



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, February 5, 2026

Planning Commission
7:00 PM

ITEM 1. CALL TO ORDER

ITEM 2. ELECTIONS

1. **Election of Chair and Vice Chair** (Melissa Sigmund)

ITEM 3. APPROVAL OF MINUTES

1. **Consideration of Approval to Adopt Planning Commission Meeting Minutes – January 8, 2026** (Maria Chang)

ITEM 4. PUBLIC HEARINGS

1. **Consideration of CUP#093-25: 706 Robin Court (Public Hearing & Vote)** (Cameron Dunn)

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

2. **Consideration of V#219-25: 702 Ravenwood Drive (Public Hearing & Vote)** (Cameron Dunn)

Staff recommends approval of a Variance at 702 Ravenwood Drive to allow encroachment and development within the seventy-five-foot impervious stream setback and limited disturbance to the fifty-foot undisturbed stream buffer for the development of a single family home, subject to the staff-recommended conditions of approval.

3. **Consideration of V#220-25: 704 Robin Court (Public Hearing & Vote)** (Cameron Dunn)

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

ITEM 5. PRESENTATIONS

ITEM 6. ANNOUNCEMENTS AND INFORMATIONAL ITEMS

1. **Planning Commission Update** (Melissa Sigmund)

ITEM 7. ADJOURNMENT

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Melissa Sigmund, Community Development

ITEM TYPE: Appointments to Boards, Committees, Oaths of Office

AGENDA SECTION: ELECTIONS

SUBJECT: Election of Chair and Vice Chair

SUGGESTED ACTION:

ATTACHMENTS:

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: February 5, 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 – January 8, 2026**

SUGGESTED ACTION:

ATTACHMENTS:
[Planning Commission Minutes.pdf](#)



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, January 8, 2026

Planning Commission ~ 7:00 PM

Attendees: Commissioner Brandon Williams, Commissioner Chase Roth, Commissioner Paul Laney, Commissioner David Lundquist, Commissioner Ali Najafi, Commissioner Gregg Smith, Commissioner Rob Hogan, Community Development Director Melissa Sigmund, Deputy Director of Community Development Duane Helton, Senior Planner Niwana Ray, Planner II Cameron Dunn, Planner I Natalie Faustine, Planning Technician Ethan McDonnell, Community Development Office Manager Maria Chang, Deputy Chief Information Officer Steve Onufrock.

Absent:

ITEM 1) CALLED TO ORDER

ITEM 2) APPROVAL OF MINUTES

2.1) Consideration of Approval to Adopt Planning Commission Meeting Minutes – November 6, 2025 (Maria Chang)

- Commissioner David Lundquist made a motion to approve the minutes as presented. *(Note: During the motion, the Chair incorrectly identified the maker of the motion as Commissioner Westrick.)*
- Commissioner Paul Laney seconded the motion.
- Motion carried (7-0)

ITEM 3) PUBLIC HEARINGS

3.1) 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).

- Ms. Ray, City staff, presented the case to the Commission.
- Proposal includes a three story open air structure with golf bays and protective netting.
- Variances requested include gravel parking surface, waive parking area tree requirements beneath netting and partial sidewalk installation.
- Staff recommends approval with conditions addressing site plan compliance, signage, landscaping, sound, hours of operation and maintenance.
- Applicant presented the case to the Commission.

Open Public Hearing

- No one signed up to speak.

Close Public Hearing

- Commissioner Chase Roth offered a motion to approve with staff recommendations and an additional condition requiring regular maintenance and replacement of the structure and netting as needed by the owner.
- Commissioner David Lundquist seconded the motion. *(Note: During the motion, the Chair incorrectly identified the maker of the motion as Commissioner Westrick.)*
- Motion carried (7-0)

3.2) 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.

- Ms. Faustine, City Staff, presented the case to the Commission.
- Undeveloped parcel with gravel access drive, cell tower, topography constrains, and 45 ft rear buffer.
- Proposed use is a single tenant storage yard intended as secondary support location for a local professional trade business.
- Variance for partial paving (parking spaces only, drives & aisles gravel) to minimize impervious surface.
- No buildings are proposed. Site includes fencing, gated access, and limited paved parking.
- Conditions include restrictions on tenant count, vehicle types, prohibited materials, hours of operation, and enforcement provisions.
- Applicant presented the case to the Commission.

Open Public Hearing

- Charles Hiland – 280 Fate Conn Rd
 - o Expressed concerns regarding shared access, traffic, safety, hours of operation, and impacts to adjacent veterinary practice.

Closed Public Hearing

- Commissioner Paul Laney made a motion to approve the item with staff recommendations and a modification to Condition# 7 to prohibit dump trailers in addition to no dumpsters.
- Commissioner Brandon Williams seconded the motion for debate.
- Motion carried (5-2) with Commissioners Ali Najafi and Gregg Smith in opposition.

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

Staff recommend adoption of the updated zoning map reflecting recent annexations and rezonings since July 2025 approved by City Council.

- Ms. Ray, City Staff, presented the zoning map update to the Commission.
- Updates include multiple annexation and rezoning actions approved since the previous adoption.

Open Public Hearing

- No one signed up to speak.

Close Public Hearing

- Commissioner Paul Laney offered a motion to approve.
- Commissioner Chase Roth seconded the motion.
- Motion carried (7-0)

ITEM 4) PRESENTATIONS

ITEM 5) ANNOUNCEMENTS AND INFORMATIONAL ITEMS

- Ms. Sigmund announced the introduction of Ethan McDonnell, new Planning Technician.

ITEM 6) ADJOURNMENT

- Commissioner Brandon Williams adjourned the meeting at 8:20 p.m.

As approved this day, February 5, 2026.

Maria Chang, Community Development, Office Manager

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Cameron Dunn, Community Development

ITEM TYPE: Presentation and Discussion Items

AGENDA SECTION: **PUBLIC HEARINGS**

SUBJECT: **Consideration of CUP#093-25: 706 Robin Court (Public Hearing & Vote)**

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

ATTACHMENTS:

- [CUP#093-25 PCSR.pdf](#)
- [Attachment A Application and Response Statements.pdf](#)
- [Attachment B Site Plan.pdf](#)
- [Attachment C Plat.pdf](#)
- [Attachment D Public Input.pdf](#)



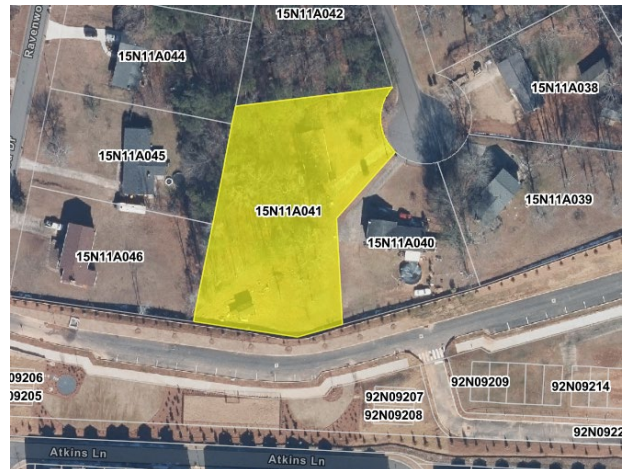
DATE: February 5, 2026
TO: Woodstock Planning Commission
FROM: Cameron Dunn, MPA, Planner II
SUBJECT: Project No. CUP#093-25
706 Robin Court

RECOMMENDATION

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

EXECUTIVE SUMMARY

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



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

BACKGROUND

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

Past Zoning History

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

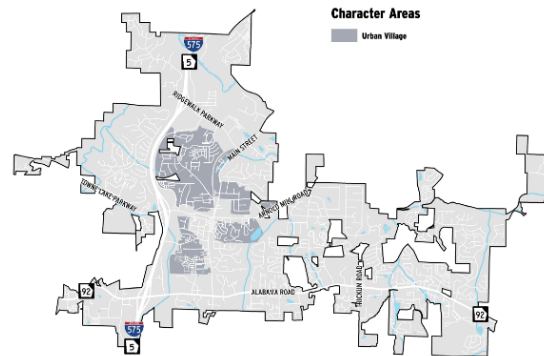
PROJECT DESCRIPTION

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

ANALYSIS

Consistency with the 2023 Comprehensive Plan

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



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

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

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

Consistency with the Land Development Ordinance (LDO)

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

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

Critical Mass for Development

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

Conditional Use Permit

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

Site Variance

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

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

PUBLIC INPUT

Public notice for the public hearing has been provided in accordance with State and local law. On or around December 22, 2025, public notices were mailed to property owners within 800' of the project site. The notice informed them of the public input meeting, Planning Commission public hearing, and City Council public hearing. Additionally, a public notice was published in the Cherokee Tribune and signs were posted on the property a minimum of 15 days but not more than 45 days prior to the public hearing.

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

DEVELOPMENT PROCESS COMMITTEE RECOMMENDATION

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

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

CRITERIA FOR CONSIDERATION OF A CONDITIONAL USE PERMIT REQUEST

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

While no landscape plans were submitted with the application package, any proposed development on the site would be required to follow the provisions of Chapter IX of the LDO, requiring a tree density of at least 100 inches per acre of site.

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

There is no indication that the public health, safety, or welfare of the surrounding neighborhood would be adversely affected by the proposed development. However, the enjoyment of longstanding neighborhood character would be affected by the proposed development.

