lots.
- Lower threshold for council case-by-case density approvals from >40du/ac to > 20 du/ac.
- Rationale: Align with 2023 Comprehensive Plan (Urban Core and Regional Activity Center) and 2025 Highway 92 LCI; concentrate higher densities where infrastructure and mixed-use patterns support them; enable corridor reinvestment.

#### Open Public Hearing

- No one signed up.

## Close Public Hearing

- Commissioner Gregg Smith offered a motion to approve.
- Commissioner Paul Laney seconded the motion.
- Motion carried (5-0) Commissioners Chase Roth and Rob Hogan were absent.

The Planning Commission approved a change in the order of agenda items due to technical issues.

**ITEM 5) ANNOUNCEMENTS AND INFORMATIONAL ITEMS**

## 5.1) Adoption of 2026 Planning Commission Meeting Schedule

- Commissioner David Lundquist offered a motion to approve.
- Commissioner Ali Najafgholi seconded the motion.
- Motion carried (5-0) Commissioners Chase Roth and Rob Hogan were absent.

**ITEM 3) PUBLIC HEARINGS**

## 3.4) Consideration of ZTA#018-25: Tree Ordinance Updates (Public Hearing &amp;Vote) (Cameron Dunn)

Staff recommends that the Planning Commission recommend City Council approval of a Zone Text Amendment that amends Chapter IX (Tree Preservation and Replacement Standards) to clarify how fines are assessed and levied for violations of the Land Development Ordinance.

- Mr. Dunn, City Staff, presented the case to the Commission.
- Issue: Increase in unpermitted tree removals; current ordinance places liability on property owners; contractors often plead ignorance; homeowners rely on contractors.
- Changes:
  - Add "Responsible Party" definition and apply in enforcement to assess fines to the party performing removals.
  - Remove duplicative fine language; clarify enforcement to reference fee schedule.
  - Separate tree removal violations (inch-by-inch fines) from other violations (e.g. tree protection fencing, CRZ encroachment) which carry \$500 fines.
  - Implementation Steps Taken:
    - Contacted all known tree contractors who worked in the city; notified on permitting and penalties.
    - Launched woodstockga.gov/tree with FAQs, permits, ordinance; posted on city social media.
    - Updated online permit workflow: warn applicants without listed contractor that they are the responsible party.
    - Ongoing: Georgia Forestry Commission Technical Assistance review with Green Infrastructure Coalition; future updates anticipated.

## Open Public Hearing

- No one signed up.

## Close Public Hearing

- Commissioner Paul Laney offered a motion to approve.
- Commissioner Gregg Smith seconded the motion.
- Motion carried (5-0) Commissioners Chase Roth and Rob Hogan were absent.

**ITEM 4) PRESENTATIONS****ITEM 5) ANNOUNCEMENTS AND INFORMATIONAL ITEMS**

- Ms. Sigmund gave an update as follows:
  - All recent Planning Commission cases were approved by Council.
  - The noise ordinance was updated at the October 13, 2025, City Council meeting.
  - E-bike regulations will be forthcoming.
- Brandon Williams, Planning Commission Chair, welcomed Melissa Sigmund to her first Planning

Commission meeting.

**ITEM 6) ADJOURNMENT**

- Commissioner Brandon Williams adjourned the meeting at 8:49 p.m.

As approved this day, January 8, 2026.

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Maria Chang, Community Development, Office Manager

# Item Cover Page

**PLANNING COMMISSION AGENDA ITEM REPORT**

**DATE:** January 8, 2026

**SUBMITTED BY:** Niwana Ray, Community Development

**ITEM TYPE:** Ordinance 1st or 2nd Reading

**AGENDA SECTION:** **PUBLIC HEARINGS**

**SUBJECT:** **Consideration of CUP#091-25: RangeWorks, USA (Public Hearing & Vote)**

**SUGGESTED ACTION:** Staff recommends approval of a Conditional Use Permit (CUP) to allow a “Recreational Center/Facility” with concurrent Variances on a property on Woodstock Parkway at Rope Mill Road, subject to the staff-recommended conditions of approval (CUP#091-25).

**ATTACHMENTS:**

- [CUP091-25 Staff Report 260108 PC final.pdf](#)
- [ATT A - Application.pdf](#)
- [ATT B - Applicant Response Statement.pdf](#)
- [ATT C - Updated Site Plan - 12-16-25.pdf](#)
- [ATT D - RangeWorks\\_Woodstock\\_Drawings\\_2025-12-10.pdf](#)
- [ATT E - Public Input Summary redacted.pdf](#)



**DATE:** January 8, 2026  
**TO:** Woodstock Planning Commission  
**FROM:** Niwana Ray, AICP, Senior Planner  
**SUBJECT:** Project No. CUP#091-25  
RangeWorks USA, Inc.

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## **RECOMMENDATION**

Staff recommends approval of a Conditional Use Permit (CUP) to allow a “Recreational Center/Facility” with concurrent Variances on a property on Woodstock Parkway at Rope Mill Road, subject to the staff-recommended conditions of approval.

## **EXECUTIVE SUMMARY**

The Applicant, George Mattingly on behalf of RangeWorks USA, Inc., has requested a Conditional Use Permit (CUP) to operate a “Recreational Center/Facility” use at an unaddressed, vacant parcel located on Rope Mill Road at Woodstock Parkway, near the roundabout. The proposed golf driving range will include a ± 15,000 SF open air building with 32 bays and an adjacent hitting area that is fully enclosed by a protective netting system. The proposed development would be built above the existing gravel parking lot utilized by The Outlet Shoppes of Atlanta during seasonal volume. Three Variances are requested to site standards, largely to recognize existing conditions.



General information about the project is provided below. The public hearing application is provided as Attachment A. The site plan and renderings are provided as Attachments C and D.

**BACKGROUND**

<b>General Property and Surrounding Land Use Information</b>	
Address	Unaddressed Parcel at Rope Mill Road and Woodstock Parkway
Council Ward	1 (Johnson)
Tax ID #	15N11 041
Site Acreage	± 3.42 acres
Future Development Map	Urban Village
Current Zoning	GC (General Commercial) with Ridgewalk Corridor Overlay
Current Development	Vacant, gravel parking lot
Streets Information	Rope Mill Road and Woodstock Parkway are maintained by the City of Woodstock
Surrounding Neighborhood: North	I-575; GC (General Commercial) with Ridgewalk Corridor Overlay: The Outlet Shoppes of Atlanta
South	GC with Ridgewalk Corridor Overlay: Holiday Inn Express & Suites; GC: Vacant parcel
East	GC with Ridgewalk Corridor Overlay: The Outlet Shoppes of Atlanta parking
West	I-575; PUD (Planned Unit Development): Deer Run subdivision

**Past Zoning History**

The ± 3.42-acre parcel was an outparcel to the development of The Outlet Shoppes of Atlanta, zoned in December 2011. The project site was the subject of Variance case V#131-15, approved by City Council on September 28, 2015. The Variance allowed the construction of an additional parking lot with up to 272 parking spaces on the property and required a pedestrian connection to The Outlet Shoppes.

**PROJECT DESCRIPTION**

The Applicant, George Mattingly on behalf of RangeWorks USA, Inc., has requested a Conditional Use Permit (CUP) to operate a “Recreational Center/Facility” use at a vacant parcel located on Rope Mill Road at Woodstock Parkway. The proposed golf driving range facility features a ± 15,000 SF open air building with 32 bays and an adjacent hitting area that is fully enclosed by a protective netting

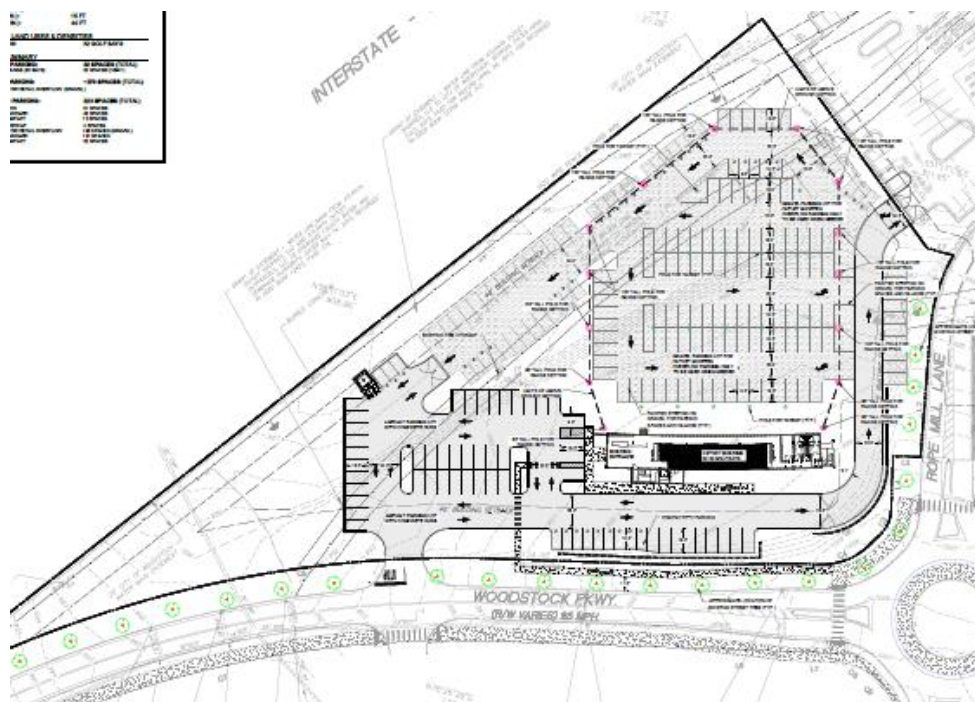


system. The proposed development would be built above the existing gravel parking lot used by The Outlet Shoppes of Atlanta (“The Outlet Shoppes”) during times of seasonal volume. Three Variances are requested to site standards.

The subject property is a ± 3.42-acre parcel located near the roundabout on Rope Mill Road at Woodstock Parkway and zoned General Commercial (GC) with Ridgewalk Corridor Overlay. The parcel is graveled and serves as an overflow parking lot for The Outlet Shoppes when they experience heavy traffic, such as on “Black Friday”. The proposed use will make use of parking that is otherwise underutilized the majority of the year. There are approximately 270 parking spaces in the lot, and parking spaces are striped on the gravel. There are 32 of the parking spaces that are designated on the site plan for use with the proposed use. The DPC recommends that these spaces be paved, striped, and curbed, along with the one-way drive needed for Fire Department access shown on the site plan.



A 30” CCWSA water line with 20’ easement and as well as a 12” City of Woodstock water main with 20’ easement run through the western portion of the site parallel to I-575. The existence of these utilities limits permanent structures being built in this area. Based on discussions with CCWSA and City of Woodstock officials, the Applicant team shifted the original building location and design so that only parking and drive aisles are located in any easements. The netting system can be removed if access to the waterline is needed.



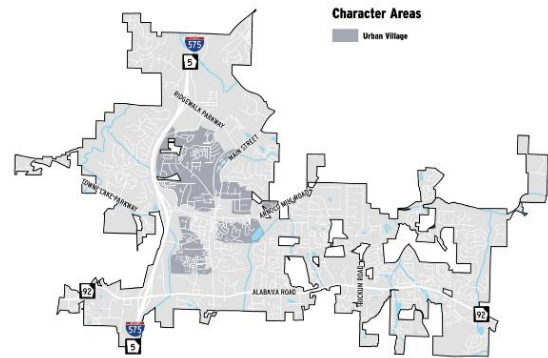
A CUP is requested to allow the Recreation Center/Facility use in excess of 4,000 SF, as allowed in LDO section 7.506.22. The proposed building is approximately 15,000 SF, three-stories tall, and will have 32 golf bays. Limited food and beverage, such as canned drinks and pre-packaged foods, may be offered for sale. The driving range will be enclosed with a protective netting system that will be constructed above the existing parking lot. The netting system will have poles that go up to a height of 120 feet. The district engineer for GDOT did not express concern with the pole height or request any additional review for the poles. The Ridgewalk Corridor Overlay standards do not state a maximum height like one would find in other areas of the City, but the poles are considered structures and must meet setback standards.

Three variances are requested to accommodate the proposed project. The Applicant seeks a variance to allow the continued use of gravel as a parking surface for the majority of the lot outside of the areas proposed to be paved. A second variance is requested to not provide trees in the parking lots beneath the netting. Third, a variance to not install a 5' sidewalk along the property's southwest frontage since there is no sidewalk further south on this side of Woodstock Parkway. The existing street trees would remain. The applicant's proposed site plan shows a 5' wide sidewalk on the remainder of the property frontage that will tie into the existing 10' wide trail segment at the roundabout.

## **ANALYSIS**

### **Consistency with the 2023 Comprehensive Plan**

The 2023 Comprehensive Plan identifies this site as being within the Urban Village Character Area. The Urban Village area serves as a transition between the commercial/mixed use core and the surrounding neighborhoods. While the Comprehensive Plan calls for this area to be predominately residential, it also mentions that a mix of uses should be included in the area, including local-serving retail options to be accessed by the residents therein. This development would provide a commercial recreational opportunity that does not exist in the immediate area and would be less intense than the adjacent retail use.



While the character area designation serves as a transition, the pre-existing non-residential use, location on the northwest side of Woodstock Parkway, immediate adjacency to The Outlet Shoppes, the property continuing to be under the same ownership as The Outlet Shoppes, and proximity to I-575 make the parcel most appropriate for non-residential uses.

## Consistency with the Land Development Ordinance (LDO)

In order to accommodate the proposed development, multiple entitlements are requested, as summarized in the list below:

- Conditional Use Permit to allow for a Recreational Center Use over 4,000 SF
- Variance to LDO Section 7.513 to allow existing gravel parking lot.
- Variance to LDO 9.200 to not provide parking lot trees under netting in parking lots.
- Variance to LDO 15.202 to not install sidewalk along the southwest portion of the property's Woodstock Pkwy frontage.

### *Conditional Use Permit*

The Applicant has requested a CUP to allow for a Recreational Center use. The LDO, at Section 7.506.22, states that uses with this designation are limited to a maximum floor area of four thousand square feet, and that any use in excess of this square footage (except those in DT-CBD and DT-RO) can apply for a CUP.

A CUP may be applied for a use that generally would not be appropriate throughout a zoning district but which, if controlled as to the visual appearance, number, area, height, location, or relation to abutting or nearby uses, would not be injurious to the public, health, safety, appearance or general welfare. The proposed use is not expected to be injurious to the public, health, safety, appearance, or general welfare. Recommended conditions of approval are intended to minimize the impact to adjacent development by limiting light trespass and noise disturbance.

### *Site Variances*

The applicant requests a variance to allow the continued use of gravel as a parking surface. A previous variance case allowed the parking to exist, but the request in this application would memorialize the use of gravel on the parcel for those areas of seasonal overflow parking for The Outlet Shoppes.

A second variance is requested to eliminate the requirement to provide trees in the parking lots beneath the netting. This would be a practical difficulty for the proposed use. Staff recommends code-compliant plantings in other parts of the site and notes that a contribution to the tree bank is an option if there is insufficient planting room on-site.

Third, a variance is requested to eliminate the requirement to install a 5' sidewalk along the property's southwest frontage since there is no sidewalk further south on this side of Woodstock Parkway. The existing street trees would remain. The applicant's proposed site plan shows a 5' wide sidewalk on the remainder of the property frontage that will tie into the existing 10' wide trail segment at the roundabout.