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

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

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

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

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

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

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

CRITERIA FOR CONSIDERATION OF A VARIANCE REQUEST

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

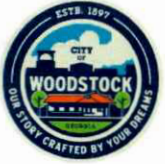
ATTACHMENTS

Attachment A: Application and Response Statements

Attachment B: Site Plan

Attachment C: Plat for Cardinal Woods, dated January 7, 1973

Attachment D: Public Input Report and Email Input from Residents



CITY OF WOODSTOCK
Application for Public Hearing

Important Notes:

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

Contact Person: Parks F. Huff Phone: [REDACTED]
 Email: [REDACTED]

Applicant's Information:

Name: Dossey Investments, LLC
 Address: 5341 Old Highway 5, Suite 207-350 Phone: [REDACTED]
 City, State, Zip: Woodstock, GA 30188 Email: [REDACTED]

Property Owner's Information: same as above Please attach a list if multiple property owners
 Name: Dossey Investments, LLC
 Address: 5341 Old Highway 5, Suite 207-350 Phone: [REDACTED]
 City, State, Zip: Woodstock, GA 30188 Email: [REDACTED]

Requested Public Hearing (check all that apply):

- | | |
|--|--|
| <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 | |

<p>STAFF USE ONLY:</p> <p>Case: <u>CUP # 093 - 25</u></p> <p>Received by: _____</p> <p>Date Received: _____</p> <p>Fee Paid: \$ <u>400⁰⁰</u> Receipt # <u>607096</u></p> <p>Date Accepted: <u>12/19/25</u></p>	<p>PUBLIC HEARING SCHEDULE:</p> <p>Pre-Application Meeting: _____</p> <p>Public Input Meeting: <u>Jan 13, 2026</u> @ 7:00pm <u>Chambers</u></p> <p>DPC Meeting: <u>Jan 7, 2026</u></p> <p>Planning Commission: <u>Feb 5, 2026</u></p> <p>City Council: <u>Feb 23, 2026</u></p>
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ATTACHMENT A2

Property Information:

Location: 706 Robin Court

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

Property Information:

Location: Cardinal Woods subd. 706 Robin Ct.

Current Zoning: DT-LR Total Acreage: ±0.906

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

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

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

CUP to allow a residential development on less than 5 acres in the Downtown District (LDO sec 7.721.2c)
Variances to LDO sec 7.728 to allow increased supplemental zone in Lots 74 and 75 on the proposed site plan

Proposed Use(s) of Property:

single family residence(s)

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

Is water available to this site? Yes No Jurisdiction: City

How is sewage from this site to be managed?

City

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

If yes, what is the projected increase? 3.625 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home	5	0.725	3.625
Multi Family (Attached) Home		0.287	

ATTACHMENT A3

Traffic Generation:

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

What is the estimated number of trips generated? 47.85 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	5	9.57	47.85
220	Apartment		6.63	
<ul style="list-style-type: none"> A unit for residential purposes is equal to one residential unit. For commercial/industrial uses it is defined in the ITE table, but most often is equal to 1,000 square feet of floor area for the use specified. 				

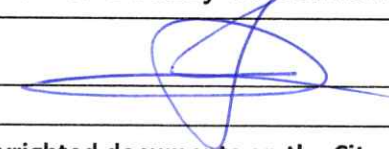
Authorization:

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

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

This 15TH day of DECEMBER, 2025

Print Name Jeff Smith for Dossey Investments, LLC

Applicant Signature 

Consent to publish copyrighted documents on the City of Woodstock website:

If any of the documents submitted with this application are copyrighted, I hereby attest that I am the owner of this copyright and give my consent to allow these documents to be published on the City of Woodstock website (www.woodstockga.gov) for public access and for inclusion in all agenda materials published by the City of Woodstock.

This 15 day of December, 2025.

Copyright Owner Print Name Jeff Smith

Copyright Owner Signature 

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

Notary Signature 



**APPLICANT RESPONSE STATEMENT
7.726)**

VARIANCES (Chapter VII, Article VII, Sec.

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

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

1. Explain requested variance.

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

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

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

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

As depicted on the filed site plan, the Applicant is proposing to construct one single-family residence on the property. Applying these regulations to this particular piece of property would create a practical difficulty and unnecessary hardship.

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

The conditions that create the need for this variance are peculiar to this property. The Applicant's proposal to increase the supplemental zone will make the front of the proposed home consistent with the existing surrounding homes.

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

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

ATTACHMENT A5

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

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

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

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

The conditions for this request are peculiar to this situation and do not apply to other land or buildings in the vicinity. The surrounding lots have varying supplemental zone widths and the Applicant is proposing a consistent look and feel for the proposed home.

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

Granting the variance will allow the development of single-family residences within the existing neighborhood with consistent landscaping and attractive front yards.

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

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

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

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

**APPLICANT RESPONSE STATEMENT
7.726)**

VARIANCES (Chapter VII, Article VII, Sec.

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

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

1. Explain requested variance.

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

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

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

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

As depicted on the filed site plan, the Applicant is proposing to construct one single-family residence on the property. Applying these regulations to this particular piece of property would create a practical difficulty and unnecessary hardship.

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

The conditions that create the need for this variance are peculiar to this property. The Applicant's proposal to increase the supplemental zone will make the front of the proposed home consistent with the existing surrounding homes.

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

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

ATTACHMENT A7

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

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

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

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

The conditions for this request are peculiar to this situation and do not apply to other land or buildings in the vicinity. The surrounding lots have varying supplemental zone widths and the Applicant is proposing a consistent look and feel for the proposed home.

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

Granting the variance will allow the development of single-family residences within the existing neighborhood with consistent landscaping and attractive front yards.

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

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

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

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

APPLICANT RESPONSE STATEMENT CONDITIONAL USE PERMITS Section 7.721.2

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

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

1. Explain requested conditional use permit.

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

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

There will not be significant adverse effect on the surrounding area in which the proposed use will be located. The proposed project will be comprised of five (5) detached homes. This projected density is far less dense than the 6 units per acre allowed in the DT-LR zoning district. The area is more connected to the city center with the completion of the Brownlee Road connection making the area a good place to add new housing.

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

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

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

The use proposed will not result in a nuisance as defined under state law.

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

The quiet enjoyment of surrounding property owners will not be adversely affected. The Applicant will make efforts to mitigate any impact upon contiguous property owners by complying with Woodstock's landscaping, buffer and setback requirements.

ATTACHMENT A9

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

The Applicant's proposal will not adversely affect the values of surrounding properties.

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

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

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

The Applicant's proposed use is suitable in view of the use and development of adjacent and nearby properties. The area has seen significant changes with new development and the creation of the Brownlee Road connector that makes the area more connected and accessible to downtown.

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

The Applicant's proposal complies with the intent of the City of Woodstock's Comprehensive Plan (updated on October 23, 2023) by providing a use consistent with the residential corridor of Rope Mill Road. The subject property is currently zoned DT-LR and within the Urban Area (Village) of the Comprehensive Plan and the Future Development Map.

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

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

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

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

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

The Applicant will comply with the Land Development Code of the City of Woodstock

ATTACHMENT A10

regarding buffers, setbacks and landscaping to ensure appropriate transition between adjacent or nearby properties.

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

The proposal will not adversely affect the public health, safety, welfare, or moral concerns of the surrounding neighborhood. The proposal is consistent with the City of Woodstock's Comprehensive Plan (updated on October 23, 2023). In addition, the development will be attractively landscaped and will comply with the City of Woodstock's stormwater, landscaping, buffer and setback requirements.

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

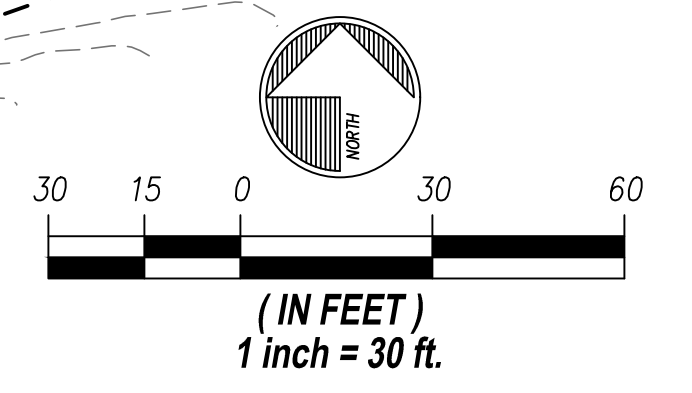
The Application complies with all applicable specific requirements for a Conditional Use Permit for developing a project on less than five (5) acres.

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

The Application and attachments comply with all specific requirements for a Conditional Use Permit. Should the Community Development Staff, Planning Commission, Mayor or members of the City Council have any questions or concerns regarding this Application, the Applicant remains open to dialogue regarding this proposal.

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

The conditional use requested will not emit or create unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.



24 HOUR CONTACT:
JEFF SMITH, PE
404.328.6280



Know what's below.
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



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 SUITE D9-250 • WOODSTOCK, GA 30188
 OFFICE 770.938.9000

LAND PLAN

ROBIN COURT

LAND LOT 948

15th DISTRICT

WOODSTOCK, GEORGIA

OWNER/DEVELOPER

DOSSEY INVESTMENTS, LLC

5341 OLD HIGHWAY 5

SUITE 207-350

WOODSTOCK, GA 30188

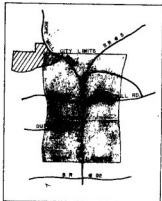
REVISIONS

1/15/26: UPDATE SITE PLAN

PRELIMINARY UTILITY PLAN

C400

ATTACHMENT C



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATION
 It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by a registered professional land surveyor and that the same actually exist as the same are shown on "surface" and their location, size, type, and nature are correctly shown.

BY: *Thomas H. Brown, Jr.*
 Georgia Registered Land Surveyor No. 0648

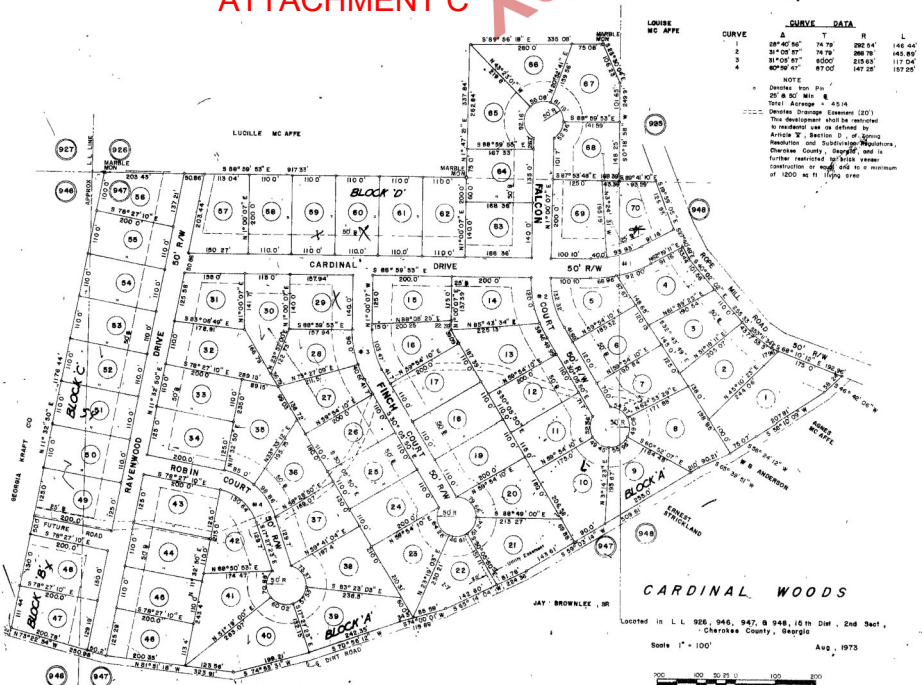
OWNER'S CERTIFICATION
 The owner of the land shown on this plat and whose name is subscribed hereby, in person or through a duly authorized agent, certifies that the plat was made from an actual survey, and that the same actually exist as the same are shown on "surface" and their location, size, type, and nature are correctly shown.

APPROVED: *John A. Smith* and *Robert H. Livingston*
 Date: **9-8-73** Date: **9-8-73**

DEFINITIONS
 Pursuant to the provisions of the Code of Georgia, the plat of this subdivision is hereby approved by the Municipal Planning Commission on **September 24, 1973**.

Thomas H. Brown, Jr.
 Chairman, Municipal Planning Commission

Revised: Dec. 5, 1973 - Street Names



CARDINAL WOODS

Located in L.L. 926, 946, 947, 948, 16th Dist., 2nd Seat,
 Cherokee County, Georgia.
 Scale 1" = 100' Aug. 1973



Thomas H. Brown, Jr.
 Georgia Registered Land Surveyor No. 0648

Southern Surveying & Mapping Co., Inc.
 Marietta, Georgia

Filed 1-15-74 WA Cole csc

ATTACHMENT D1

PUBLIC INPUT REPORT: Case # CUP#003-25, V#219-25 & V#220-25

Applicant Name: Dossey Investments, LLC

Phone #: [REDACTED] Email: [REDACTED]

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

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

I. Summary of concerns:

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

II. How the applicant addressed concerns:

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

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

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

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

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

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

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

Applicant's Signature: 

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

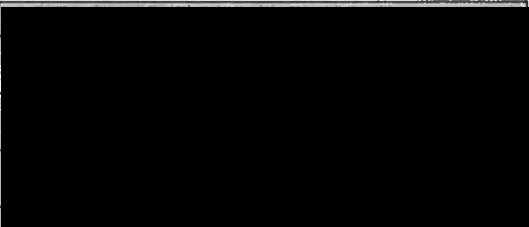
CASE # CUP#093-25, V#219-25 Meeting Date 01/13/2026 Meeting Location The Chambers @ City Center
 & V#220-25

PUBLIC INPUT MEETING SIGN-IN SHEET

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

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

PUBLIC INPUT MEETING SIGN-IN SHEET

Name	Address		
Jamio Pass	609 Ravenwood Drive		
Brandy Manick	612 Ravenwood Drive		
Darryl Pauley	617 Ravenwood Drive		

ATTACHMENT D4

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

Hi Cameron,

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

Thanks,



Melissa Sigmund
City of Woodstock
Director of Community Development

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

FRAUD WARNING: I will NEVER email wiring instructions to you and neither will any other staff members in the Community Development Department or the Planning Commission. Cyber criminals are sending emails with fake wiring instructions. Sometimes they may create an email address that looks similar to a City of Woodstock email address. These emails are convincing and sophisticated. Never wire money for development applications, processes, or public hearings.

From: Jeff Moon <jmoon@woodstockga.gov>
Sent: Tuesday, January 20, 2026 3:53 PM
To: Melissa Sigmund <msigmund@woodstockga.gov>
Subject: Fwd: Cardinal woods development

For the case file.

Sent from my iPhone

Begin forwarded message:

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

FYI below on the upcoming case in Cardinal Woods.

ATTACHMENT D5

David Potts
City Council Ward 2
Woodstock, Ga

Begin forwarded message:

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

Mayor and Members of the Woodstock City Council,

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

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

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

ATTACHMENT D6

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

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

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

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

Respectfully,

Todd Angel

411 Falcon Ct

ATTACHMENT D7

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

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

Go make it an outstanding week!

Michael Caldwell
Mayor

Get [Outlook for iOS](#)

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

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

Dear Mayor and Members of the Woodstock City Council,

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

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

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

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

ATTACHMENT D8

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

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

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

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

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

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

Respectfully,

Lauren Carpenter
607 Ravenwood drive- Cardinal Woods

ATTACHMENT D9

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

Good morning Cameron,

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

Thanks,



Melissa Sigmund
City of Woodstock
Director of Community Development

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

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

For the case file.

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

2nd Cardinal Woods email

David Potts
City Council Ward 2

Woodstock, Ga

Begin forwarded message:

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

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safe.

Mr Potts

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

Thank you,

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



<http://www.mdresidentialllc.com/>

----- Forwarded message -----From:

Todd Angel

Date: Tue, Jan 20, 2026 at 10:53 AM

ATTACHMENT D11

Subject: Cardinal woods development

To: mayorandcitycouncil@woodstockga.gov

<mayorandcitycouncil@woodstockga.gov>

Mayor and Members of the Woodstock City Council,

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

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

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

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

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

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

Respectfully,

Todd Angel

411 Falcon Ct



City of Woodstock
City Council Ward 3

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

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

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Dear Councilman Ake,

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

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

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

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

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

ATTACHMENT D14

There are very real concerns beyond preference:

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

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

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

My neighbors and I are asking for help—specifically:

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

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

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

Warm regards,

Jamie Poss

J Poss



609 Ravenwood Dr Woodstock, GA 30188

www.posselectric.com

<https://www.facebook.com/posselectric/>

Ask me how to save 15%

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

Hi Jamie -

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

Colin



Colin Ake
City of Woodstock
City Council Ward 3

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

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ATTACHMENT D16

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

Jamie:

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

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

Hope to see you there!

Best,



Cameron Dunn, MPA

City of Woodstock

Planner II

O) 770-592-6000 ex. 1601
12453 Highway 92, Woodstock, GA 30188

www.woodstockga.gov

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From: Jamie Poss

Sent: Thursday, January 22, 2026 9:55 AM

To: Warren Johnson <wjohnson@woodstockga.gov>; Michael Caldwell <mcaldwell@woodstockga.gov>; David Potts <dpotts@woodstockga.gov>; Tracy Collins <tcollins@woodstockga.gov>; Brian Wolfe <bwolfe@woodstockga.gov>; Rob Usher

ATTACHMENT D17

<rusher@woodstockga.gov>; Planning <planning@woodstockga.gov>; Colin Ake
<cake@woodstockga.gov>

Subject: I Was Wrong - Proposed Zone Variations for Cardinal Woods

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

Dear Mayor and City Council Members.

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

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

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

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

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

ATTACHMENT D18

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

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

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

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

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

Respectfully,
Jamie Poss

J Poss



609 Ravenwood Dr Woodstock, GA 30188

P: 404/787-7262

www.posselectric.com

<https://www.facebook.com/posselectric/>

ASK ABOUT OUR FINANCING



FW: Cardinal Woods

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

FYI to include in the case file.

Thanks,

**Melissa Sigmund****City of Woodstock**

Director of Community Development

O) 770-592-6000 ext. 1600

C) 770-281-6698

12453 Highway 92, Woodstock, GA 30188

www.woodstockga.gov

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

Good morning, Ms. Trull!

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

Go make it an outstanding weekend!