Given the improvements being made and economic use being proposed on an otherwise underused site, the requests proposed by the Applicant are necessary for the project to function as intended and memorialize existing conditions of the previously approved gravel overflow parking lot. The project will provide a new recreational opportunity to the community on an underutilized parcel in a location close to existing shopping and hotel amenities.

## **PUBLIC INPUT**

Public notice for the public hearing has been provided in accordance with State and local law. On or around November 6, 2025, public notices were mailed to property owners within 800' of the project site. The notice informed them of the public input meeting, Planning Commission public hearing, and City Council public hearing. Additionally, a public notice was published in the Cherokee Tribune and signs were posted on the property a minimum of 15 days but not more than 45 days prior to the public hearing.

On Thursday, November 20, 2025, the Applicant hosted a public input meeting at the Chambers at City Center, located at 8534 Main Street, beginning at 7:00PM. The informal meeting is intended to give the Applicant an opportunity to explain the proposal and to answer any questions the public might have about the project or public hearing process. Two residents from nearby Montclair subdivision attended the meeting. Attendees spoke with the Applicants regarding how the golf balls would be contained, project lighting, parking, and overall design. The attendees were pleased that the design allowed the overflow parking at The Outlet Shoppes to remain, so that streets or parking in their neighborhood should not be impacted by this development the several times a year when The Outlets see their heaviest traffic. The public input report is provided as Attachment E.

## **DEVELOPMENT PROCESS COMMITTEE RECOMMENDATION**

On December 17, 2025, the Development Process Committee (DPC) met to consider the proposed request. The DPC voted unanimously to recommend approval of the proposed project, subject to the below conditions of approval.

### **Recommendation**

1. Approval of CUP to allow Recreation Center use, with site to be developed generally as shown on site plan prepared by Kimley-Horn and dated December 16, 2025.
2. Building architecture shall be as presented in elevations prepared by Point Office Architecture and dated December 10, 2025. If any additional portion of the building façade is enclosed at a later date, the material and glazing must be reviewed and approved by DPC.
3. Preexisting seasonal outlet mall parking has been previously permitted and shall continue to be allowed.

4. A sign package shall be submitted at or before building submittal. No signage or banners allowed on netting, windscreen, poles. No signage shall be allowed above twenty-four (24') above grade.
5. Fire access lane shall be paved with gated access as shown on site plan. Parking spaces to the east of the fire access lane shall be paved and striped.
6. Variance is granted to not require a 5' sidewalk on the southwest property frontage along Woodstock Parkway.
7. Variance granted to not require landscape island trees in areas beneath netting. Trees shall be provided in parking lot landscape islands in paved parking area. Applicant shall, at Site Plan submittal, indicate how many trees should be planted under netting per LDO Ch 9 standards, and that number of tree inches shall be provided elsewhere on site. Tree bank as provided for in LDO Ch 9 could be utilized for the remainder of required tree inches on property.
8. Any guardrails on property shall match existing outlet mall 6' metal picket style.
9. Engineer to provide letter stating existing pond capacity is sufficient for project, to be reviewed at site plan.
10. No exterior amplified sound allowed on netting poles or in parking lot.
11. Hours of operation shall be limited to 9am to 10pm.

#### **CRITERIA FOR CONSIDERATION OF A CONDITIONAL USE PERMIT REQUEST**

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

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

The proposed use is not expected to create a significant adverse effect on the surrounding area. The proposed use will be less intense than The Outlet Shoppes that have been in operation for over a decade.

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

A Recreation Center use is compatible with the surrounding area which is zoned General Commercial and is home to The Outlet Shoppes and adjacent to I-575.

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

The proposed use is not intended to create nuisances. Conditions of approval recommended by staff intend to limit noise and light levels.

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

Staff conditions of approval on the project, City Noise provisions, and limits on hours of operation intend to protect the quiet enjoyment of surrounding property.

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

There is no evidence to suggest that the property values of surrounding property would be adversely impacted by the proposed project.

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

The proposed use will be built on an existing parking lot. Sufficient parking is being provided to meet minimum parking requirements. A golf driving range use requires a minimum of one space per bay; for 32 proposed bays, 32 parking spaces are provided on site. These spaces shall be paved and striped. The remainder of the spaces that are existing for overflow parking and not assigned to this development can remain gravel. The Fire Department requested that the access drive aisle be made 20' wide and paved as well. The overflow parking lot will remain gated except for those times that The Outlet Shoppes have the gates open (seasonally), so the lot can't be used for cut through traffic.

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

The site, given its location adjacent to The Outlet Shoppes and I-575, is an appropriate location for an outdoor recreational use.

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

The use is consistent with the purpose and intent of the Urban Village Character Area designation within the Comprehensive Plan. The proposed commercial use is also compatible with providing a gradient of decreasing intensity from the adjacent Regional Activity Center character area.

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

Staff conditions of approval have been added to the project to limit hours of operation to 9AM-10PM. This Condition was added so that the hours of operation were in line with the provisions of the City's Noise Ordinance as well as the standard hours of operation for The Outlet Shoppes and other outparcels.

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

The use is expected to have minimal delivery needs, limited primarily to occasional shipments of merchandise, packaged food and beverage.

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

Trees will need to be provided throughout the use's parking islands where none exist currently. Complete landscape plans have not yet been prepared, however the applicant has stated they intend to utilize native and drought-tolerant plants for sustainability.

- l. *Whether or not the public health, safety, welfare, or moral concerns of the surrounding neighborhood will be adversely affected.*

The proposed use supports physical activity and is not expected to affect the public health, morals, or welfare of the surrounding area.

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

Aside from pursuing a CUP, there are no additional requirements for the Recreation Center use in the LDO.

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

The Applicant has provided sufficient information to allow for a full consideration of the proposed project and has been responsive to staff concerns.

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

The conditional use will not emit or create unusual odors that would require attenuation.

### **CRITERIA FOR CONSIDERATION OF A VARIANCE REQUEST**

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

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

The subject parcel is triangular and has narrow frontage along a portion of Woodstock Parkway.

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

Extending the sidewalk beyond the subject property would create a practical difficulty by creating the need for a mid-block crossing, which is not desired by the City's Public Works department. It would be impossible to plant trees beneath the netting and have them grow successfully.

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

The GDOT right of way and narrowness of the subject parcel is unique for the subject property.

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

A literal interpretation of the Ordinance would deprive the Applicant of designing the proposed use as desired and using the property, given the unique pre-existing conditions and continued overflow parking operations.

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

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

- f. *That the special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.*

The conditions applying to the land, such as the two large existing water mains that run across the property, have limited development on the site.

- g. *That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.*

The granting of the Variances would allow the development to occur without disturbing existing, established streetscapes or impeding the existing use.

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

The condition from which relief is sought did not result from willful action by the applicant, but rather are innate or pre-existing conditions.

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

The authorization of the Variances would not impair light to surrounding properties. The proposed development will not imperil public safety or increase risk of fire. The general welfare of the public will not be harmed by the granting of the Variances requested.

### **ATTACHMENTS**

- Attachment A - Application
- Attachment B - Applicant Response Statements
- Attachment C - Site Plan
- Attachment D - Renderings & Elevations
- Attachment E - Public Input Report



**CITY OF WOODSTOCK**  
**Application for Public Hearing**

**Important Notes:**

1. Please check all information supplied on the following pages to ensure that all spaces are filled out accurately before signing this form. This page should be the first page of your completed application package.
2. All documents required as part of the application package shall be submitted at the same time as the application. Incomplete application packages **WILL NOT BE ACCEPTED.**
3. Please contact the Planning and Zoning Division of the Community Development Department at 770-592-6050 if you have any questions regarding the application package, this application or the public hearing process.

Contact Person: George Mattingly Phone: [REDACTED]  
 Email: george@rangeworks.net

**Applicant's Information:**

Name: RangeWorks USA, Inc  
 Address: 931 Monroe Dr NE, Suite A102-557 Phone: [REDACTED]  
 City, State, Zip: Atlanta, GA 30306 Email: george@rangeworks.net

Property Owner's Information:  same as above **Please attach a list if multiple property owners**  
 Name: Dirk Cody, David Cody, Donna Venable, Dana Adams

Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_ Email: \_\_\_\_\_

**Requested Public Hearing (check all that apply):**

- |  |  |
|--|--|
| <input type="checkbox"/> Annexation          | <input checked="" type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Rezoning            | <input type="checkbox"/> Comprehensive Plan Amendment      |
| <input type="checkbox"/> Condition Amendment | <input type="checkbox"/> Other: _____                      |
| <input checked="" type="checkbox"/> Variance | _____  |

<b>STAFF USE ONLY:</b>	<b>PUBLIC HEARING SCHEDULE:</b>
Case: _____ # _____ - _____	Pre-Application Meeting: _____
Received by: _____	Public Input Meeting: _____
Date Received: _____	DPC Meeting: _____
Fee Paid: \$ _____	Planning Commission: _____
Date Accepted: _____	City Council: _____

# ATTACHMENT A2

**Property Information:**

Location: The Cody Tract - Outlet Shoppes of Atlanta

Parcel Identification Number(s) (PIN): 15N11041 Total Acreage: 3.42

**Property Information:**

Location: The Cody Tract - Outlet Shoppes of Atlanta

Current Zoning: R-40 Total Acreage: 3.42

Tax Map #: 15 N 11 Parcel #: 041 Future Development Map Designation: Regional Activity Center

Adjacent Zonings: North \_\_\_\_\_ South \_\_\_\_\_ West \_\_\_\_\_  
East \_\_\_\_\_

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

Requesting Conditional Use approval to increase allowed building size to accommodate a ±15,000 square foot open-air building. The structure is enclosed on the first floor and open-air on the second and third floors. It will primarily house 36 bays for a golf driving range. The adjacent hitting area is approximately 50,000 square feet and is fully enclosed by a protective netting system. The primary business focus is to provide convenient access to outdoor recreation (golf range) with limited food and beverage (canned drinks and pre-packaged food).

**\*\* Potential need for a variance to allow for 2 of the 14 netting poles to be placed inside setback allowance Proposed Use(s) of Property:**

To operate a 15,000 square foot open-air building for 36 golf hitting bays. The adjacent 50,000 square foot hitting area will be fully enclosed with a protective netting system. The primary use is outdoor recreational.

**Infrastructure Information:** \*If connecting to new/existing Water/Sewer is required, please fill out and submit the attached Water/Sewer Availability Inquiry.\*

Is water available to this site?  Yes  No Jurisdiction: Cherokee County Water & Sewer Authority

How is sewage from this site to be managed?

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

If yes, what is the projected increase? \_\_\_\_\_ students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home		0.287	

# ATTACHMENT A3

**Traffic Generation:**

If a traffic study is not required as part of this application, complete the following charts to estimate traffic generated by the proposal. Information for additional residential and all commercial/industrial development shall follow the summary of ITE Trip Generation Rates published in the Transportation Planning Handbook by the Institute of Transportation Engineers.

What is the estimated number of trips generated? 250 to 500 per day trips

Code	Land Use(s) Single	# of units*	Daily Trip Ends	Number of Trips
210	Family Home/ Townhome		9.57	
220	Apartment		6.63	
<p>• A unit for residential purposes is equal to one residential unit. For commercial/industrial uses it is defined in the ITE table, but most often is equal to 1,000 square feet of floor area for the use specified.</p>				

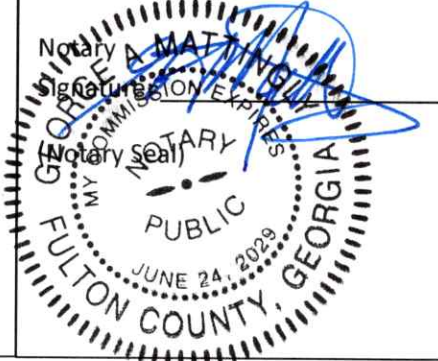
**Authorization:**

Upon acceptance of the completed application package, the Community Development Department will notify the applicant of scheduled date, times, and locations of the public meetings/hearings. The applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

This form is to be executed under oath. I, George Mattingly, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 1<sup>ST</sup> day of OCTOBER, 2025

Print Name \_\_\_\_\_  
 Applicant Signature George Mattingly

<p><b>Consent to publish copyrighted documents on the City of Woodstock website:</b></p> <p>If any of the documents submitted with this application are copyrighted, I hereby attest that I am the owner of this copyright and give my consent to allow these documents to be published on the City of Woodstock website (<a href="http://www.woodstockga.gov">www.woodstockga.gov</a>) for public access and for inclusion in all agenda materials published by the City of Woodstock.</p> <p>This _____ day of _____, 20____</p> <p>Copyright Owner Print Name _____</p> <p>Copyright Owner Signature _____</p>	<p>Sworn to and Subscribed before me this: <u>12<sup>th</sup></u> day of <u>October</u>, 20<u>25</u>.</p> <p>Notary <u>George Mattingly</u>                  Signature _____</p> 
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## Applicant Response Statement – Conditional Use Permit

Applicant: RangeWorks USA, Inc.  
Prepared for: City of Woodstock Public Hearing Application  
Date: August 15, 2025

### ***1. Explain the requested conditional use permit.***

Requesting Conditional Use approval to allow an open-air recreational facility of ±15,000 SF with a 50,000 SF enclosed hitting area for a golf driving range. The primary use is outdoor recreation with limited pre-packaged food and beverage.

### ***2. Will there be a significant adverse effect on the surrounding area?***

No. The proposed use is low-impact, recreational, and consistent with surrounding commercial development. The facility will operate within standard business hours and generate low-intensity traffic. Noise and visual impact are minimal due to the fully enclosed netting system and the absence of amplified sound. Additionally, the required parking will be located beneath the range facility, making the site's footprint extremely efficient and preserving open surface area.

### ***3. Is the use otherwise compatible with the surrounding area?***

Yes. The proposed RangeWorks facility is compatible with the surrounding commercial and retail uses near RidgeWalk Parkway and The Outlet Shoppes of Atlanta. The concept complements the area's mixed-use vision by activating unused space and offering a modern, clean-lined recreational use that draws daily foot traffic without conflicting with adjacent tenants.

### ***4. Will the proposed use result in a nuisance as defined under state law?***

No. The use will not result in a nuisance under Georgia law. The activity does not produce excessive noise, odor, light spillover, or pollution. All recreation occurs within a netted enclosure, and no alcohol is served on draft or in open containers. Operational hours are reasonable and compliant with local ordinances.

### ***5. Will quiet enjoyment of surrounding property be adversely affected?***

No. The RangeWorks concept is designed to minimize impact on neighboring uses. There is no amplified music or PA system. Lighting will comply with code requirements and be designed to avoid spillover. The facility promotes calm, outdoor recreation and is expected to enhance the experience of nearby commercial users, not detract from it.

### ***6. Will surrounding property values be adversely affected?***

No. The RangeWorks facility is expected to have a positive effect on surrounding property values. It will bring consistent, high-frequency traffic to the area while maintaining a clean, upscale design. Its presence activates underutilized space and contributes to the vibrancy and appeal of the RidgeWalk commercial corridor.

**7. Are adequate provisions made for parking and traffic?**

Yes. All required parking for the RangeWorks facility is provided underneath the raised structure, resulting in a fully covered carport. The final lot will accommodate over 150 parking spaces, of which RangeWorks will require only a portion. The remaining capacity will create ample spillover and surplus parking that can benefit The Outlet Shoppes of Atlanta and surrounding commercial uses. This approach preserves surface area, promotes shared use, and contributes to a more efficient site layout.