Michael Caldwell
Mayor

ATTACHMENT D20

Get [Outlook for iOS](#)

From: Tamara Trull

Sent: Wednesday, January 14, 2026 5:59 PM

To: Michael Caldwell <mcaldwell@woodstockga.gov>

Subject: Cardinal Woods

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

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Cameron Dunn, Community Development

ITEM TYPE: Presentation and Discussion Items

AGENDA SECTION: **PUBLIC HEARINGS**

SUBJECT: **Consideration of V#219-25: 702 Ravenwood Drive (Public Hearing & Vote)**

SUGGESTED ACTION: Staff recommends approval of a Variance at 702 Ravenwood Drive to allow encroachment and development within the seventy-five-foot impervious stream setback and limited disturbance to the fifty-foot undisturbed stream buffer for the development of a single family home, subject to the staff-recommended conditions of approval.

- ATTACHMENTS:**
- [PCSR V#219-25 702 Ravenwood Dr.pdf](#)
 - [Attachment A Application and Response Statements.pdf](#)
 - [Attachment B Site Plan.pdf](#)
 - [Attachment C Plat.pdf](#)
 - [Attachment D Public Input.pdf](#)



DATE: February 5, 2026
TO: Woodstock Planning Commission
FROM: Cameron Dunn, MPA, Planner II
SUBJECT: Project No. V#219-25
702 Ravenwood Drive

RECOMMENDATION

Staff recommends approval of a Variance at 702 Ravenwood Drive to allow encroachment and development within the seventy-five-foot impervious stream setback and limited disturbance to the fifty-foot undisturbed stream buffer, subject to the staff-recommended conditions of approval (COAs).

EXECUTIVE SUMMARY

The Applicant, Parks Huff on behalf of Dossey, LLC, has requested a Variance to allow for the development of a single-family residence within the seventy-five foot impervious stream setback at 702 Ravenwood Drive.

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



BACKGROUND

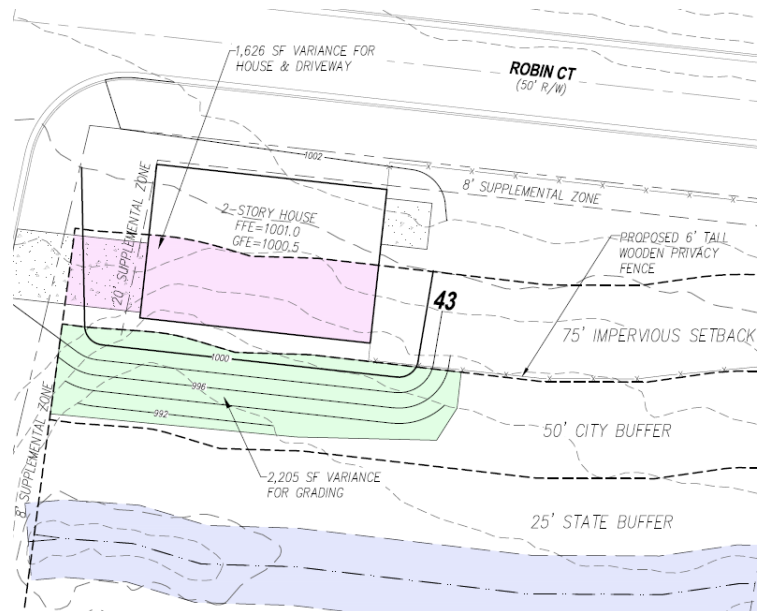
General Property and Surrounding Land Use Information	
Address	702 Ravenwood Drive
Council Ward	2 (Potts)
Tax ID #	15N11A 043
Site Acreage	± 0.64 acres
Future Development Map	Urban Village
Current Zoning	DT-LR (Downtown- Low Density Residential)
Current Development	Vacant
Streets Information	Ravenwood Drive and Robin Court are maintained by the City of Woodstock
Surrounding Neighborhood: North	DT-LR: Cardinal Woods Subdivision.
South	DT-LR: Cardinal Woods Subdivision.
East	DT-LR: Cardinal Woods Subdivision.
West	DT-LR: Cardinal Woods Subdivision.

Past Zoning History

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

PROJECT DESCRIPTION

The Applicant is requesting a Variance to encroach into the 75' impervious stream setback and to grade into the 50' stream buffer in order to develop a single-family residence on a parcel at 702 Ravenwood Drive. 702 Ravenwood is a corner lot with street frontages along both Ravenwood Drive and Robin Court. The subject property is approximately 0.64 acres in size, and around 86% of the land area of the property is comprised of a stream and its relative buffers. The proposed dwelling unit encroaches into the impervious setback (which is 25' in depth) a total of 21' with a



total of 1,626 SF of encroachment for the proposed dwelling unit and a driveway. No development is proposed inside of the 50' undisturbed stream buffer, but the Applicant is proposing to encroach into the 50' buffer for a total of 2,205 SF in order to grade the site to accommodate the dwelling unit.

The residence is proposed to be a two-story dwelling unit with a two-car, front-loaded garage served by a driveway off of Ravenwood Drive. The dwelling unit is proposed to be located approximately 20' from the Ravenwood Drive right-of-way, and approximately 8' from the Robin Court right-of-way. The size of the residence is proposed to be approximately 40' in width by 60' in depth. No elevations or renderings of the proposed dwelling have been presented by the Applicant as a part of their public hearing application, but they have suggested that, when possible, the architectural details of the unit would attempt to mimic existing development within the Cardinal Woods subdivision.

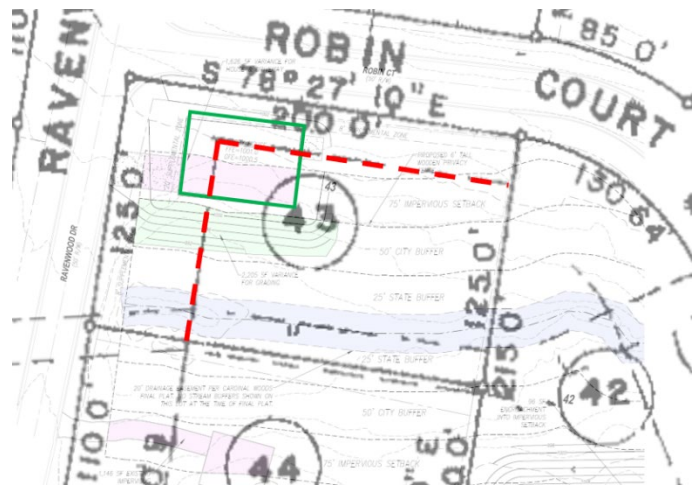
ANALYSIS

Consistency with the Land Development Ordinance (LDO)

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

- Variance to LDO Section 17.300.2 to allow for impervious materials to be located within the 75' stream setback
- Variance to LDO Section 17.300.1 to allow for disturbance in the 50' undisturbed stream buffer.

On the original plat for this subdivision (Attachment C), front setbacks are indicated off of both Robin Court and Ravenwood that would limit development to be located entirely within the modern stream buffers (shown in red). This said, the plat was recorded in 1973, two years prior to the Erosion and Sedimentation Control Act of 1975, which placed buffers on streams within the state of Georgia.



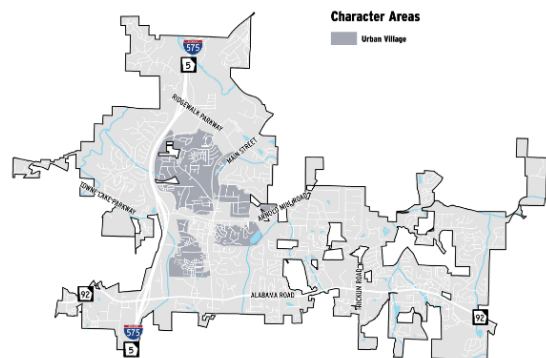
Instead of taking advantage of the Downtown District's Lot of Record provision, which would allow for development within the originally recorded setbacks as shown on this plat, the Applicant has opted to include the modern Downtown streetscape setbacks on their proposed site plan for the property. Unlike traditional minimum setbacks, which allow development to occur in any area beyond the setback line, the setbacks along street frontages within Downtown are maximum setbacks. This means that any proposed building must be built within the setback range rather than being located outside of the

setback and farther from the street. As such, the building must be located anywhere from 8-20' from the right-of-way boundaries for both Robin Court and Ravenwood Drive. While this request limits encroachment into the City's stream buffers, it also sites the proposed dwelling unit closer to the roadway than the existing homes along the Ravenwood Drive street frontage. By utilizing the modern streetscape standards, the Applicant is limiting their encroachment to the minimum required to accommodate the dwelling unit.

When the lot was originally recorded, the modern stream buffers did not exist. Instead, there was solely a 20' drainage easement located along the center-line of the stream, allowing for unimpeded stormwater runoff into the stream basin. This would have allowed for the majority of the lot to be developable area if the soil allowed for septic field percolation, but site conditions would not allow for development absent a sewer connection. The current infrastructure allows for a sewer connection off of Brownlee Road, but the impact of the modern stream buffers render the site unusable without relief from the LDO. The stream and its associated buffers consume a majority of the developable area on the lot, and absent relief from the code, the residentially zoned lot would only have 20' of developable road frontage off of Ravenwood and not be able to enjoy the property rights that others within the area have enjoyed by improving their parcels with dwelling units.

Consistency with the 2023 Comprehensive Plan

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



The Applicant is proposing to maintain the boundaries of the lot as it was platted in 1973, and limit the disturbed area to the northwest corner of the lot while keeping the remainder natural. To the maximum extent possible, the Applicant is attempting to maintain subdivision character by siting the house off of Ravenwood Court to the maximum amount that the LDO allows. This setback cannot be afforded off of the Robin Court frontage given the impact of natural features on site. Secondly, staff-recommended conditions on the project intend to provide architectural details to the proposed dwelling that would fit the context of existing development within the Cardinal Woods subdivision.

Given the proposed use, the maintenance of lot size within a longstanding subdivision, and the attempt to respect the setbacks of the subdivision to the extent that natural

features on site and the LDO will allow, the development is aligned with the 2023 Comprehensive Plan.

PUBLIC INPUT

Public notice for the public hearing has been provided in accordance with State and local law. On or around December 22, 2025, public notices were mailed to property owners within 800' of the project site. The notice informed them of the public input meeting, Planning Commission public hearing, and City Council public hearing. Additionally, a public notice was published in the Cherokee Tribune and signs were posted on the property a minimum of 15 days but not more than 45 days prior to the public hearing.

On Tuesday, January 13, 2026, the Applicant hosted a public input meeting at the Chambers at City Center, located at 8534 Main Street, beginning at 7:00PM. The informal meeting is intended to give the Applicant an opportunity to explain the proposal and to answer any questions the public might have about the project or public hearing process. The public input report is provided as Attachment D. About 25 residents attended the meeting, most of which from the adjacent Cardinal Woods subdivision. Residents had concerns about the location of the proposed development, its impact upon natural features, streams, and stormwater in the surrounding area, and its potential to change the neighborhood character of the existing Cardinal Woods subdivision.

DEVELOPMENT PROCESS COMMITTEE RECOMMENDATION

On January 21, 2026, the Development Process Committee (DPC) met to consider the proposed request. The DPC discussed the natural features on site, the extent of the hardship imposed by the stream buffers, and the lack of feasibility for development should relief not be granted to development standards. Ultimately, the DPC voted to recommend approval of the project, subject to the below conditions of approval, meant to increase subdivision conformity and limit development impact on the surrounding environment.

Recommendation

- Approval of Variance to LDO Section 17.300.2 to allow encroachment of impervious materials into the 75' stream setback
- Approval of Variance to LDO Section 17.300.1 to allow disturbance into the 50' stream buffer to allow for grading to accommodate the dwelling unit.

Conditions

1. Disturbance into the fifty-foot (50') stream buffer shall be limited to the minimum amount required to perform grading to accommodate the proposed dwelling unit, as shown on plan V100, dated January 15, 2026.
2. The dwelling unit shall be limited to a maximum of two stories in height.
3. If damage is done to Robin Court or Ravenwood Drive as a result of construction, the Applicant shall repair the roadway and/or curb and gutter prior to certificate of occupancy being granted for the dwelling unit.

4. A brick veneer or similar material shall be required along a minimum of 50% of the street façade (western facing) frontage off of Ravenwood Drive. Heavier building materials shall be placed below the lighter materials. Final building elevations shall be approved by the Development Process Committee.
5. The location of construction access shall be approved by City Council.
6. A seven-foot sidewalk landscape zone and five-foot sidewalk clear zone shall be constructed as part of the project in accordance with the requirements of the Downtown District.

CRITERIA FOR CONSIDERATION OF A VARIANCE REQUEST

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

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

The property does have extraordinary conditions due to the existing stream buffers on site. This drastically limits the developable area of the lot, intruding into more than 85% of the land area for the parcel under consideration.

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

The application of the stream buffer regulations of site would drastically limit the developable footprint and only allow 20' of developable street frontage along Ravenwood Drive. This would create a practical difficulty in developing a dwelling unit on the residentially-zoned property, creating an unnecessary hardship.

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

All lots within Cardinal Woods that have stream buffers located on them were developed prior to the passage of the 1975 Erosion and Sedimentation Control Act, which retroactively placed stream buffers on the property. Development that occurred on these lots were grandfathered into legal nonconformance status. This lot is one of eight lots within Cardinal Woods that were left undeveloped due to improper soil percolation conditions for septic availability. Of these eight lots, only two have the ability to be tied to sewer without procuring easements from separate property owners (704 Robin Court and 702 Ravenwood Drive). The conditions on the property are not peculiar to the subdivision, but the recent ability to access sewer is unique to these lots and creates new opportunities for development.

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

A literal interpretation of the Ordinance would not allow the Applicant the ability to develop the lot with a by-right use in the DT-LR zone. The lot would be rendered unusable without relief and could not be developed in a typical manner. Any development that could occur absent relief would be a much greater impact on the existing character of the neighborhood than the development proposed.

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

There is no indication that granting a Variance in this case would detriment the public good. Sewer connection and stormwater runoff implication would be checked by the relevant City departments during site plan review, and development would not be allowed if stormwater runoff were increased off of the property or the sewer was not properly provided to the site. While development may cause temporary impacts to the quiet enjoyment of property within the subdivision, the effects would be temporary and bound by relevant local laws for construction hours and noise limits.

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

While multiple parcels within the subdivision are affected by stream buffers, none have been developed after the passage of the state law that would have disallowed development. This parcel would be the first, and has circumstances related to its double frontage and limited development area that do not apply to other lots within the subdivision with similar conditions.

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

The Applicant has attempted to limit encroachment into the stream buffer to the maximum extent possible while still meeting the requirements of the Land Development Ordinance. The property right to develop land would be granted by providing relief to the stream buffers in this case.

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

The condition that relief is sought from did not result from willful action by the Applicant, the conditions need relief are natural features present on the site.

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

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

ATTACHMENTS

Attachment A: Application and Response Statements

Attachment B: Site Plan

Attachment C: Cardinal Woods Plat, Dated January 7, 1973

Attachment D: Public Input Report



CITY OF WOODSTOCK
Application for Public Hearing

Important Notes:

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

Contact Person: Parks F. Huff Phone: [REDACTED]
 Email: [REDACTED]

Applicant's Information:

Name: Dossey Investments, LLC
 Address: [REDACTED] Phone: [REDACTED]
 City, State, Zip: Woodstock, GA 30188 Email: [REDACTED]

Property Owner's Information: same as above Please attach a list if multiple property owners
 Name: Dossey Investments, LLC
 Address: [REDACTED] Phone: [REDACTED]
 City, State, Zip: Woodstock, GA 30188 Email: [REDACTED]

Requested Public Hearing (check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input 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 | _____ |

<p>STAFF USE ONLY:</p> <p>Case: <u>V # 219-25</u></p> <p>Received by: _____</p> <p>Date Received: <u>12/5/2025</u></p> <p>Fee Paid: \$ <u>400⁰⁰</u> Receipt# <u>604661</u></p> <p>Date Accepted: <u>Dec 11, 2025</u></p>	<p>PUBLIC HEARING SCHEDULE:</p> <p>Pre-Application Meeting: _____</p> <p>Public Input Meeting: <u>Jan-13-2026 7p.m. Chambers</u></p> <p>DPC Meeting: <u>Jan 7, 2026 @ 9:00 a.m.</u></p> <p>Planning Commission: <u>Feb 5, 2026</u></p> <p>City Council: <u>Feb 23, 2026</u></p>
--	--

ATTACHMENT A2

Property Information:

Location: 702 Ravenwood Dr

Parcel Identification Number(s) (PIN): 15-0947-0034 Total Acreage: .61

Property Information:

Location: 702 Ravenwood Drive (corner of Ravenwood Drive and Robin Court)

Current Zoning: DT-LR Total Acreage: .61

Tax Map #: 15 N 11A Parcel #: 043 Future Development Map Designation: Urban Village

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

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

Chapter XVII - Article III; Buffer and setback requirements

Proposed Use(s) of Property:

Single family home

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

Is water available to this site? Yes No Jurisdiction: City

How is sewage from this site to be managed?
City

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

If yes, what is the projected increase? .725 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home	1	0.725	.725
Multi Family (Attached) Home		0.287	

ATTACHMENT A3

Traffic Generation:

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

What is the estimated number of trips generated? 9.57 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	1	9.57	9.57
220	Apartment		6.63	

- A unit for residential purposes is equal to one residential unit. For commercial/industrial uses it is defined in the ITE table, but most often is equal to 1,000 square feet of floor area for the use specified.

Authorization:

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

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

This 3RD day of DECEMBER, 2025.

Print Name Jeff Smith for Dossey Investments, LLC

Applicant Signature 

Consent to publish copyrighted documents on the City of Woodstock website:


If any of the documents submitted with this application are copyrighted, I hereby attest that I am the owner of this copyright and give my consent to allow these documents to be published on the City of Woodstock website (www.woodstockga.gov) for public access and for inclusion in all agenda materials published by the City of Woodstock.

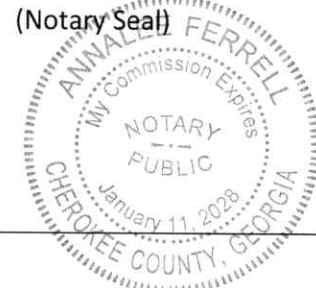
This 3RD day of DECEMBER, 2025.

Copyright Owner Print Name Jeff Smith

Copyright Owner Signature 

Sworn to and Subscribed before me this: 3rd day of December, 2025.

Notary Signature: 



ATTACHMENT A4

APPLICANT RESPONSE STATEMENT

VARIANCES

SEE ATTACHED RESPONSES

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

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

1. Explain requested variance.
2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.
3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.
4. Such conditions are peculiar to the particular piece of property involved.
5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.
6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.
7. Special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.
8. Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.
9. The condition from which relief or a variance is sought did not result from willful action by the applicant
10. Authorizing the variance will not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

**APPLICANT RESPONSE STATEMENT
Stream Buffer and setback requirements)**

VARIANCES (Chapter XVII - Article III;

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

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

1. Explain requested variance.

The Applicant, Dossey Investments, LLC, is requesting a variance to allow construction of a single-family home to allow impervious area within the last 25 feet of the 75 stream buffer and allow grading within the 50 foot buffer.