**8. Is the site or intensity of the use appropriate?**

Yes. The scale and intensity of the RangeWorks facility are appropriate for the surrounding commercial context. The use is complementary to nearby retail and entertainment, and it generates steady but non-disruptive patron traffic. The enclosed design and modest food & beverage footprint ensure that the impact remains well within the limits of typical commercial uses.

**9. Are any special or unique conditions created by the use consistent with the goals of the Comprehensive Town Plan?**

Yes. RangeWorks introduces an innovative recreation concept that aligns with Woodstock's goals for dynamic, mixed-use development. The facility promotes outdoor activity, creative land use (with stacked functions: parking + recreation), and community-oriented design. It supports a more walkable, activated retail corridor while efficiently using existing infrastructure.

**10. Are adequate provisions made regarding hours of operation?**

Yes. RangeWorks will operate within consistent and reasonable hours, typically between 8:00 AM and 10:00 PM, with the option to adjust slightly based on demand or season. These hours align with nearby retail uses and do not interfere with residential quiet hours. The facility will not host late-night events or generate disruptive activity outside of these timeframes.

**11. Are adequate controls and limits placed on commercial and business deliveries?**

Yes. RangeWorks will have minimal delivery needs, limited primarily to occasional shipments of merchandise, packaged food, and beverage. Deliveries will occur during standard business hours and will not involve large trucks or high-volume logistics. No freight or loading docks are required.

**12. Are adequate landscape plans incorporated to ensure an appropriate transition to adjacent or nearby properties?**

Yes. Landscape design will be incorporated to soften the structure's perimeter, enhance curb appeal, and create a natural buffer where needed. Native and drought-tolerant plants will be used for sustainability. The site will also integrate lighting and signage in a tasteful, minimalistic way that blends with the surrounding commercial context.

**13. Will the public health, safety, welfare, or moral concerns of the surrounding neighborhood be adversely affected?**

No. The RangeWorks facility supports public health and wellness by encouraging physical activity in an accessible and safe environment. There is no alcohol service beyond sealed, canned beverages, and there are no elements of the business that would raise safety or moral concerns. The site is designed to be family-friendly, secure, and respectful of nearby uses.

**14. Does the application comply with specific requirements for this type of use (if any)?**

Yes. To the best of the applicant's knowledge, the proposed use complies with all applicable requirements for recreational and commercial facilities under the Woodstock Development Code. Any additional conditions set by staff or Council will be addressed during the formal review process.

**15. Has the applicant provided sufficient information to allow full consideration of all relevant factors?**

Yes. The applicant has submitted a complete and detailed narrative, along with site plans and supporting documentation, sufficient for the City of Woodstock to fully evaluate the proposed use in accordance with the conditional use permit criteria.

**16. Will the use emit or create unusual odors requiring special mitigation?**

No. The RangeWorks facility does not involve any industrial, chemical, or food preparation processes that would emit unusual odors. There are no grills, fryers, or kitchens on site. Only pre-packaged food and sealed beverages will be sold, so odor-related impacts are non-existent.

**APPLICANT RESPONSE STATEMENT FOR CONCURRENT VARIANCE(S) ONLY -  
Please respond to the following standards for each variance request:**

Variance Request	Ordinance Article(s) and Section(s)
Variance to allow retaining wall and 2 structural poles within setback	[ TBD ]

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

*Response: To allow for proper netting width away from the golf hitting bays, and to maintain an optimal geometric shape for the perimeter. RangeWorks is requesting that 2 of the 14 netting poles be allowed to sit within the setback limit along Woodstock Parkway. Rangeworks would also like to build a ~5ft retaining wall along the perimeter of, and within the setback for, Woodstock Parkway to allow for proper leveling of the site. Proper pole location and leveling of the site will also allow for optimal vehicle flow in relation to existing ingress/egress.*

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

*Response: Application would impair the user experience and RangeWorks' ability to build the planned 36 hitting bays environment. Additionally, having the net closer to the patrons means considerably more balls hitting the side with high spin and greatly reducing useful life of the net and bringing netting poles unnecessarily closer to patrons.*

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

*Response: The shape of the Cody Tract is unique and not ideal for efficient use of the 3.42 acres.*

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

*Response: No, we are initially requesting to put two poles that are 4 ft in diameter within the setback limit. Netting will be attached to the poles at ~10 ft in height. The netting is nearly translucent, similar to what you would see used at a major league ballpark. RangeWorks is also requesting allowance of a ~5ft retaining wall inside the setback distance to properly level the site.*

# ○ ATTACHMENT B5 ○

**APPLICANT RESPONSE STATEMENT FOR CONCURRENT VARIANCE(S) ONLY -**  
**Please respond to the following standards for each variance request:**

Variance Request	Ordinance Article(s) and Section(s)
No EV Parking Spaces	[ TBD ]

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

*Response: The fire marshal office indicated they do not want EV parking spaces near the proposed driving range with containment netting above the gravel parking lot. There are multiple EV parking spaces for the Outlet Shoppes that are not fully utilized and are in close proximity to the proposed development. They are located on the site plan. There is a crosswalk that would allow pedestrian access from the EV spaces to RangeWorks, should they be utilized by patrons of RangeWorks.*

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

*Response: The application would be in direct conflict with the request of the fire marshal.*

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

*Response: Peculiar in the sense that the fire department does not want EV spots at this venue and accessible EV spots already exists at the adjacent Outlet Shoppes.*

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

*Response: Relief would address the needs to the fire marshal. Patrons requiring EV spots would have access to them at the adjacent Outlet Shoppes.*

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

*Response: It would deny the request of the fire marshal.*

Applicant Signature: George Mattingly Date: 11/16/25

Printed Name: George Mattingly

# ATTACHMENT B6

**APPLICANT RESPONSE STATEMENT FOR CONCURRENT VARIANCE(S) ONLY -**  
Please respond to the following standards for each variance request:

Variance Request	Ordinance Article(s) and Section(s)
No Sidewalk Along Property Frontage	[ TBD ]

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

*Response: The frontage of the property extends towards the 575 Right-of-Way or towards a retaining wall. A sidewalk extending past the proposed development wouldn't be functional and would also require mid-block intersections. During our meeting with the city, they agreed that the mid-block intersection isn't desired and that the sidewalk along most of our frontage isn't functional. The portion of proposed sidewalk shown on the site plan along with the existing crosswalks and sidewalks facilitates pedestrian access.*

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

*Response: A sidewalk extending past the proposed development wouldn't be functional and would also require mid-block intersections..*

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

*Response: A new sidewalk for this property frontage would extend toward 575 ROW. A more practical sidewalk and crosswalk already exists that facilitate proper pedestrian access.*

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

*Response: A proper sidewalk and crosswalk already exist that are more practical. Applicant will need to ensure proper connection to this sidewalk.*

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

*Response: A literal interpretation would result in a poorly designed and unnecessary sidewalk.*

Applicant Signature: George Mattingly Date: 11/16/25

Printed Name: George Mattingly

**APPLICANT RESPONSE STATEMENT FOR CONCURRENT VARIANCE(S) ONLY -**  
Please respond to the following standards for each variance request:

Variance Request	Ordinance Article(s) and Section(s)
No Sidewalk Along Property	[ TBD ]

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

*Response: The frontage of the property extends towards the 575 Right-of-Way or towards a retaining wall. A sidewalk extending past the proposed development wouldn't be functional and would also require mid-block intersections. During our meeting with the city, they agreed that the mid-block intersection isn't desired and that the sidewalk along most of our frontage isn't functional. The portion of proposed sidewalk shown on the site plan along with the existing crosswalks and sidewalks facilitates pedestrian access.*

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

*Response: A sidewalk extending past the proposed development wouldn't be functional and would also require mid-block intersections..*

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

*Response: A new sidewalk for this property frontage would extend toward 575 ROW. A more practical sidewalk and crosswalk already exists that facilitate proper pedestrian access.*

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

*Response: A proper sidewalk and crosswalk already exist that are more practical. Applicant will need to ensure proper connection to this sidewalk.*

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

*Response: A literal interpretation would result in a poorly designed and unnecessary sidewalk.*

Applicant Signature: George Mattingly Date: 11/16/25  
Printed Name: George Mattingly

# ATTACHMENT B8

**APPLICANT RESPONSE STATEMENT FOR CONCURRENT VARIANCE(S) ONLY -  
Please respond to the following standards for each variance request:**

Variance Request	Ordinance Article(s) and Section(s)
Maximum Pole Heights	[ TBD ]

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

*Response: Maximum pole heights: The pole heights required for the netting that fully-encloses the driving range will be 60-120' tall. There are 14 poles that will secure the transparent netting. These poles are necessary for the driving range functionality and general safety.*

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

*Response: Application would impair the user experience and RangeWorks' ability to properly contain golf balls from leaving the field of play.*

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

*Response: Specific to the application of RangeWorks experience.*

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

*Response: No, the poles are 4 ft diameter at the base and taper to 2 ft. These poles are tall but low profile - identical to poles used to harness sports netting at a field. The netting itself is highly transparent and will not impede visual see-through.*

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

*Response: I am not sure exactly which ordinance I am interpreting. We were told the poles would be considered structure and need a variance for height. I do not personally feel simple netting poles should be considered of similar structural profile as a building of equal height. That would definitely deprive me of my ability to build properly and safely.*

Applicant Signature: George Mattingly Date: 11/16/25

Printed Name: George Mattingly

SITE DEVELOPMENT SUMMARY	
<b>SITE SUMMARY</b>	
CURRENT ZONING:	GC
OVERLAY:	RIDGEWALK CORRIDOR
PROPOSED ZONING:	GC W/ CUP AND VARIANCES
SITE AREA:	3.44 ACRES
<b>BUILDING SETBACK:</b>	
FRONT (MIN.):	40 FT
SIDE (MIN.):	15 FT
BACK (MIN.):	40 FT
<b>PROPOSED LAND USES &amp; DENSITIES</b>	
RECREATION	32 GOLF BAYS
<b>PARKING SUMMARY</b>	
<b>REQUIRED PARKING:</b>	<b>32 SPACES (TOTAL)</b>
DRIVING RANGE (32 BAYS)	32 SPACES (1BAY)
<b>EXISTING PARKING:</b>	<b>~270 SPACES (TOTAL)</b>
PARKING FOR RETAIL OVERFLOW (GRAVEL)	
<b>PROPOSED PARKING:</b>	
RECREATION	61 SPACES
STANDARD	45 SPACES
COMPACT	12 SPACES
HANDICAP	4 SPACES
PARKING FOR RETAIL OVERFLOW	163 SPACES (GRAVEL)
STANDARD	131 SPACES
COMPACT	32 SPACES



Drawing name: K:\AMT\_Marketing\Range\Works\Woodstock CUP\CAD\Sheet\C2.00 - SITE PLAN-2.dwg C2.00 SITE PLAN Dec 16, 2025 1:50am by: Kaylee Murtigh

**Kimley Horn**

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
615 MOLLY LANE, SUITE 150  
WOODSTOCK, GA 30188  
PHONE: (770) 264-7008  
WWW.KIMLEY-HORN.COM

**RANGEWORKS**

1035 KENTUCKY AVE NE  
ATLANTA, GA 30306

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

**RANGEWORKS - WOODSTOCK**

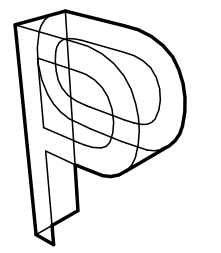
WOODSTOCK PARKWAY, WOODSTOCK, GA 30188  
LAND LOT 875, 15TH DISTRICT  
PARCEL ID: 15N11 041

**PRELIMINARY**

NOT FOR CONSTRUCTION

GSWCC NO. (LEVEL II)	0000062135
DRAWN BY	KDM
DESIGNED BY	KDM
REVIEWED BY	BBW
DATE	12/10/2025
PROJECT NO.	017178001
TITLE	<b>CONDITIONAL USE SITE PLAN</b>
SHEET NUMBER	<b>Z1.00</b>

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



KEY PLAN / GRAPHIC

SEAL

NOT FOR CONSTRUCTION

SET ISSUANCE:  
 100% DESIGN DEVELOPMENT  
 100% CONSTRUCTION DOCUMENTS

SHEET REVISION:

CURRENT ISSUE DATE

SEE TITLE SHEET FOR ISSUE DATES

NORTH

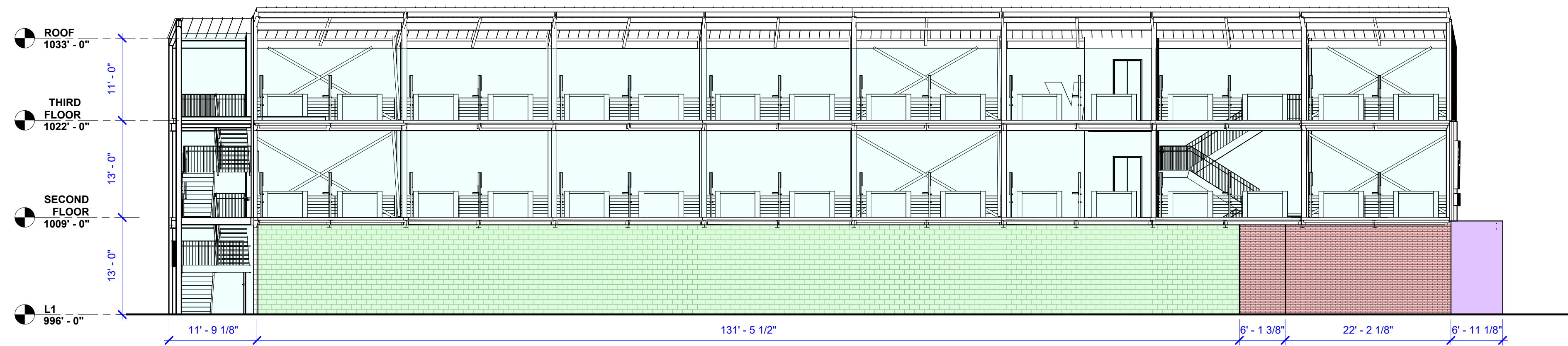
SCALE

DRAWING TITLE  
FACADE CALCULATIONS  
FOR OVERLAY  
ORDINANCE

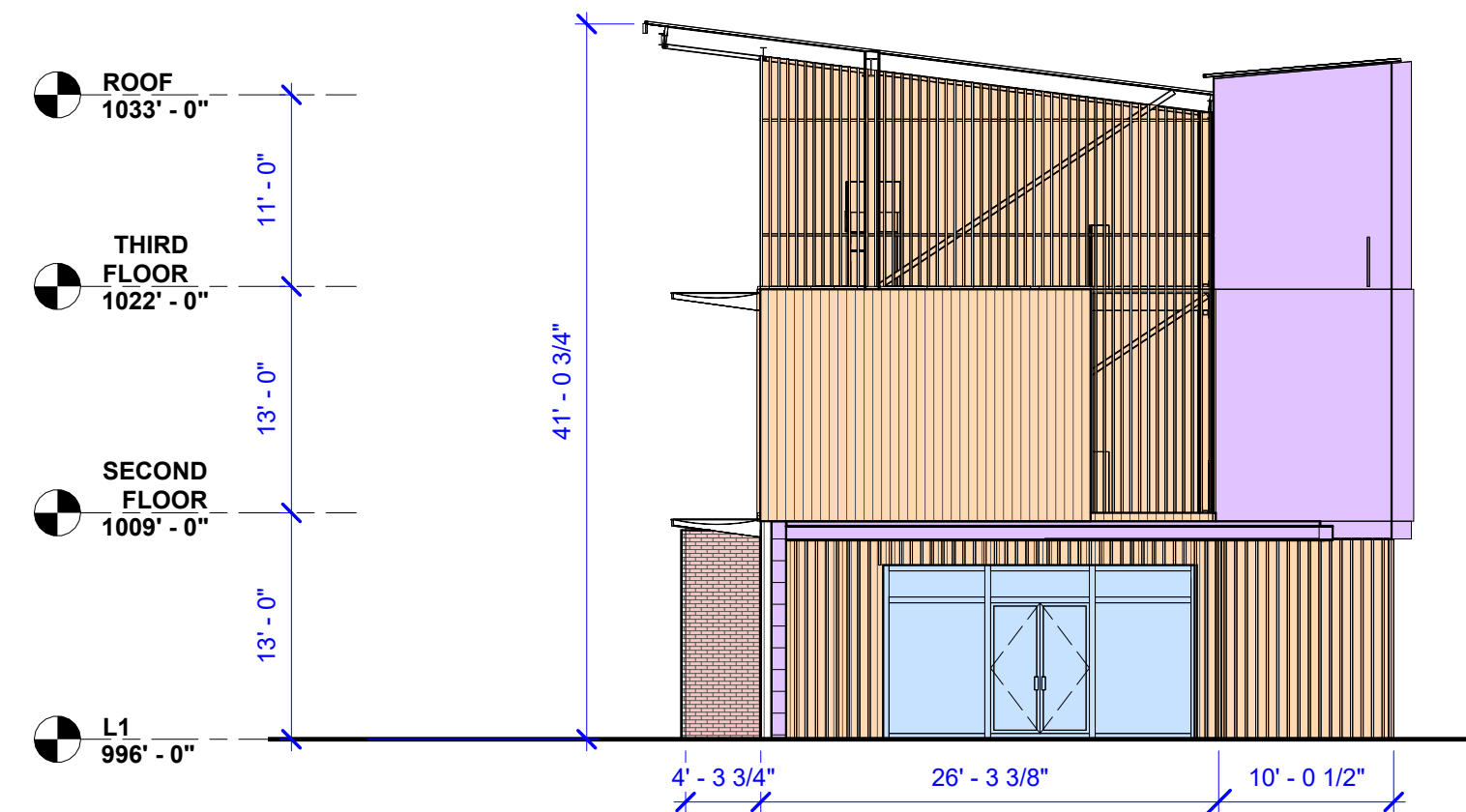
SHEET NUMBER

PROPOSED MATERIALS

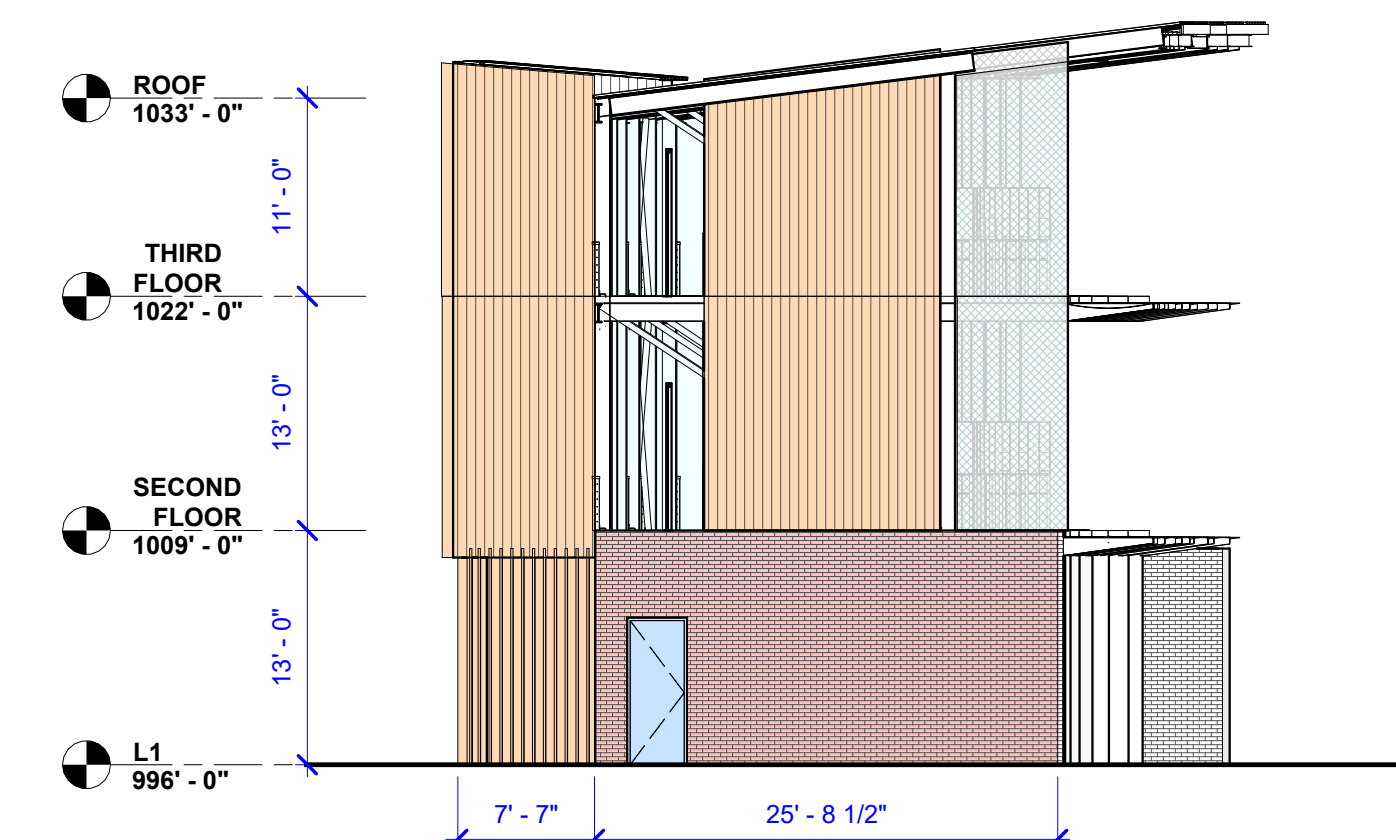
- BRICK | TIER 01
- NATURAL WOOD | TIER 01
- CONCRETE MASONRY UNIT | TIER 03
- OPEN TO BEYOND
- GLAZING / DOORS
- CEMENTITIOUS SIDING | TIER 02



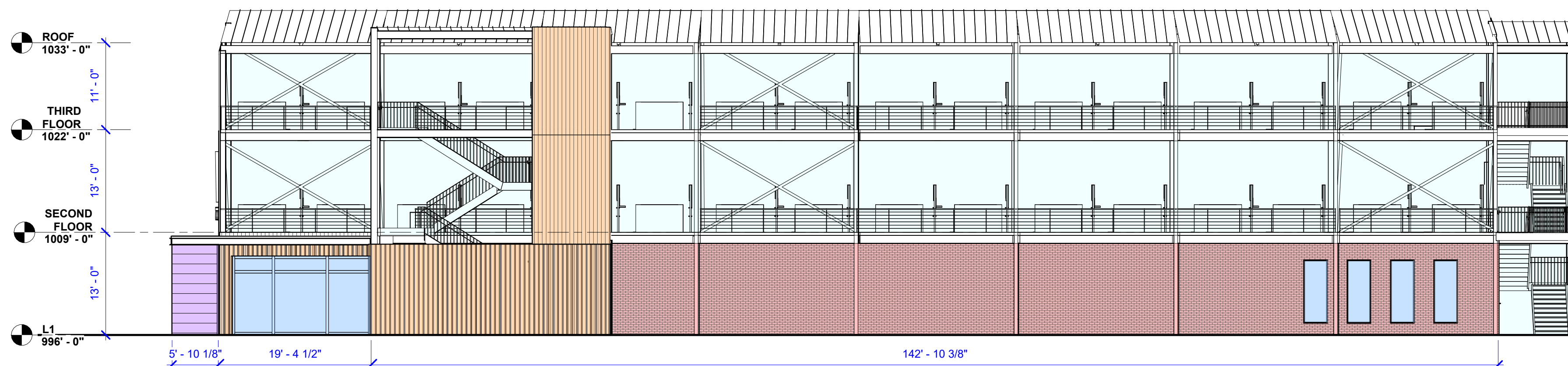
3 NORTH ELEVATION - TERTIARY FACADE  
3/32" = 1'-0"



1 WEST ELEVATION - SECONDARY FACADE  
3/32" = 1'-0"



4 EAST ELEVATION - SECONDARY FACADE  
3/32" = 1'-0"



2 SOUTH ELEVATION - PRIMARY FACADE  
3/32" = 1'-0"

Ridgeway Overlay Ordinance	
Site Development Standards	Maximum Required Setbacks
Front Building Setback	45' adjacent to Ridgeway Parkway, 40' adjacent to other rights-of-way
Side Building Setback	10'
Rear Building Setback	10'

Facade Materials	Definition
Tier 1	Brick, Stone, Cast Stone, and Natural Wood
Tier 2	Clear Coat Gypsum, Dark Brick CMU, and exterior Faux Brick Systems, and Cementitious siding
Tier 3	Exterior Insulation and Finish System (EIFS), metal, faux wood or wood composites, and concrete (Other composite materials may be considered Tier 3 materials, as approved by staff)

Item	Material Requirements	Definition
Primary Facade	Materials T1 (60%), T2 (30%), T3 (10%)	The street-facing facade of the building which includes the main building entrance or the primary pedestrian entrance, and which faces Ridgeway Parkway or the most primary street
Secondary Facade	Shall be composed of Tier 1, 2, or 3 materials (75%)	A building facade which faces a street or civic area, without another intervening building, which is not the primary facade
Tertiary Facade	Shall be composed of Tier 1, 2, or 3 materials (75%)	A building facade which does not face a street, civic area, or civic space

Windows and doors shall be provided for at least three (3) percent of the total facade area, with each story calculated independently, including spaces between floors. The maximum contiguous area without windows or doors shall not exceed ten (10) feet in height and twenty (20) feet in width.

Building Level	Net Area	Proposed Material 1	Proposed Material 2	Proposed Material 3	Proposed Material 4	Compliance Check	Notes
Level 1 - Primary	1950 sf	Brick Veneer (47%) [Tier 1]	Natural Wood (41%) [Tier 1]	Glazing (12%)	Metal (2%) [Tier 3]	<input checked="" type="checkbox"/>	
Level 1 - Secondary	867 sf	Brick Veneer (47%) [Tier 1]	Natural Wood (39%) [Tier 1]	Glazing/Door (14%)	N/A	<input checked="" type="checkbox"/>	
Level 1 - Tertiary	2006 sf	CMU (74%) [Tier 3]	Concrete/Block Siding (4%) [Tier 3]	N/A	N/A	<input checked="" type="checkbox"/>	
Level 2 - Primary	2020 sf	Natural Wood (44%) [Tier 1]	see notes	N/A	N/A	<input checked="" type="checkbox"/>	48% of facade area is open to beyond
Level 2 - Secondary	825 sf	Natural Wood (45%) [Tier 1]	Concrete/Block Siding (15%) [Tier 2]	see notes	N/A	<input checked="" type="checkbox"/>	45% of combined facade area is open to beyond
Level 2 - Tertiary	1944 sf	see notes	CMU (71%) [Tier 3]	N/A	N/A	<input checked="" type="checkbox"/>	48% of facade area is open to beyond
Level 3 - Primary	1722 sf	Natural Wood (44%) [Tier 1]	see notes	N/A	N/A	<input checked="" type="checkbox"/>	48% of facade area is open to beyond
Level 3 - Secondary	1086 sf	Natural Wood (45%) [Tier 1]	see notes	N/A	N/A	<input checked="" type="checkbox"/>	47% of combined facade area is open to beyond
Level 3 - Tertiary	1669 sf	see notes	CMU (73%) [Tier 3]	N/A	N/A	<input checked="" type="checkbox"/>	47% of facade area is open to beyond

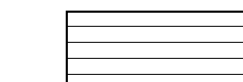
  

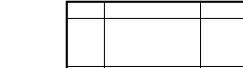
Supplemental Requirements	Standard	Compliance	Compliance Check
Transparency (Glass/Screen/Screen)	Must be provided for at least 15% of the total facade area (calculated independently per story)	The maximum contiguous area without windows or doors shall not exceed 10 feet in height and 20 feet in width.	<input checked="" type="checkbox"/>
Facade Articulation	Facades over 20 feet in height must incorporate relief and projection or recession	The maximum depth of relief or projection must be a minimum of 12 inches, and their combined length must constitute at least 20% of the total facade length.	<input checked="" type="checkbox"/>
Material Articulation (Not applicable)	Facades over 200 feet in height that incorporate a major articulation at least every 200 feet of facade length	The major articulation must occur for a minimum length of 20 feet.	<input checked="" type="checkbox"/>
Star Depth	Shall be measured from the view of public and private streets by a parapet with a cornice, which shall extend around all sides of the building		<input checked="" type="checkbox"/>
Foundations	Where provided, shall be constructed as a detached building element that contrasts with the facade materials. Exposed above-ground foundations shall be coated or finished in masonry, brick, cast stone, or natural stone to contrast with facade materials. Exposed exterior surfaces may be approved		<input checked="" type="checkbox"/>
Compliance	Shall be located in an enclosure designed to be consistent with the principal building in material, workmanship, and color, and shall have gates or doors which are to remain closed when not being accessed.		<input checked="" type="checkbox"/>
Other mechanical ARI/Equipment and vents	Shall be screened from view from all views. Finishing material and color shall be compatible with the building and its surroundings.		<input checked="" type="checkbox"/>
Equipment near or LED lighting outlining and detailing building features is prohibited.			<input checked="" type="checkbox"/>

The Exterior Signage requirements stated in Overlay Ordinance. May be separate zoning requirement.