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

The subject property is similar in size, shape, and topography to other lots within the Cardinal Woods subdivision, which was platted in 1973.

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

As depicted on the filed site plan, the Applicant is proposing to construct a single-family residence on the least intrusive area of the Subject Property to minimize the effect on existing buffers and streams. Applying these regulations to this particular piece of property would create a practical difficulty and unnecessary hardship.

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

The conditions that create the need for this variance are peculiar to this property. The Subject Property is a corner lot with the proposed residence to be constructed in the northwest corner of the parcel. This is the most buildable area and away from the existing drainage easement to minimize encroachment onto the buffer(s).

ATTACHMENT A6

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

The Subject Property's current zoning, DT-LR allows for single-family homes and similar variances have been granted in similar situations.

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

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

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

The conditions for this request are peculiar to this situation and do not apply to other land or buildings in the vicinity. The stream buffers cover a large portion of the lot, and the portion of the lot that is buildable is depicted on the site plan.

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

Granting the variance will allow the development of a single-family residence within the existing neighborhood and have pedestrian connectivity to the recently improved Brownlee Road.

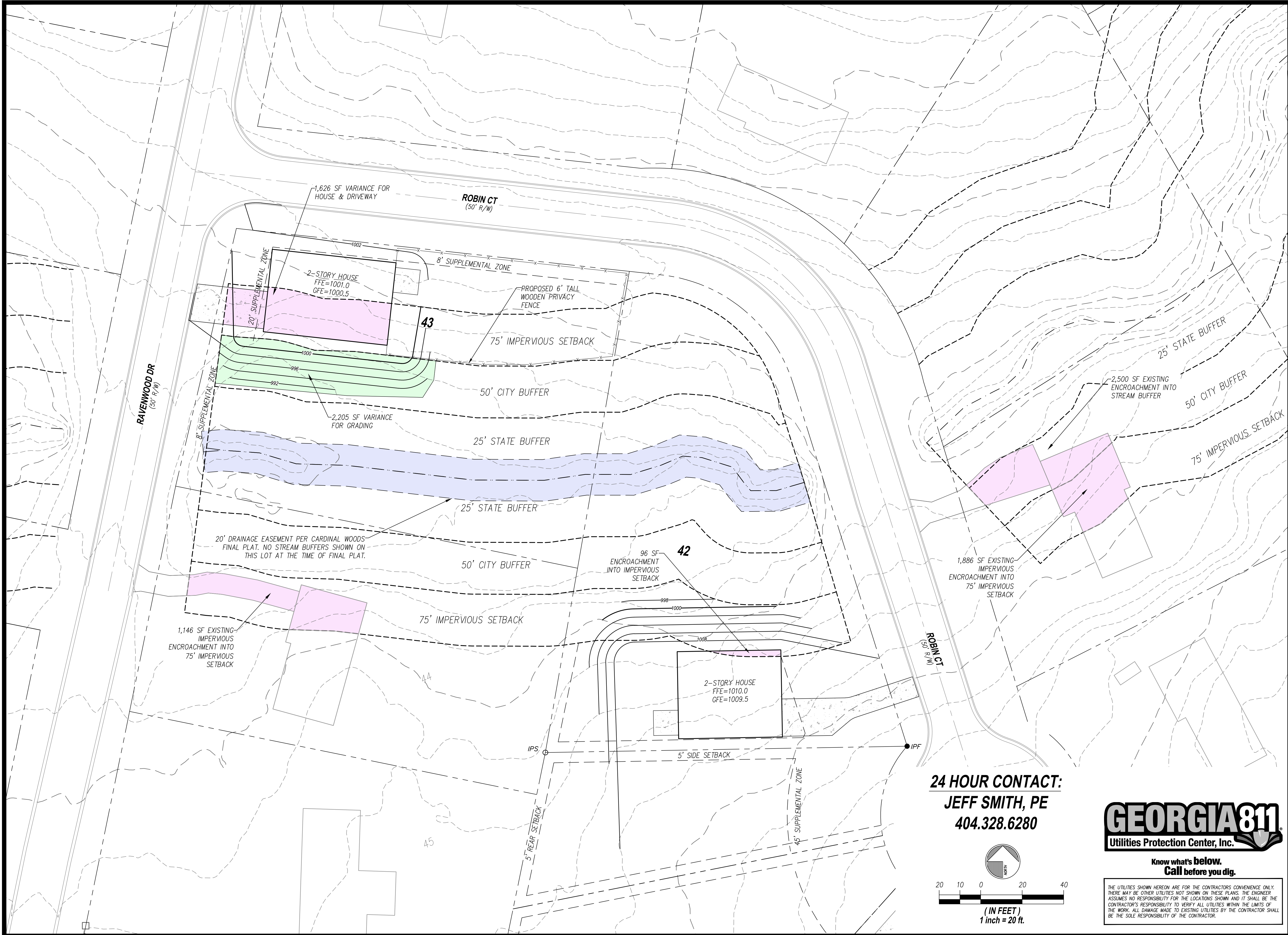
9. The condition from which relief or a variance is sought did not result from willful action by the applicant.

The Applicant's request for variance seeks to improve the Subject Property to current zoning standards. The Applicant did not create the stream or zoning buffers on the property. The stream buffers were not shown on the Cardinal Woods subdivision plat recorded in 1973.

ATTACHMENT A7

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

Approval of the variance will not create a hazard, be detrimental to surrounding property values nor be contrary to the general welfare of the citizens of Woodstock. Stream Buffer Protection requirements are to protect the public health, safety, environmental and general welfare; minimize public and private losses due to erosion, siltation and water pollution; and to maintain stream water quality and the Applicant's request will continue to allow the City to provide those services.



RIDGE PLANNING AND ENGINEERING®
6234 OLD HIGHWAY 5
SUITE D9-250 - WOODSTOCK, GA 30188
OFFICE 770.938.9000

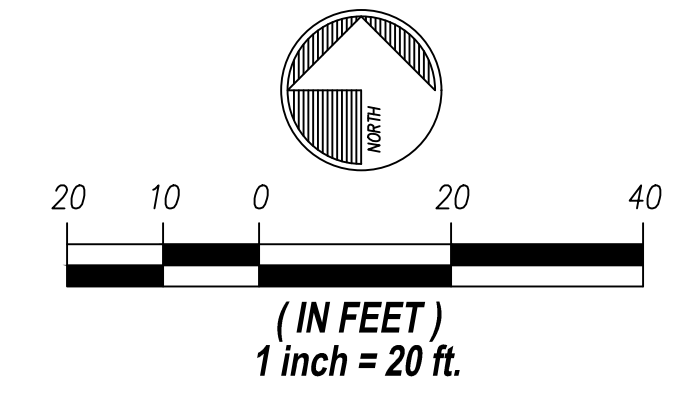
LAND PLAN
ROBIN COURT
LAND LOT 948
15th DISTRICT
WOODSTOCK, GEORGIA

OWNER/DEVELOPER
DOSSEY INVESTMENTS, LLC
5341 OLD HIGHWAY 5
SUITE 207-350
WOODSTOCK, GA 30188

REVISIONS
1/15/26: UPDATE SITE PLAN

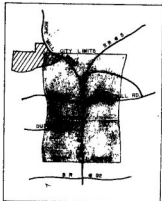
VARIANCE PLAN
V100

24 HOUR CONTACT:
JEFF SMITH, PE
404.328.6280



THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ATTACHMENT C



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATION
 It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by a registered professional land surveyor in accordance with the laws of the State of Georgia and that the same is a true and correct copy of the original as the same is on file in the office of the Surveyor General of the State of Georgia.

BY: *Thomas H. Brown, Jr.*
 Georgia Registered Land Surveyor No. 0648

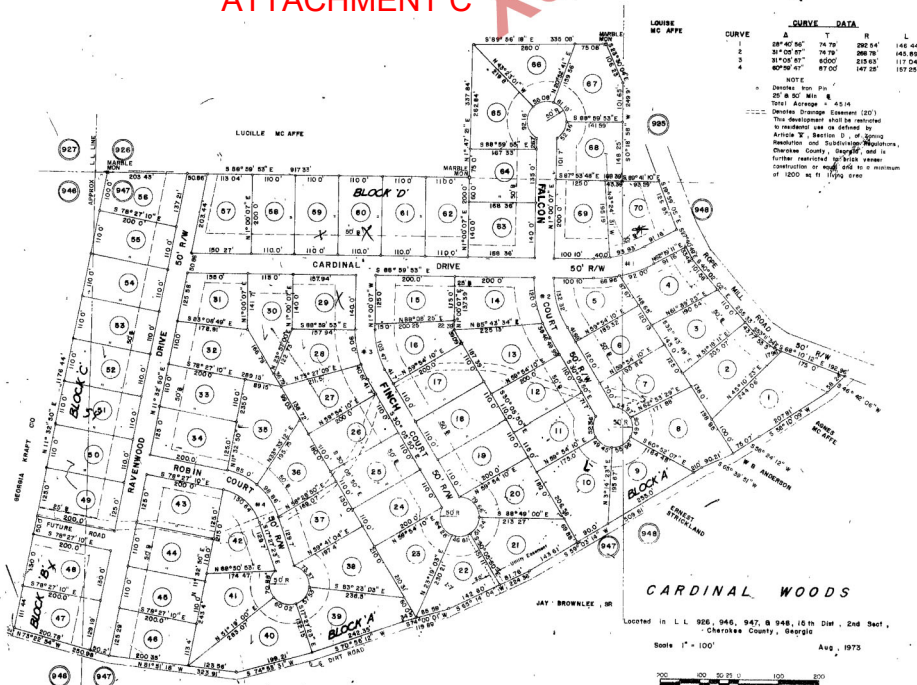
OWNER'S CERTIFICATION
 The owner of the land shown on this plat and whose name is subscribed hereby, in person or through a duly authorized agent, certifies that the plat was made from an actual survey of the land and that the same is a true and correct copy of the original as the same is on file in the office of the Surveyor General of the State of Georgia and that the same is a true and correct copy of the original as the same is on file in the office of the Surveyor General of the State of Georgia.