FLOOR PLAN LEGEND & NOTES

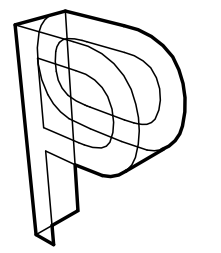
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 WOOD FLOORING / DECKING

 TILE FLOORING

 CONCRETE

 INDICATES ACOUSTIC BOUNDARY. USE TYPE 'A' WALL TYPES, AS DESCRIBED IN STANDARD DETAILS



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PROJECT:  
**RANGEWORKS**  
**WOODSTOCK**

KEY PLAN / GRAPHIC

SEAL

**NOT FOR CONSTRUCTION**

SET ISSUANCE:

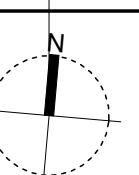
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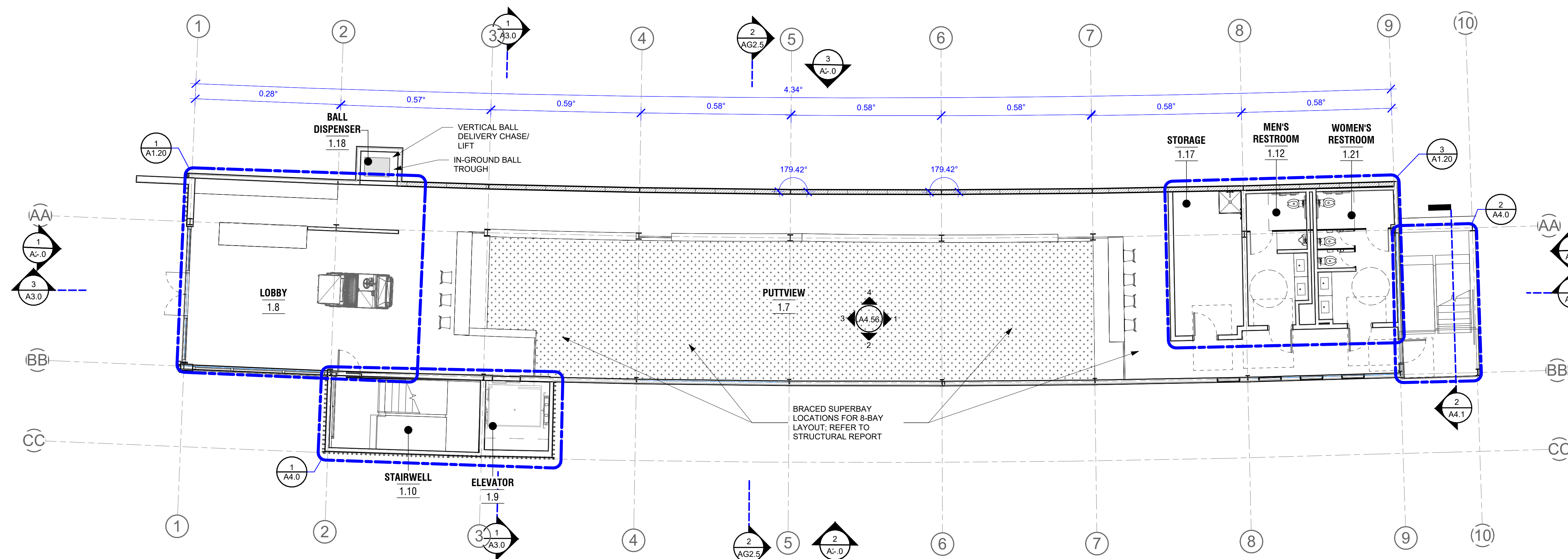


DRAWING TITLE

OVERALL FLOOR PLAN -  
FIRST FLOOR

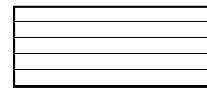
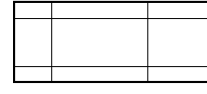


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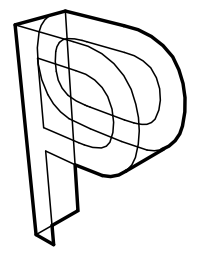
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**FLOOR PLAN LEGEND & NOTES**

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	WOOD FLOORING / DECKING
	TILE FLOORING
	CONCRETE
	INDICATES ACOUSTIC BOUNDARY. USE TYPE 'A' WALL TYPES, AS DESCRIBED IN STANDARD DETAILS



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**PROJECT:**  
**RANGEWORKS**  
**WOODSTOCK**

KEY PLAN / GRAPHIC

SEAL

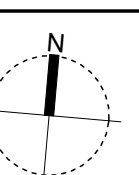
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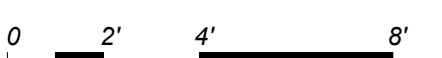
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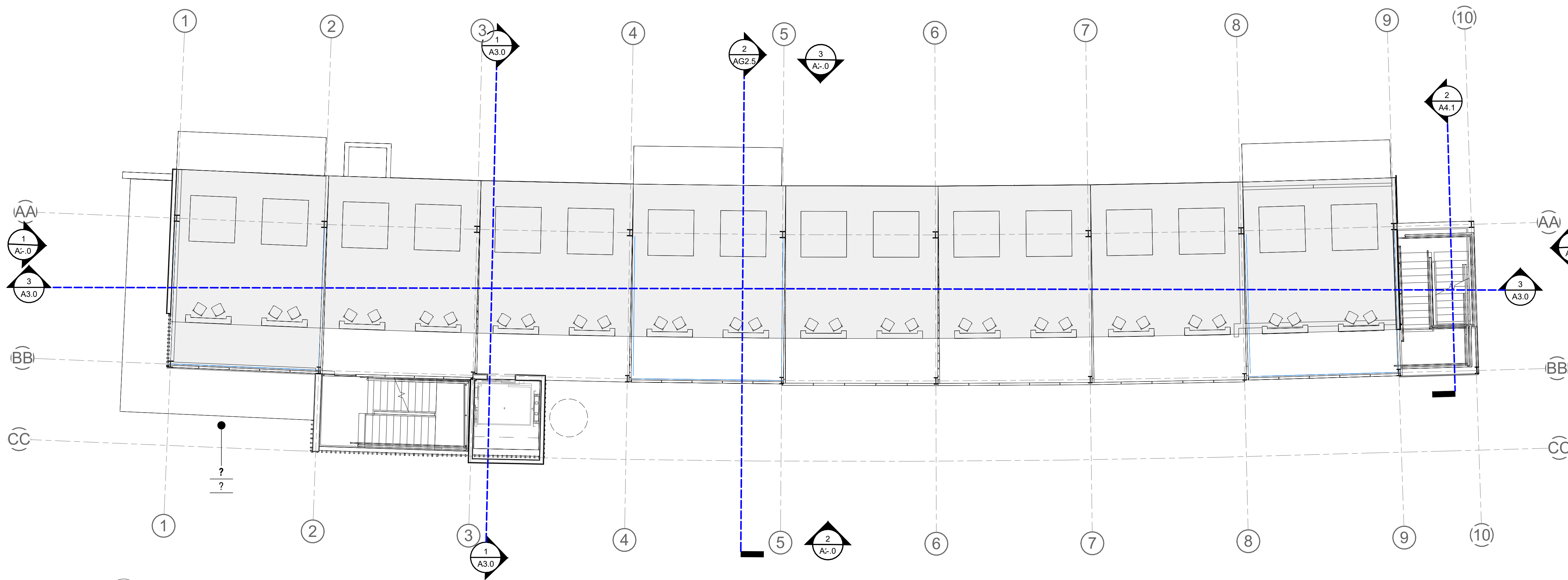


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OVERALL FLOOR PLAN -  
SECOND FLOOR

**SHEET NUMBER**

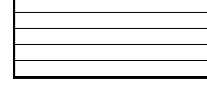
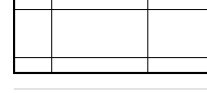
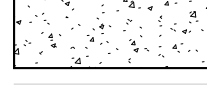

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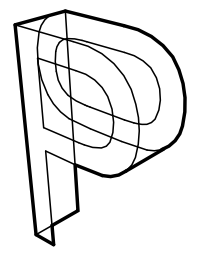


**1 FLOOR PLAN - SECOND FLOOR**  
A1.11 1/8" = 1'-0"

**FLOOR PLAN LEGEND & NOTES**

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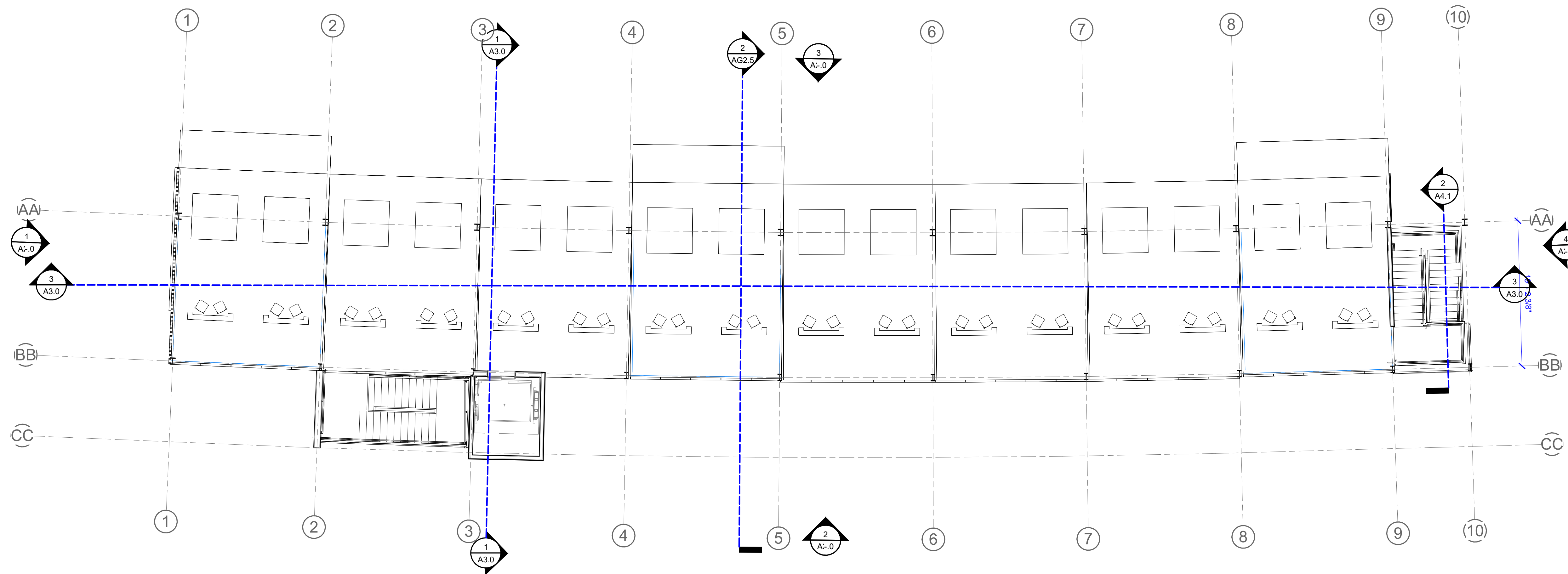


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PROJECT:  
**RANGEWORKS**  
**WOODSTOCK**

KEY PLAN / GRAPHIC



SEAL

**NOT FOR CONSTRUCTION**

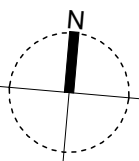
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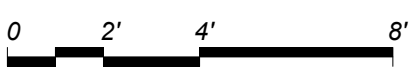
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NORTH



SCALE



DRAWING TITLE

OVERALL FLOOR PLAN -  
THIRD FLOOR

SHEET NUMBER

**A1.12**

1 3 THIRD FLOOR  
A1.12 1/8" = 1'-0"

# ATTACHMENT E1

**PUBLIC INPUT REPORT: Case #** CUP#091-25

Applicant Name: RangeWorks USA / George Mattingly

Phone #: (678) 956-9482 Email: george@rangeworks.net

Subject Property Address/Parcel #: 15N11 041

Public Input Meeting date, time, location: November 20, 2025 / 7:00pm / The Chambers

- I. Summary of concerns:  
Residents of Montclair attended the meeting. They didn't have specific concerns; rather they wanted to better understand how the golf balls would be contained. lighting. parking. and design.
- II. How the applicant addressed concerns:  
Founders answered all questions and shared renderings to support their answers.
- III. Concerns the applicant was unable or unwilling to address and why:  
None
- IV. Concerns or topics of discussion unrelated to the proposal:  
None
- V. Agreements made by the applicant to property owners at the meeting:  
None

Applicant's Signature: George Mattingly

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

# ATTACHMENT E2

CASE # CUP#091-25 Meeting Date 11/20/2025 Meeting Location The Chambers

## PUBLIC INPUT MEETING SIGN-IN SHEET

Name	Address	Email or Phone
David Smith		[REDACTED]
Barbara Smith		[REDACTED]
Todd Chauvin		tchauvin@horizongroup.com

# Item Cover Page

**PLANNING COMMISSION AGENDA ITEM REPORT**

**DATE:** January 8, 2026

**SUBMITTED BY:** Natalie Faustine, Community Development

**ITEM TYPE:** Presentation and Discussion Items

**AGENDA SECTION:** **PUBLIC HEARINGS**

**SUBJECT:** **Consideration of CUP#092-25: 11988 Hwy 92 (Public Hearing/Vote)**

**SUGGESTED ACTION:** Staff recommends City Council approval of a Conditional Use Permit (CUP) to allow a Storage Yard use at a property zoned General Commercial (GC), to site development standards, subject to the staff recommended conditions of approval.

**ATTACHMENTS:**

- [CUP092-25 PC SR.pdf](#)
- [ATTACHMENT A - SITE PLAN.pdf](#)
- [ATTACHMENT B - SITE USE AND STORAGE AGREEMENT.pdf](#)
- [ATTACHMENT C - APPLICANT RESPONSE STATEMENTS.pdf](#)
- [ATTACHMENT D - PUBLIC INPUT REPORT.pdf](#)



**DATE:** January 8, 2026  
**TO:** Woodstock Planning Commission  
**FROM:** Natalie Faustine, Planner I  
**SUBJECT:** Project No. CUP#092-25  
11988 Hwy 92

---

**RECOMMENDATION:**

Staff recommends City Council approval of a Conditional Use Permit (CUP) to allow a Storage Yard use at a property zoned General Commercial (GC), as well as a Variance to site development standards, subject to the staff recommended conditions of approval.

**EXECUTIVE SUMMARY**

The applicant, Clarke Coole, is requesting a Conditional Use Permit (CUP) to allow a storage yard at 11988 Highway 92. The property is zoned General Commercial (GC) with Parkway Overlay. Section 7.505 of the Land Development Ordinance (LDO) identifies Storage Yard as a conditionally permitted use in the GC zoning district.

The proposed development would operate as a single-tenant commercial storage yard intended to serve a local trade business that has not yet been identified. The applicant also requests a Variance from the requirement that all areas of parking facilities be graded, paved, and curbed.

Additional information about the proposed project is provided below. The site plan is provided in Attachment A.



CUP#092-25 Project Site  
11988 Hwy 92

## **BACKGROUND**

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

<b>Table 1: General Property and Surrounding Land Use Information</b>	
Address	11988 Highway 92
Council Ward	4 (Collins)
Tax ID # (TIN)	15N18166
Parcel ID #	15-1173-0001
Site Acreage	± 1.22 Acres
Proposed Use	Storage Yard
Future Development Map	Community Village Center
Current Zoning	GC (General Commercial) with Parkway Overlay
Current Development	Undeveloped with existing cell tower
Streets Information	Highway 92 to the north, maintained by GDOT
Surrounding Neighborhood:	GC (General Commercial) with Parkway Overlay
North	
South	R-5 (High-Density Residential) with Parkway Overlay
East	GC (General Commercial) with Parkway Overlay
West	GC (General Commercial) with Parkway Overlay

### Zoning History

No recent zoning history was found for the subject property.

## **PROJECT DESCRIPTION**

### Site Conditions

The applicant is seeking to open a storage yard facility at 11988 Hwy 92. The project site is a uniquely configured ±1.22-acre parcel with no direct road frontage. Surrounding properties include the future Dutch Bros. development to the north, Trickum Ridge Animal Hospital to the east, Lea Woodstock Apartments to the south, and the future Tractor Supply Company site to the west.

Access to the site is provided by an existing recorded access easement, which permits use of a driveway located between the Dutch Bros. and Trickum Ridge Animal Hospital properties. The driveway is paved for approximately 120 feet from the Highway 92 access point before transitioning to an unpaved gravel surface that continues to the end of the parcel. The limits of the recorded easement are outlined in the site plan in Attachment B.

The parcel is encumbered by a cell tower that takes up 4,900 square feet of the property on the southeastern end, and a large stormwater detention facility that takes up approximately 30% of the parcel, leaving only about 0.5 acres of usable space.



## ANALYSIS

### Consistency with the 2023 Comprehensive Plan

The 2023 Comprehensive Plan Future Development Map identifies the project site as Community Village Center. Typically located at the convergence of major local transportation corridors, Community Village Centers are envisioned as places where a compatible mixture of modest to higher intensity uses are located, such as larger scaled shopping centers, professional offices and services serving several neighborhoods. Staff finds that the proposed project is consistent with the intent of the Community Village Center character area, as it proposes a use that will serve a business within the surrounding community while making productive use of a conveniently located parcel that has limited usability due to site constraints.

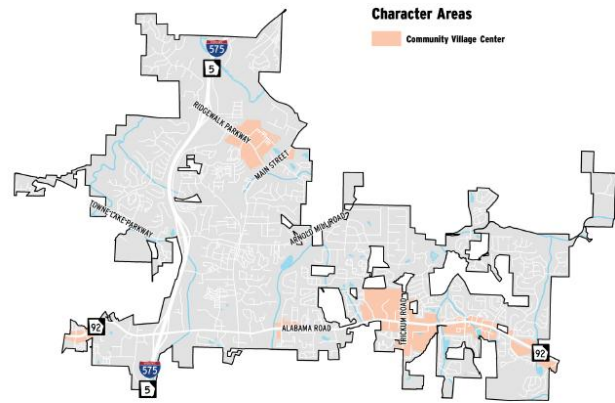


Figure 36. Community Village Center Character Area

as it proposes a use that will serve a business within the surrounding community while making productive use of a conveniently located parcel that has limited usability due to site constraints.

### Consistency with the Land Development Ordinance (LDO)

A CUP is intended for land uses that require special consideration before they are allowed in a particular zone in order to ensure compatibility with the specific site, considering existing and potential uses in the surrounding area. Additionally, the LDO states that the GC zoning district should provide suitable areas for a variety of commercial sales and service activities which generally serve the wide area uses, located along the major thoroughfares to concentrate commercial activities.

In this case, the proposed storage yard use is consistent with the intent of the GC zoning district and the purpose of the CUP. The parcel is surrounded by commercial uses on three sides, with the southern end of the parcel abutting a high-density residential apartment complex. The LDO requires a 45-foot buffer between R-5 and GC zoning districts, which the applicant meets. The proposed use is not expected to generate high-volume traffic, as most vehicle trips would be limited to the tenant's employees transitioning from personal vehicles to work vehicles at the beginning and ending of the business day. Access to the storage area would likely primarily occur during these periods.

The site's physical limitations, including restricted usable area and lack of street frontage, reduces the feasibility of other types of commercial development. Given these factors, staff finds that the proposed storage yard would be compatible with the surrounding uses and appropriate for the site.

Additionally, the applicant is requesting a Variance from LDO Section 7.513.2, which requires all parking facilities including entrances, exits, and maneuvering areas, shall be graded, paved, and curbed, including access drive(s)". The applicant is requesting to waive this requirement in order to limit the impervious area on the site. The request also relates

to site conditions involving the access drive, portions of which are located outside the subject parcel and within an access easement. Since the applicant does not own these areas, there may be limitations on the ability to make improvements in compliance with the LDO.

The property is located within the Parkway Overlay District, which establishes development standards such as setbacks and buffers. As no structures are proposed, the setback standards are not applicable, and the required buffers are provided.

### **PUBLIC INPUT**

Public notice for the public hearing has been provided in accordance with State and local law. On or around November 11, 2025, public notices were mailed to property owners within 800' of the project site. The notice informed them of the public input meeting, Planning Commission public hearing, and City Council public hearing. Additionally, a public notice was published in the 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 December 9, 2025, the Applicant hosted a public input meeting at the Cherokee County Recreation Center (7545 Main St, Bldg. 200, Woodstock, GA 30188) beginning at 7:00 PM. The informal meeting is intended to give the Applicant an opportunity to explain the proposal and to answer any questions the public might have about the project or public hearing process. The meeting had no attendees. The public input report is included in Attachment D.

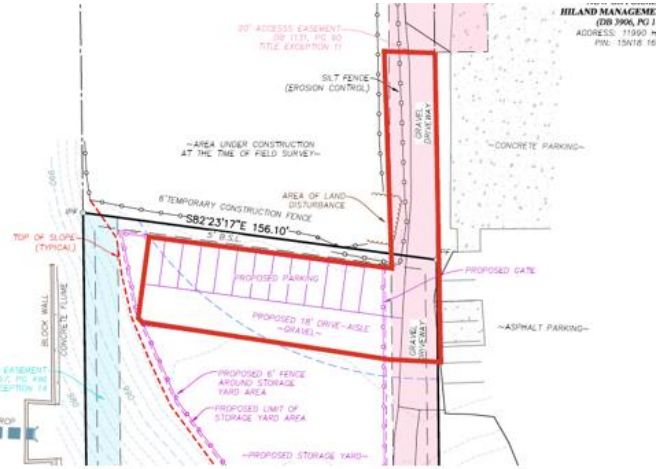
### **DPC RECOMMENDATION**

On December 3, 2025, the DPC considered the proposed CUP and recommended approval with conditions. Through their review of the project proposal, the DPC found that the proposed site plan is not in compliance with LDO Section 7.513.2, which states that all parking facilities, including entrances, exists, and maneuvering areas, shall be graded, paved, and curbed, including access drive(s). As a result, the applicant added a variance to their request. At a subsequent DPC meeting on December 17, 2025, the DPC voted to recommend approval of the additional variance with conditions.

The amended recommendation for approval with conditions is as follows:

1. The requested CUP is granted to allow the proposed development, which shall be substantially similar to the applicant's application package, including but not limited to the site plan and proposed tenant agreement, and attached hereto as Attachments A and B.
2. Use shall be generally consistent with the applicant supplied responses to the Conditional Use Permit review criteria, attached hereto in Attachment C.
3. The storage yard shall be rented in full to a single tenant.
4. No storage of organic, flammable, combustible, or hazardous materials permitted. Organic materials include but are not limited to mulch, pine straw, yard waste, and tree limbs.

5. Vehicle access and storage are limited to standard single-axle commercial vehicles such as box trucks or pickups. No tractor-trailers or heavy freight carriers are permitted.
6. No temporary or permanent buildings permitted on site.
7. No dumpster permitted on site.
8. The designated access drive, parking area, and drive aisle must be graded and paved as required by the LDO.
9. The hours of operation shall be between the hours of 5:00 AM and 10:00 PM.
10. In the event of three (3) code enforcement violations against the subject property, the Director of Community Development may refer the approved project for additional consideration by the DPC. This may result in modifications of the Conditions of Approval.



CUP#092-25 Recommended Paving Area

**CRITERIA FOR CONSIDERATION OF A CONDITIONAL USE PERMIT REQUEST**

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

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

The subject parcel is mainly bordered by Highway 92 and other commercial uses (Dutch Bros., Trickum Ridge Animal Hospital, and Tractor Supply Co). The southern border of the parcel abuts residential use (The Lea at Woodstock Apartments). As reflected in their site plan, the applicant will comply with the required 45-foot undisturbed buffer between properties. Additionally, staff conditions are intended to prohibit the storage of hazardous materials. Significant adverse effect on the surrounding area is not anticipated, given the commercial nature of the parcel.

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

The subject parcel is situated along Highway 92 within a transition area from residential to commercial development approaching the Trickum Road intersection. Due to the nature of the Highway 92/Trickum Rd intersection, this use is compatible with the surrounding area.

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

O.C.G.A. §41-1-1 defines a nuisance as, “anything that causes hurt, inconvenience, or damage to another and the fact that the act done may otherwise be lawful shall not keep it from being a nuisance.” The use is not anticipated to be a nuisance as defined under State law.

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

The quiet enjoyment of surrounding property is not anticipated to be adversely affected by the proposed use. Staff’s conditions are intended to ensure that no heavy machinery is allowed on the site and the hours are consistent with the surrounding businesses.

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

Surrounding property values are not likely to be adversely affected by the proposed use. The commercial nature of the business is similar to existing surrounding uses, and substantial buffers are provided against the neighboring residential zone.

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

Overall, as conditioned by staff, adequate provisions are made for parking and traffic considerations. The proposed development would create a minimal increase in traffic to and from the parcel, given that it is currently vacant and only accessed a few times a year by cell tower maintenance workers. The use is expected to be low intensity, mainly accessed by the tenant’s employees as they travel to and from work daily. Since there is additional storage provided on the site, some additional work trucks and vans may access the site as needed. Paving of the site access drive will ensure that the access drive can support the additional trips, while mitigating potential erosion and maintenance issues in the access easement.

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

The site and intensity of the use is appropriate for the area. The site is one of several parcels zoned GC (General Commercial) in the area and is adjacent to the highly trafficked Highway 92 and Trickum Rd intersection.

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

The 2023 Comprehensive Plan identifies this site as part of the Community Village Center character area. The unique conditions created by the proposed use are consistent with the Community Village Center goals to create well-integrated space for businesses that are intended to service the surrounding area.

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

Staff's conditions of approval have been added to the project to limit hours of operation to 5 AM to 10 PM. This condition was added based upon the hours suggested by the applicant so that the hours of operation were in line with the surrounding business hours.

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

The site will be secured and only accessible to the tenant from 5 AM to 10 PM, as outlined in staff's conditions. Additionally, the applicant indicated that there will be no commercial deliveries to the site. The only traffic anticipated would be from the tenant's employees.

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

The parcel has limited visibility due to its lack of street frontage. In addition, only approximately 0.5 acres of the site are proposed for development, with over half of the property remaining in its natural state. This will help preserve existing conditions and minimize visual impacts.

- l. *Whether or not the public health, safety, welfare, or moral concerns of the surrounding neighborhood will be adversely affected.*

The public health, safety, welfare, or moral concerns of the surrounding neighborhood will not be adversely affected. The parcel is sufficiently shielded from neighboring parcels through the buffers required by the LDO.

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

There are no specific requirements set forth for Storage Yard uses.

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

The Applicant has provided sufficient information to allow for a full consideration of the proposed project.

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

No unusual odors are created or emitted from the proposed use as conditioned by staff.

## **CRITERIA FOR CONSIDERATION OF A VARIANCE REQUEST**

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

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

Exceptional physical constraints affect the parcel, limiting usable area to approximately 0.5 acre. These constraints include lack of road frontage, cell tower placement, and the large stormwater detention area, which distinguish the property from surrounding parcels.

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

The limited developable area of the parcel causes a practical difficulty in development. The application of the regulations that the applicant is seeking a Variance from would limit the economic viability of the proposed site. Relief from these code sections would be required to develop the property with the proposed use.

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

The combination of aforementioned site constraints are peculiar to the subject parcel.

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

A literal interpretation of the Ordinance would limit the applicant's reasonable use of the property, as unique site constraints restrict feasible development compared to other similarly zoned parcels.

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

Relief, if granted, would not cause substantial detriment of the public good, or impair the purposes and intent of the ordinance. This provision is intended to establish a consistent standard for newly developed commercial or public parking areas. Given the private, low-intensity nature of the proposed use, staff finds that curbing is not warranted, but paving is appropriate.

- f. *That the special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.*

The combination of aforementioned unique site constraints limit what can feasibly be developed on the land. Surrounding properties are not limited by the same combination of constraints and are capable of being developed in accordance with the LDO requirements.

- g. *That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.*

Granting the Variance is necessary to preserve the applicant's right to reasonable use of the property. Due to site-specific constraints, strict application of the LDO would limit any practical use of the land.

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

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

- i. *That the authorizing of the Variance will not impair an adequate supply of light and air to adjacent property, unreasonably increase congestion of public streets, increase danger of fire, imperil public safety, unreasonably diminish property values, or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.*

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

## **ATTACHMENTS**

- Attachment A - Site Plan
- Attachment B - Proposed Tenant Agreement
- Attachment C - Applicant Response Statements
- Attachment D - Public Input Report



# ATTACHMENT B1

## EXHIBIT

### SITE USE & STORAGE AGREEMENT

This **Site Use & Storage Agreement** (“Agreement”) is incorporated as part of the Lease between Landlord and the Tenant. The terms below govern how Tenant may use and occupy the designated area (“Premises”).

---

#### 1. Purpose of Use

The Premises shall be used solely for the secure outdoor storage of Tenant’s business-related vehicles, materials, and equipment associated with Tenant’s commercial operations. No retail activity, public access, fabrication, or manufacturing shall occur on-site.

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#### 2. Assigned Storage Area

Tenant shall store all items only within the **assigned designated storage footprint**, which may be modified, relocated, or reconfigured by Landlord at Landlord’s discretion with reasonable notice to Tenant. See “Assigned Designated Storage Footprint Map” at the end of this Agreement.

---

#### 3. Access and Hours

Access shall be controlled via secured gate and lock. Tenant and its employees may access the Premises between **5:00 AM and 10:00 PM**, including weekends and holidays. No human habitation is permitted on the Premises at any time.

Subcontractors, vendors, or third parties may only access the Premises when accompanied by Tenant or Landlord.

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#### 4. Maintenance and Cleanliness

Tenant shall keep the Premises clean, orderly, and free of loose materials. Minor routine vehicle or equipment maintenance is permitted; major repairs, fabrication, or industrial activity is strictly prohibited.

## ATTACHMENT B2

Tenant shall comply at all times with applicable City of Woodstock ordinances, environmental rules, and site standards.

---

### 5. Prohibited Items

The following are strictly prohibited on the Premises:

- Chemicals, fuels stored in bulk, hazardous or flammable materials
- Scrap materials, debris, trash, or waste staging
- Odor-producing or nuisance-creating materials
- Abandoned, unregistered, or inoperable vehicles
- On-site fabrication or industrial processing

Landlord reserves the right to require removal of any item deemed unsafe, unsightly, noncompliant, or inconsistent with intended use — **regardless of whether the item is listed above.**

---

### 6. Violations, Enforcement, and Fines

If Tenant violates this Agreement, Landlord will provide written notice and allow a **5-day cure period**. If Tenant fails to fully cure the violation, a **\$100 daily fine** will apply until corrected.

If the violation remains unresolved after **30 days of fines**, Landlord may:

- Correct the violation at Tenant's expense, and/or
- Terminate Tenant's right of occupancy pursuant to the Lease.

All fines, cleanup costs, and enforcement charges shall be automatically billable to Tenant and treated as Additional Rent.

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### 7. Liability and Insurance

Tenant shall carry and maintain commercial **general liability insurance** in standard industry limits and shall provide proof of coverage upon request.

Tenant assumes all liability associated with stored equipment, materials, and operations.

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### 8. Security Deposit & Lease Control

## **ATTACHMENT B3**

Security deposit amount and financial terms are governed by the Lease. This Agreement does not replace or modify economic lease terms and shall be interpreted in harmony with the Lease.