Agreed: *John A. Smith* and *Robert H. Livingston*
 Date: **9-8-73** Date: **9-8-73**

LEGEND
 The owner of the land shown on this plat and whose name is subscribed hereby, in person or through a duly authorized agent, certifies that the plat was made from an actual survey of the land and that the same is a true and correct copy of the original as the same is on file in the office of the Surveyor General of the State of Georgia and that the same is a true and correct copy of the original as the same is on file in the office of the Surveyor General of the State of Georgia.

September 24, 1973
Thomas H. Brown, Jr.
 Chairman, Municipal Planning Commission

Revised: Dec. 5, 1973 - Street Names



CARDINAL WOODS

Located in L.L. 926, 946, 947, 948, 16th Dist., 2nd Seat,
 Cherokee County, Georgia

Scale 1" = 100' Aug. 1973



Thomas H. Brown, Jr.
 Georgia Registered Land Surveyor No. 0648

Southern Surveying & Mapping Co., Inc.
 Marietta, Georgia

Filed 1-15-74 WA Cole csc

ATTACHMENT D1

PUBLIC INPUT REPORT: Case # CUP#003-25, V#219-25 & V#220-25

Applicant Name: Dossey Investments, LLC

Phone #: [REDACTED] Email: [REDACTED]

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

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

I. Summary of concerns:

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

II. How the applicant addressed concerns:

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

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

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

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

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

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

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

Applicant's Signature: 

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

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

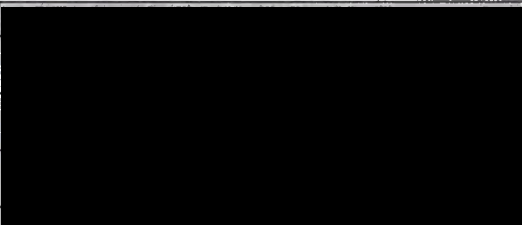
PUBLIC INPUT MEETING SIGN-IN SHEET

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



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

PUBLIC INPUT MEETING SIGN-IN SHEET

Name	Address	
Jamio Pass	609 Ravenwood Drive	
Brandy Manick	612 Ravenwood Drive	
Darryl Pauley	617 Ravenwood Drive	

ATTACHMENT D4

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

Hi Cameron,

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

Thanks,



Melissa Sigmund
City of Woodstock
Director of Community Development

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

FRAUD WARNING: I will NEVER email wiring instructions to you and neither will any other staff members in the Community Development Department or the Planning Commission. Cyber criminals are sending emails with fake wiring instructions. Sometimes they may create an email address that looks similar to a City of Woodstock email address. These emails are convincing and sophisticated. Never wire money for development applications, processes, or public hearings.

From: Jeff Moon <jmoon@woodstockga.gov>
Sent: Tuesday, January 20, 2026 3:53 PM
To: Melissa Sigmund <msigmund@woodstockga.gov>
Subject: Fwd: Cardinal woods development

For the case file.

Sent from my iPhone

Begin forwarded message:

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

FYI below on the upcoming case in Cardinal Woods.

ATTACHMENT D5

David Potts
City Council Ward 2
Woodstock, Ga

Begin forwarded message:

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

Mayor and Members of the Woodstock City Council,

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

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

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

ATTACHMENT D6

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

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

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

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

Respectfully,

Todd Angel

411 Falcon Ct

ATTACHMENT D7

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

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

Go make it an outstanding week!

Michael Caldwell
Mayor

Get [Outlook for iOS](#)

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

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

Dear Mayor and Members of the Woodstock City Council,

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

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

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

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

ATTACHMENT D8

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

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

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

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

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

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

Respectfully,

Lauren Carpenter
607 Ravenwood drive- Cardinal Woods

ATTACHMENT D9

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

Good morning Cameron,

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

Thanks,



Melissa Sigmund
City of Woodstock
Director of Community Development

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

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

For the case file.

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

2nd Cardinal Woods email

David Potts
City Council Ward 2

Woodstock, Ga

Begin forwarded message:

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

CAUTION: This message originated outside of the City of Woodstock mail system -
- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is
safe.

Mr Potts

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

Thank you,

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



<http://www.mdresidentialllc.com/>

----- Forwarded message -----From:

Todd Angel

Date: Tue, Jan 20, 2026 at 10:53 AM

ATTACHMENT D11

Subject: Cardinal woods development

To: mayorandcitycouncil@woodstockga.gov

<mayorandcitycouncil@woodstockga.gov>

Mayor and Members of the Woodstock City Council,

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

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

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

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

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

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

Respectfully,

Todd Angel

411 Falcon Ct



City of Woodstock
City Council Ward 3

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

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

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

Dear Councilman Ake,

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

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

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

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

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

ATTACHMENT D14

There are very real concerns beyond preference:

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

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

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

My neighbors and I are asking for help—specifically:

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

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

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

Warm regards,

Jamie Poss

J Poss



609 Ravenwood Dr Woodstock, GA 30188

www.posselectric.com

<https://www.facebook.com/posselectric/>

Ask me how to save 15%

From: Colin Ake <cake@woodstockga.gov>

Sent: Thursday, January 8, 2026 7:37 PM

To: Jamie Poss <> **Subject:** Hello!

Hi Jamie -

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

Colin



Colin Ake

City of Woodstock

City Council Ward 3

C) 678-977-7039

12453 Highway 92, Woodstock, GA 30188

www.woodstockga.gov

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For more information please visit <http://www.mimecast.com>

ATTACHMENT D16

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

Jamie:

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

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

Hope to see you there!

Best,



Cameron Dunn, MPA

City of Woodstock

Planner II

O) 770-592-6000 ex. 1601
12453 Highway 92, Woodstock, GA 30188

www.woodstockga.gov

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From: Jamie Poss

Sent: Thursday, January 22, 2026 9:55 AM

To: Warren Johnson <wjohnson@woodstockga.gov>; Michael Caldwell <mcaldwell@woodstockga.gov>; David Potts <dpotts@woodstockga.gov>; Tracy Collins <tcollins@woodstockga.gov>; Brian Wolfe <bwolfe@woodstockga.gov>; Rob Usher

ATTACHMENT D17

<rusher@woodstockga.gov>; Planning <planning@woodstockga.gov>; Colin Ake
<cake@woodstockga.gov>

Subject: I Was Wrong - Proposed Zone Variations for Cardinal Woods

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

Dear Mayor and City Council Members.

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

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

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

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

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

ATTACHMENT D18

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

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

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

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

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

Respectfully,
Jamie Poss

J Poss



609 Ravenwood Dr Woodstock, GA 30188

P: 404/787-7262

www.posselectric.com

<https://www.facebook.com/posselectric/>

ASK ABOUT OUR FINANCING



FW: Cardinal Woods

From Melissa Sigmund <msigmund@woodstockga.gov>

Date Tue 1/20/2026 8:15 AM

To Cameron Dunn <cdunn@woodstockga.gov>

Cc Niwana Ray <nray@woodstockga.gov>

FYI to include in the case file.

Thanks,

**Melissa Sigmund****City of Woodstock**

Director of Community Development

O) 770-592-6000 ext. 1600

C) 770-281-6698

12453 Highway 92, Woodstock, GA 30188

www.woodstockga.gov

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From: Michael Caldwell <mcaldwell@woodstockga.gov>

Sent: Sunday, January 18, 2026 11:01 AM

To: Tamara Trull

Cc: Mayor and Council <MayorandCouncil@woodstockga.gov>; Jeff Moon <jmoon@woodstockga.gov>; Melissa Sigmund <msigmund@woodstockga.gov>

Subject: Re: Cardinal Woods

Good morning, Ms. Trull!

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

Go make it an outstanding weekend!