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### **9. Landlord Rights**

Landlord retains the right to:

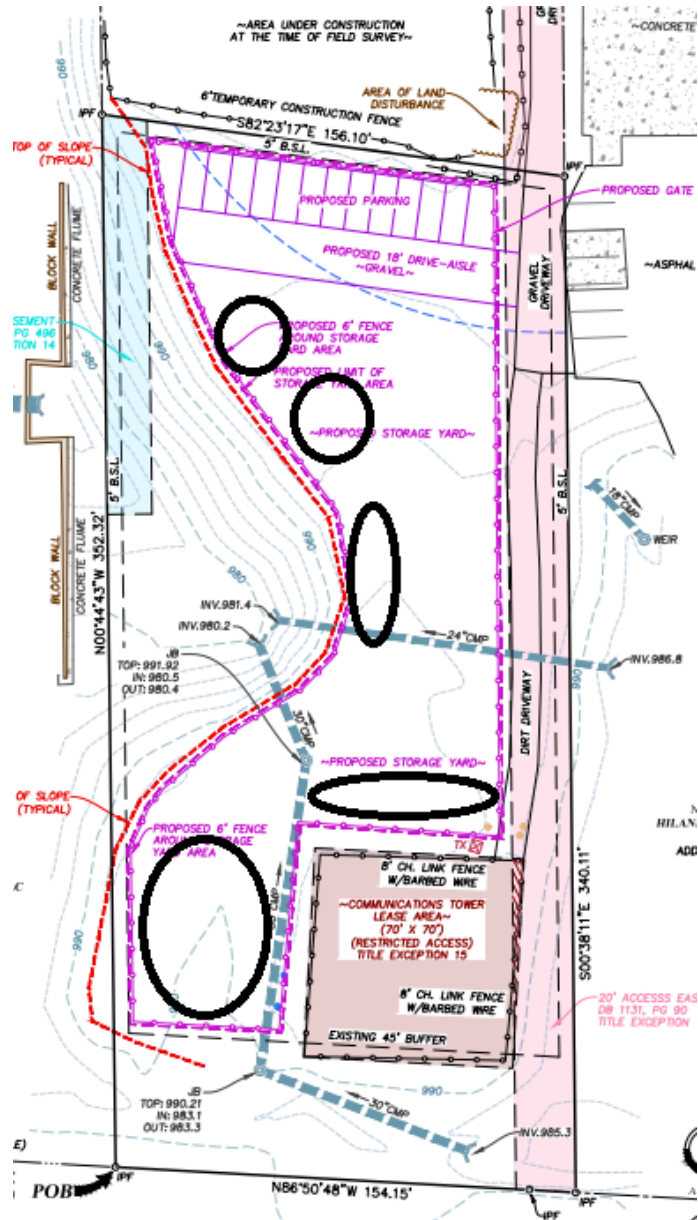
- Enter the Premises for inspection with reasonable notice
  - Relocate storage areas
  - Amend rules from time to time as needed for safety, compliance, or community standards
- 

### **10. Binding Effect**

This Exhibit is legally binding and enforceable as part of the Lease. Tenant acknowledges receipt, understanding, and acceptance of this Agreement.

# ATTACHMENT B4

## Assigned Designated Storage Footprint Map



### Legend

1. Circle Areas Represent Approved Storage Locations
2. All Areas Outside the Circles only Approved for Internal Circulation

# ATTACHMENT C1

## APPLICANT RESPONSE STATEMENT      CONDITIONAL USE PERMITS

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

If this application is in response to a conditional use permit, please respond to the following standards in the form of a written narrative:

### 1. Explain requested conditional use permit.

*The applicant is requesting approval of a Conditional Use Permit to allow for a small, secure service vehicle and storage use serving one licensed trade or service business on this property. The use is limited in scale and intensity and is designed to support local service-based operations such as HVAC, plumbing, landscaping, or electrical work by providing a permanent, organized, and professionally managed base for storing work vehicles and job-related equipment.*

*This parcel presents unique physical and functional **hardship constraints** that significantly limit its usability for typical commercial development. **Although the lot measures approximately 1.22 gross acres, only about 0.50+/- acres are practically usable – meaning approximately 60% of the site is not usable.** The area is encumbered by the following constraints:*

- *The site sits approximately 262 feet off Highway 92, positioned behind existing commercial buildings, resulting in limited visibility and reduced suitability for retail or customer-facing activity.*
- *A cell tower compound occupies approximately 10% of the property footprint.*
- *A large stormwater detention facility encompasses approximately 30% of the property.*
- *A rear buffer area accounts for approximately 20% of the land area and must remain undisturbed.*
- *The cell tower produces intermittent mechanical noise, creating an environment unsuitable for a use requiring indoor occupancy or long-duration onsite presence.*

*Due to these physical limitations, conventional commercial development such as restaurants, retail, office, or public-facing service providers is not feasible. The proposed use, however, appropriately aligns with the site's constraints by requiring minimal traffic, no public access, no interior occupancy, and low operational impact.*

## ATTACHMENT C2

*The property will be fenced, secured, and professionally managed. Materials will be neatly stored within designated areas, and no fabrication, manufacturing, or hazardous material storage will occur. The use is limited to one business and its employees, aligning with the neighboring commercial context while maintaining a low profile and minimal disturbance.*

*This request represents a reasonable and appropriate adaptive use of a uniquely constrained parcel while ensuring the site remains orderly, screened, compliant, and beneficial to the local business community.*

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

*The proposed storage use is designed to operate with minimal impact on surrounding properties and the community. The tenant profile—primarily licenses trade professionals and service-based trades such as local HVAC, plumbing, landscaping, and electrical service providers—does not generate public-facing traffic, late-night activity, or high-volume vehicle turnover. Operations are limited to standard business hours, resulting in a predictable, low-impact use.*

*There will be no processes on-site that create odors, fumes, noise, vibration, or other nuisance conditions. Materials stored will be limited to equipment and inventory necessary for day-to-day business use and not bulk waste, hazardous chemicals, or scrap.*

*To ensure long-term organization and visual compatibility, the site will be professionally managed under a clearly defined operational framework. The user will be required to sign and comply with a Site Use and Storage Agreement outlining permitted materials, required storage standards, and tenant responsibilities. The property will include the designated storage zone to prevent overflow, encroachment, or disorder. Regular inspections will be conducted to ensure compliance.*

*Additional site features such as fencing, screening, gravel surface treatment, structured layout, and controlled access further ensure the use remains visually tidy, contained, and consistent with the intent of the zoning district.*

*With these operational safeguards in place, the proposed use will not create any significant adverse effect on adjacent properties. This will be maintained as a clean, organized, and professionally managed site.*

*The applicant is willing to provide the City a copy of the Site Use and Storage Agreement, if requested.*

## ATTACHMENT C3

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

*The proposed use is compatible with the surrounding area and consistent with the established commercial character of the Highway 92 corridor. The subject property is bordered by a mix of active commercial uses, including a new Dutch Bros Coffee to the north, a veterinary clinic to the east, and Tractor Supply to the west, which supports similar outdoor operational elements such as equipment display and managed storage. To the south, the property is separated from the nearest residential use by distance, existing tree canopy, and the orientation of site access away from residential viewsheds.*

*Highway 92 is designated and developed primarily for commercial and service-oriented activity, and the proposed use aligns with the intent of this corridor by supporting local service businesses such as HVAC, plumbing, landscaping, and electrical service providers. These businesses are already operating within the community and require secure, well-maintained storage solutions to function efficiently. Providing structured, managed outdoor storage reduces the likelihood that equipment will be stored informally or in less appropriate locations within the community.*

*The site is also uniquely suited for this use due to surrounding buffering conditions, including established tree lines, an existing detention pond, and the configuration of adjacent parcels. With planned visual screening, defined storage areas, surface treatment, and enforced operating standards, the use will not detract from neighboring properties or the corridor's appearance.*

*Based on surrounding land uses, physical separation, site layout, and the operational structure proposed, the use is compatible with its context and complements the broader commercial fabric of the corridor.*

### **4. Whether or not the use proposed will result in a nuisance as defined under state law.**

*The proposed use will not result in a nuisance as defined under Georgia state law. The activities on-site are limited to secure storage of equipment and materials used by licensed trades such as HVAC, electrical, plumbing, and landscaping service providers. No processing, fabrication, waste handling, chemical storage, or other activities associated with noise, odor, fumes, vibration, or emissions will occur on the property.*

*Operations will take place during typical business hours and are not expected to create traffic levels, noise, or activity that exceed what is customary within a commercially zoned*

## ATTACHMENT C4

*corridor. The site will incorporate screening, surface treatment, and clearly designated storage zones to ensure an orderly and visually contained appearance.*

*All tenants will be required to adhere to a written Site Use and Storage Agreement, which includes rules prohibiting loose debris, storage outside designated areas, improper materials, or activities that may affect neighboring properties. Regular inspections and enforcement measures—including written notices, fines, or removal from the site if necessary—will ensure ongoing compliance.*

*With these operational controls in place, the proposed use is expected to operate quietly, cleanly, and without negative impact to public health, safety, or the enjoyment of nearby properties. As such, it will not create conditions that would rise to the level of a nuisance under applicable state law.*

### **5. Whether or not quiet enjoyment of surrounding property will be adversely effected.**

*The quiet enjoyment of surrounding properties will not be adversely affected by the proposed use. This parking and storage facility is intended to support service-based providers and does not include manufacturing, outdoor work activity, public-facing interaction, or other operational elements that generate excessive traffic, noise, or disturbance. The use will function as secured equipment and vehicle storage rather than an active work yard.*

*Operational hours will align with typical daytime business use, with no planned nighttime activity or extended hours. There will be no amplified sound, outdoor mechanical operations, loading equipment, or processes that produce odor, vibration, or other nuisance conditions. Traffic patterns are expected to be low and consistent with the existing commercial corridor.*

*Site planning incorporates screening and organized placement of stored equipment. The gravel surface will help minimize dust and manage stormwater, and the controlled access to the site will prevent unauthorized activity or disruption.*

*All tenants will be required to comply with a Site Use and Storage Agreement that specifically prohibits activities or materials that could interfere with the use or enjoyment of neighboring properties. Regular monitoring and enforcement will ensure compliance over time.*

## ATTACHMENT C5

*Based on the nature of the use, the expected operational profile, and the management framework in place, the project will operate quietly and in a manner that does not diminish the enjoyment, use, or livability of adjacent commercial or residential properties.*

### **6. Whether or not property values of surrounding property will be adversely effected.**

*The proposed use is not expected to negatively affect surrounding property values. The site will function as a clean, organized, and professionally managed storage facility that supports existing service businesses within the community. With screening, defined storage area, and controlled access, the visual impact of the site will remain orderly and consistent with surrounding commercial development along the Highway 92 corridor.*

*The surrounding land uses—including Dutch Bros Coffee, the veterinary clinic, Tractor Supply, and nearby multifamily housing—demonstrate a mixed commercial environment that already accommodates a range of operational types. The proposed use fits within this established pattern and does not introduce high-impact traffic, noise, odor, or other conditions that could detract from nearby uses.*

*Additionally, this project represents an improvement and productive utilization of the site. By investing in surface treatment, maintenance protocols, and ongoing operational oversight, the property will be enhanced and well cared for. Providing a structured and compliant location for licenses trade professionals vehicles and storage also reduces the potential for informal scattered parking of service vans in neighborhoods or unregulated storage elsewhere within the community, which can have a negative influence on property values if left unmanaged.*

*Given the low-impact nature of the use, the enhancement of the site, and the compatibility with surrounding commercial activity, the project is not anticipated to adversely affect nearby property values and may instead contribute positively by maintaining an orderly and well-regulated site.*

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

*Adequate provisions are made for parking and traffic, and the proposed use will generate far less vehicle activity than typical commercial or retail uses. The site will serve as a secured storage location for licensed trade professionals and service-based businesses, not the general public. As a result, there will be no customer traffic, walk-in activity, or continuous vehicle turnover throughout the day.*

## ATTACHMENT C6

*Vehicle movement will follow a predictable pattern: most users will enter once in the morning to dispatch equipment and return once in the late afternoon or early evening. This limited and routine circulation avoids conflicts with peak retail hours and minimizes traffic impact on surrounding roadways.*

*The usable portion of the site is approximately 0.5 acre, which inherently limits the number of vehicles and storage user the property can reasonably accommodate. This physical constraint ensures the use remains low-intensity and prevents over-utilization or high-volume activity.*

*The site plan includes clearly defined parking and internal circulation routes to allow service vehicles and light commercial equipment to maneuver safely and efficiently. No large tractor-trailers, heavy delivery traffic, or specialty transport operations are anticipated.*

*Given the limited scale of the site area, the predictable low-frequency trip pattern, and the organized internal circulation layout, the proposed use will not create adverse traffic conditions or exceed the carrying capacity of the surrounding transportation network. The parking and traffic accommodations provided are more than sufficient to support the intended use.*

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

*The proposed use and intensity are appropriate for the site and surrounding area. Only about ½ acre of the property is usable, which inherently limits the number of vehicles and storage activity, ensuring the use remains low-impact and manageable.*

*This is not a public-facing or retail operation. Activity is limited to licensed trade professionals and service providers accessing stored equipment, generally once in the morning and once in the late afternoon. There is no fabrication, material processing, waste handling, or continuous on-site work.*

*The Highway 92 corridor is predominantly commercial, and nearby uses—including Dutch Bros Coffee, a veterinary clinic, Tractor Supply, and multifamily housing—reflect a varied but compatible mix of commercial and service-oriented activity. With secure fencing, defined storage area, and ongoing site management, the use will remain orderly, visually contained, and consistent with the surrounding development pattern.*

## ATTACHMENT C7

*Given the limited scale, low operational intensity, and commercial context, the proposed use is appropriate for this site.*

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

*The proposed use is consistent with the purpose and intent of the Community Village Center character area as outlined in the Comprehensive Town Plan. The plan envisions this area as a mixed-use commercial corridor that supports employment, provides services to surrounding neighborhoods, and accommodates a range of small business uses. The proposed secure storage facility for licensed trade professionals and service-based businesses supports these goals by enabling local service providers to operate efficiently within the community they serve.*

*While the use is not a retail storefront, it plays an important supporting role in the local commercial ecosystem by providing infrastructure for small business operations—one of the stated priorities of the character area. The plan identifies employment opportunities and neighborhood-serving services as key components of the Community Village Center, and this use directly supports both by keeping essential service businesses operating locally rather than relocating outside city limits.*

*The scale of the project is modest, with only approximately ½ acre of usable area, and the operational characteristics are low-intensity, non-public facing, and screened. These conditions ensure the site remains compatible with surrounding development while respecting the pedestrian- and community-oriented character envisioned for the broader area.*

*By providing a clean, organized, and well-managed space for local service providers, this use helps maintain a diverse economic base along the Highway 92 corridor, which aligns with the Comprehensive Plan's goals of supporting neighborhood-serving commerce and fostering a complete and functional mix of uses.*

*By providing an appropriate and well-regulated location for vehicle and equipment storage, the project also reduces the likelihood of informal or unplanned storage occurring elsewhere in the community, helping maintain the visual character, organization, and long-term development goals outlined in the Comprehensive Town Plan.*

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

## ATTACHMENT C8

*The hours of operation shall be consistent with the surrounding area. It shall be consistent with the hours of operation of the adjoining new Dutch Brothers coffee which is 5AM to 10PM.*

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

*Adequate controls are in place to ensure that commercial deliveries remain limited and appropriate for the site. The proposed use does not rely on frequent product shipments, retail inventory turnover, or large freight deliveries. Instead, the site will function primarily as a secure storage location for licensed trade professionals and service-based businesses, with most materials arriving with the users themselves rather than through third-party delivery services.*

*Any deliveries that may occur will be infrequent, smaller in scale, and limited to standard commercial vehicles such as box trucks or pickups—not tractor-trailers or heavy freight carriers. The usable area of the site is approximately ½ acre, which naturally restricts the scale and frequency of deliveries.*

*Access will be controlled through secured entry, and all tenants will be required to comply with operating rules outlined in the Site Use and Storage Agreement. These rules will prohibit unscheduled or oversized deliveries and require any necessary drop-offs to occur during normal business hours so operations remain orderly and non-disruptive.*

*Given the very limited need for external deliveries, the predictable traffic pattern, and the operational controls in place, adequate measures exist to ensure that deliveries will not create noise, congestion, or conflict with surrounding uses.*

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

*Adequate landscape considerations have been incorporated to ensure an appropriate transition between this site and surrounding properties. The total parcel is approximately 1.22 acres, and only about ½ acre will be used for the operational area. As a result, over 60% of the property will remain in its natural state, preserving the existing tree canopy and vegetation that surrounds the site. This existing buffer will provide a substantial visual transition and screening between adjacent uses without requiring significant disturbance.*

## ATTACHMENT C9

*At the time of permitting, the project will fully comply with the City of Woodstock's landscaping, buffer, and screening requirements. Any supplemental plantings or screening elements required by ordinance will be incorporated into the final site plan to ensure compatibility and appropriate edge treatment with nearby uses.*

*By retaining the majority of the site in its natural condition and incorporating required landscaped screening in the developed portion, the project ensures a thoughtful transition between properties and maintains the visual character of the surrounding area.*

*We are complying with all buffer requirements.*

### **13. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.**

*The proposed use will not adversely affect the public health, safety, welfare, or moral character of the surrounding neighborhood. The site will function as a secure storage location for licensed trade professionals and service-based businesses, with no public access, retail activity, or on-site processing. There are no activities that generate odor, fumes, noise, hazardous conditions, or environmental impacts.*

*Security controls—including gated access, defined storage areas, and on-site management policies—ensure that the property remains orderly and protected from unauthorized activity. The predictable and low-volume traffic pattern further supports safety by minimizing vehicle conflicts or congestion.*

*Because only approximately ½ acre of the 1.2-acre site will be used, the majority of existing vegetation and natural buffering will remain in place, helping preserve the character and privacy of nearby properties. Compliance with all applicable City regulations, including screening, landscaping, and operational requirements, will ensure the site remains compatible and well-maintained over time.*

*This use provides support to local businesses without creating impacts that would compromise community well-being. Based on its scale, operational nature, and management controls, the proposed use is not expected to negatively affect public health, safety, welfare, or the surrounding neighborhood.*

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

*The application is intended to fully comply with all applicable requirements for a Conditional Use Permit as outlined in the City of Woodstock zoning ordinance. The*

## ATTACHMENT C10

*proposed use has been designed to address the standards regarding screening, operational controls, traffic, landscaping, compatibility with surrounding development, and overall site design. As the project progresses into permitting, all final plans—including site layout, fencing, access, landscaping, and operational guidelines—will be coordinated to meet the specific requirements applicable to this use and zoning designation.*

*If any additional conditions, technical requirements, or use-specific standards apply under this chapter of the ordinance, the applicant is committed to satisfying those requirements and incorporating them into the final site plan and operating framework prior to approval.*

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

*The applicant has provided sufficient information to allow full consideration of all relevant factors associated with the proposed use. This application includes details regarding site operations, traffic expectations, screening, landscaping, use intensity, property context, and management controls. Where applicable, commitments have been made to comply with City requirements during the permitting phase, including landscaping, screening, and operational standards.*

*If the City determines that additional documentation, clarifications, or supporting materials would assist in review, the applicant is willing to promptly provide any requested information. Our goal is to ensure a clear understanding of the proposed use and to demonstrate alignment with the City's zoning standards, policies, and long-term planning goals.*

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

*The proposed use does not emit or create any unusual odors that would require the installation of an odor elimination or attenuation system. The site will serve solely as a secure storage area for equipment, trailers, and work vehicles associated with licensed trade professionals and service-based businesses. No material processing, fabrication, chemical handling, waste storage, or on-site operational activities will occur that could generate odor.*

*Given the passive nature of the use and the absence of activities typically associated with odor-producing operations, no odor mitigation measures are necessary or anticipated. The*

## **ATTACHMENT C11**

*use will comply with all applicable environmental, operational, and nuisance standards required by the City and state regulations.*

# ATTACHMENT C12

## APPLICANT RESPONSE STATEMENT      VARIANCES

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

If this application is in response to a variance, please respond to the following standards in the form of a written narrative. In the case of concurrent variances, a response to the standards below should be provided for each variance requested.

### 1. Explain requested variance.

*The applicant requests limited variance relief from LDO Section 7.513 to allow interior vehicle parking and maneuvering and storage areas to be compacted gravel, while maintaining the existing paved entrance and access from Highway 92. The request is narrowly tailored and represents the minimum relief necessary to allow the approved Conditional Use Permit to function as intended.*

#### Site Constraints

- *1.22 acres gross; only ~0.5–0.55 acres usable*
- *Approximately 60% of the site is constrained by:*
  - *Stormwater detention*
  - *Required buffers*
  - *Cell tower compound*
- *Site is located ~262 feet behind Highway 92, behind existing commercial development*
- *No direct frontage, signage, or visibility suitable for retail or public-facing uses*

*These conditions are permanent, pre-existing, and unique to this parcel.*

#### Nature of the Approved Use

- *Single-tenant service vehicle and storage yard*
- *Licensed trade professional (HVAC, plumbing, electrical, similar)*
- *No buildings*
- *No public access or customer parking*
- *No hazardous, flammable, combustible, or organic materials*
- *Low daily trip count (morning dispatch / evening return)*

# ATTACHMENT C13

## Why the Variance Is Necessary

*Requiring full asphalt paving of the interior storage and maneuvering areas would:*

- *Disproportionately increase impervious surface on a constrained site*
- *Trigger additional stormwater detention infrastructure*
- *Create impacts unrelated to the intensity or function of the approved use*

*The hardship is not cost alone, but the regulatory cascade caused by unnecessary impervious coverage relative to the use.*

## Public Safety & Access

- *Paved entrance from Highway 92 will remain*
- *Existing gravel access drive will be maintained as a stabilized, all-weather surface*
- *On November 7, 2025, the applicant met onsite with Fire Marshal Bobby Stilson to review access conditions - The existing configuration did not raise concerns regarding emergency access*

## Aesthetics & Visibility

- *Operational area is set back ~262 feet from Highway 92*
- *Screened by existing buildings, vegetation, and site configuration*
- *Interior surface treatment is not readily visible from public right-of-way*
- *Site will remain fenced, orderly, and professionally managed*

## Conclusion

*The requested variance:*

- *Is limited and proportional*
- *Preserves public safety and ordinance intent*
- *Avoids unnecessary environmental impacts*
- *Enables a low-impact, staff-supported use on a uniquely constrained parcel*

*Approval is consistent with sound planning principles and does not adversely affect public health, safety, welfare, or surrounding properties.*

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

## ATTACHMENT C14

The subject property is affected by **exceptional and extraordinary physical and functional constraints** that significantly limit its developable area and distinguish it from typical commercially zoned parcels.

Although the parcel contains approximately 1.22 gross acres, only approximately 1/2 acre is practically usable due to a combination of permanent site constraints, including:

- The property is located approximately 262 feet off Highway 92, positioned behind existing commercial development, resulting in no direct frontage, limited visibility, and no opportunity for roadway signage, which materially limits the site's suitability for customer-oriented commercial uses.
- A cell tower compound occupies approximately 10% of the property footprint, permanently removing that area from active use.
- A large stormwater detention facility accounts for approximately 30% of the parcel, further reducing developable area.
- A required rear buffer comprises approximately 20% of the site and must remain undisturbed, limiting expansion or reconfiguration.
- The proximity of the cell tower results in intermittent mechanical noise, making the site unsuitable for uses requiring indoor occupancy or prolonged on-site presence.

As a result of these combined constraints, the site is functionally incapable of supporting conventional commercial development such as retail, office, restaurant, or other customer-facing uses that typically justify extensive paved parking and circulation infrastructure.

The existing access configuration—consisting of a paved entrance from Highway 92 transitioning to a compacted gravel drive—reflects these limitations and represents a practical response to the site's constrained layout. Requiring full paving of the remaining usable area would disproportionately increase impervious surface coverage on an already constrained parcel, without corresponding public benefit.

These conditions are not self-created and are unique to this specific property, creating an extraordinary circumstance that warrants limited variance relief.

On November 7, 2025, the applicant met onsite with the City Fire Marshal, Bobby Stilson, to review the existing access conditions, including the portion of the drive that transitions from pavement to compacted gravel. The purpose of this meeting was to confirm that the existing gravel access configuration could function safely for emergency response and fire apparatus access given the low-intensity nature of the proposed use. Based on that field review, the applicant understands the existing gravel access drive is acceptable from a fire access standpoint.

## ATTACHMENT C15

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

*Strict application of the paving requirement would create a practical difficulty and unnecessary hardship by forcing the introduction of extensive impervious surface area for a low-intensity, service vehicle-storage-oriented use that does not generate customer traffic or public parking demand.*

*Full paving would trigger additional stormwater detention and infrastructure requirements that are not functionally related to the conditional use, materially altering the site design and rendering the project impractical despite the use having otherwise been deemed appropriate by staff and the Development Process Committee.*

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

*The hardship arises from conditions peculiar to this property, including:*

- *The limited usable acreage relative to the gross parcel size*
- *The existing paved-to-gravel access configuration*
- *The use being a controlled outdoor storage yard with minimal daily trips*

*These conditions are not generally applicable to other properties in the district that are designed for customer-serving or higher-traffic uses.*

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

*A literal interpretation of the ordinance would deprive the applicant of the ability to utilize the property in a manner consistent with other permitted and conditionally permitted low-impact service and storage uses in the district, many of which do not require full asphalt paving of all operational areas.*

*Without the requested variance, the applicant would be denied a reasonable use of the property that is otherwise conditionally allowed in the zoning district.*

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

## ATTACHMENT C16

*Granting the requested variance will not cause substantial detriment to the public good nor impair the purposes and intent of the Land Development Ordinance. The intent of the paving requirements is to ensure safe vehicular circulation, adequate emergency access, dust control, drainage, and an orderly site appearance. These objectives can be met without full asphalt paving of the interior maneuvering and storage areas.*

*The site will retain a paved entrance from Highway 92 and an existing access drive that transitions to a professionally maintained compacted gravel surface. The gravel surface will be stabilized, graded, and maintained in an all-weather condition suitable for access. The proposed use does not include public parking, customer traffic, buildings, or high-frequency vehicle movement, which further reduces any potential impacts associated with unpaved interior areas.*

*Fire and emergency access has been specifically considered. On November 7, 2025, the applicant met onsite with Fire Marshal Bobby Stilson to review the existing access conditions, including the gravel portion of the access drive. Based on this field review, the existing configuration did not raise concerns regarding emergency access, provided the drive is properly maintained.*

*Limiting impervious surface area also supports the City's stormwater management objectives by reducing runoff and avoiding unnecessary detention infrastructure for a low-intensity use. For these reasons, the requested variance is consistent with the intent of the ordinance and will not result in any detriment to public health, safety, or welfare.*

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

*The special circumstances giving rise to this request are directly related to the existing site conditions and the operational model, including:*

- *No customer parking*
- *No public access parking*
- *No buildings*
- *No heavy vehicles*
- *No organic or hazardous materials*

## ATTACHMENT C17

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

*Granting the variance is necessary for the preservation and enjoyment of a reasonable property right, specifically the ability to operate a low-impact contractor storage area consistent with the Conditional Use Permit.*

*The variance is not requested merely for convenience, but to **allow the property to be used in a manner proportionate to its size, limitations, configuration, and approved intensity.***

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

*The condition from which relief is sought did not result from any willful action by the applicant. The existing access configuration and site characteristics pre-date the proposed development, and the applicant has worked collaboratively with City staff to design a project that meets the City's standards wherever practicable.*

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

*Authorizing the requested variance will not impair the supply of light or air to adjacent properties, unreasonably increase congestion of public streets, increase the danger of fire, or otherwise imperil public safety or the general welfare of the City.*

*The proposed use is limited to secure storage of service vehicles and job-related materials/equipment for a single licensed trade or service business. There is no public access, no retail activity, no buildings, and no on-site operations that would generate continuous activity or high traffic volumes. Vehicle trips will be infrequent and predictable, typically occurring once in the morning and once in the late afternoon.*

*Fire and emergency access has been reviewed in the field. On November 7, 2025, the applicant met onsite with Fire Marshal Bobby Stilson to review the existing paved entrance and gravel access drive. The applicant will continue to maintain the access drive in a stable, all-weather condition suitable for access and maneuverability.*

## ATTACHMENT C18

*The variance is limited in scope and does not increase site intensity or operational risk. No hazardous, flammable, or combustible materials are permitted, and no conditions are introduced that would adversely affect neighboring properties or the broader community. Accordingly, approval of the variance will not impair public safety, property values, or the health, comfort, or welfare of the inhabitants of the City.*

**ATTACHMENT D1**

PUBLIC INPUT REPORT: Case # \_\_\_\_\_

Applicant Name: Clarke Coole

Phone #: [REDACTED] Email: [REDACTED]

Subject Property Address/Parcel #: \_\_\_\_\_

Public Input Meeting date, time, location: 12/29/25 @ 8534 Mill Street, 7:00 pm

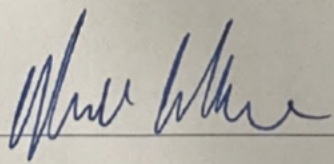
I. Summary of concerns: None

II. How the applicant addressed concerns: N/A

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

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

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

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

**PLANNING COMMISSION AGENDA ITEM REPORT**

**DATE:** January 8, 2026

**SUBMITTED BY:** Niwana Ray, Community Development

**ITEM TYPE:** Map

**AGENDA SECTION:** PUBLIC HEARINGS

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

**SUGGESTED ACTION:**

**ATTACHMENTS:**

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

[Zoning\\_18x24\\_20251223.pdf](#)



**DATE:** January 8, 2026  
**TO:** Woodstock Planning Commission & Woodstock City Council  
**FROM:** Niwana Ray, AICP, Senior Planner  
**SUBJECT:** Zoning Map Update – January 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 July 28, 2025.

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

Case #	Action	Parcel #	Prior Zoning	New Zoning	Acres	Adopted (Effective)
<b>A#127-25</b> , Putnam Ford Dr	Annexation, Rezone	15N05201, 15N05198B, 15N05198, 15N05A368	R-40 (County), R-3C	R-4	± 11.5 acres	09/01/25
<b>A#129-25</b> , River Run	Annexation, Rezone	15N23065, 15N23C016	R-40 & R-15 (County)	OS	± 36.32 acres	09/01/25
<b>Z#166-25</b> , Dupree Rd	Rezone	15N12184, 15N12185, 15N12186, 15N11017, 92N07006	DT-LR, DT-MR-A	DT-OS	± 25.50 acres	09/15/25
<b>A#128-25</b> , Arnold Mill Rd	Annexation, Rezone	15N17A184, 15N17A180	R-40 & LI (County)	R-3C	± 16.36 acres	10/01/25

**Other changes since the July 2025 Map Update:**

- General QC to match current Cherokee County parcel boundaries.

DATE OF ADOPTION  
**JANUARY 26, 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

**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
- CV - Civic
- OS - Open Space
- RD - Rural District
- OSI - Office Space/Institutional
- GC - General Commercial

**FORM BASED CODE**

- GC-VMU - GC 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

**FORM BASED CODE**

- IN-VIL - Infill Village
- GATEWAY
- RIDGEMARK CORRIDOR
- HISTORIC
- TECHNOLOGY PARK
- PARKWAY
- TRANSECTS

**FORM BASED CODE**

- Downtown District
- City Limits
- City Parcels
- County Parcels
- Lakes
- Streams
- Railroads

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 12/23/2025