Michael Caldwell
Mayor

ATTACHMENT D20

Get [Outlook for iOS](#)

From: Tamara Trull

Sent: Wednesday, January 14, 2026 5:59 PM

To: Michael Caldwell <mcaldwell@woodstockga.gov>

Subject: Cardinal Woods

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

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

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Cameron Dunn, Community Development

ITEM TYPE: Presentation and Discussion Items

AGENDA SECTION: **PUBLIC HEARINGS**

SUBJECT: **Consideration of V#220-25: 704 Robin Court (Public Hearing & Vote)**

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

ATTACHMENTS:

- [PCSR V#220-25.pdf](#)
- [Attachment A Application and Response Statements.pdf](#)
- [Attachment B Site Plan.pdf](#)
- [Attachment C Plat.pdf](#)
- [Attachment D Public Input.pdf](#)



DATE: February 5, 2026
TO: Woodstock Planning Commission
FROM: Cameron Dunn, MPA, Planner II
SUBJECT: Project No. V#220-25
704 Robin Court

RECOMMENDATION

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

EXECUTIVE SUMMARY

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

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



BACKGROUND

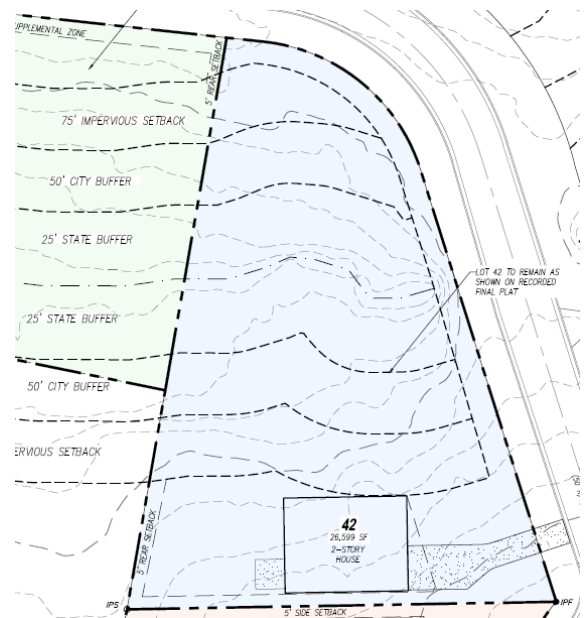
General Property and Surrounding Land Use Information	
Address	706 Robin Court
Council Ward	2 (Potts)
Tax ID #	15N11A 042
Site Acreage	± 0.59 acres
Future Development Map	Urban Village
Current Zoning	DT-LR (Downtown- Low Density Residential)
Current Development	Vacant
Streets Information	Robin Court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

Past Zoning History

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

PROJECT DESCRIPTION

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



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

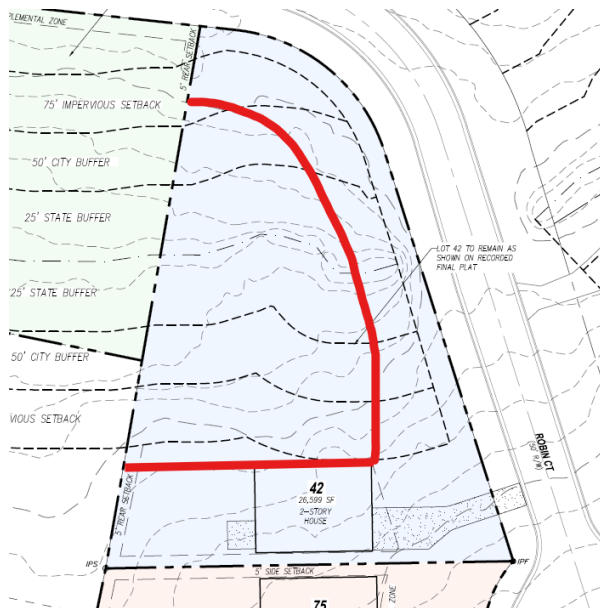
ANALYSIS

Consistency with the Land Development Ordinance (LDO)

In order to accommodate the proposed development, one entitlement is requested. It is summarized below:

- Variance to LDO Section 7.726.6 to allow an increased sidewalk supplemental zone, from a maximum of 20' in width to 45' in width.

On the original plat for this subdivision, provided as Attachment C, front setbacks off of Robin Court are approximately 50' from the roadbed. The Downtown District allows for lots with plats recorded before 2018 to redevelop under the Lot of Record exemption, which allows for structures to be built without taking the site up to the modern version of the Downtown District Standards. Within this code section, there are provisions that note that for new residential construction, the site and structure must be substantially similar to structures on nearby and adjacent lots if no construction had occurred on the platted lot previously. This is to say, that if taking advantage of the Lot of Record exemption, the Applicant would have to develop consistently with the setbacks for a typical home on

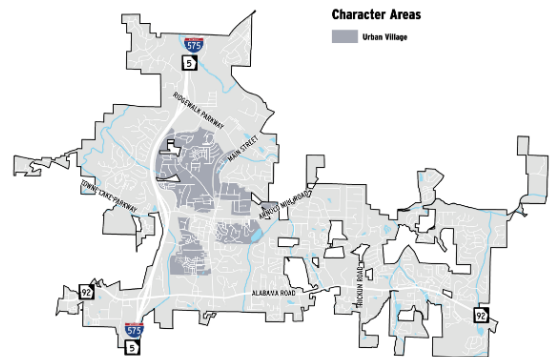


adjacent lots. Given when Cardinal Woods was developed, the subdivision enjoys much larger setbacks than what is typical within the Downtown District, with dwellings along Robin Court having an average 40-50' front setback and 25-30' side setback. If the Applicant in this case were to use the side setbacks typical in nearby and adjacent lots, the proposed dwelling unit would be located within the stream buffers, as indicated in the image by the red lines.

The Applicant's request is warranted based on alternative development options for the site, which would require disturbance within the undisturbed 25' state stream buffer and the 50' city stream buffer.

Consistency with the 2023 Comprehensive Plan

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



The Applicant is proposing to maintain the boundaries of the lot as it was platted in 1973. Additionally, the Applicant plans to keep the northern portion of the lot (where the stream buffers are) undisturbed except for the extension of sewer service across the lot. Given that current standards would push the residence closer to the street frontage of Robin Court, the Applicant is requesting to meet the character of the existing subdivision by developing along the larger front setback typically seen within Cardinal Woods.

The proposed development is in alignment with the guidance of the 2023 Comprehensive Plan.

PUBLIC INPUT

Public notice for the public hearing has been provided in accordance with State and local law. On or around December 22, 2025, public notices were mailed to property owners within 800' of the project site. The notice informed them of the public input meeting, Planning Commission public hearing, and City Council public hearing. Additionally, a public notice was published in the Cherokee Tribune and signs were posted on the property a minimum of 15 days but not more than 45 days prior to the public hearing.

On Tuesday, January 13, 2026, the Applicant hosted a public input meeting at the Chambers at City Center, located at 8534 Main Street, beginning at 7:00PM. The informal meeting is intended to give the Applicant an opportunity to explain the proposal and to answer any questions the public might have about the project or public hearing process. The public input report is provided as Attachment D. About 25 residents attended the meeting, most of which from the surrounding Cardinal Woods subdivision. Residents had concerns about the size of the proposed development, its impact upon natural features, streams, drainage and stormwater on site, and its potential to change the neighborhood character of the existing Cardinal Woods subdivision.

DEVELOPMENT PROCESS COMMITTEE RECOMMENDATION

On January 21, 2026, the Development Process Committee (DPC) met to consider the proposed request. The DPC discussed the lack of developable area on site, the Applicant's ability to keep the proposed development outside of the stream buffer, and the request to allow block face conformity in front setbacks between the proposed development and the existing development. Ultimately, the DPC voted to recommend approval of the project, subject to the below conditions of approval, meant to increase subdivision conformity and limit development impact on the surrounding environment.

Recommendation

Staff recommends approval of a Variance to LDO Section 7.726.6 to allow an increase in the width of the sidewalk supplemental zone maximum from twenty feet to forty-five feet.

Conditions

1. Disturbance within the 75' stream setback shall be limited to grading. The dwelling unit shall be located entirely outside of the 75' stream setback.
2. The dwelling unit shall be limited to a maximum of two stories in height.
3. If damage is done to Robin Court as a result of construction, then Applicant shall repair the roadway and/or curb and gutter prior to certificate of occupancy being granted for the dwelling unit.
4. A brick veneer or similar material shall be required along a minimum of 50% of the street façade (eastern facing) frontage off of Robin Court. Heavier building materials shall be placed below the lighter materials. Final building elevations shall be approved by the Development Process Committee.
5. The location of construction access shall be approved by City Council.
6. Front and side setbacks shall be consistent with plan Z100, dated January 15, 2026. These setbacks shall be maximum setbacks, and not minimum setbacks.
7. A seven-foot (7') sidewalk landscape zone and a five-foot (5') sidewalk clear zone shall be constructed as part of the project in accordance with the requirements of the Downtown District Standards.

CRITERIA FOR CONSIDERATION OF A VARIANCE REQUEST

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

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

The natural conditions on site from the stream buffer disallow the Applicant to take advantage of the existing Lot of Record provisions that would allow the proposed dwelling to be located more interior to the lot.

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

The application of the code-compliant supplemental zone would create difficulty in creating a development pattern that is consistent with surrounding residences in the area. If the Applicant utilized other code provisions that allowed development consistent with setbacks in the area, the development would be forced to develop in the stream buffers. The proposed development is the least impactful development on the natural features on site that are meant to be preserved.

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

All lots within Cardinal Woods that have stream buffers on them were developed prior to the State of Georgia law that placed stream buffers on property. New development on this lot, unlike existing development within the subdivision, must abide by current development standards related to streams, significantly limiting the developable area on the lot.

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

A literal interpretation of the Ordinance would not allow the Applicant the right to develop in a pattern consistent with the surrounding neighborhood. Many lots within Cardinal Woods would be permitted to use existing setbacks, but this one cannot because of natural features on site. Therefore, to create development that is consistent in character with houses within the subdivision, relief from the code is required.

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

There is no indication that granting a Variance in this case would detriment the public good. The intent of the Ordinance is to create development that is oriented closer to the street so that an active street frontage can be established and maintained. In a subdivision where this is not the case, and homes are located further back on the lot, the absence of relief would impair the character of the area. The Comprehensive Plan states that the character of pre-existing subdivisions in the Downtown District be maintained when possible.

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

While multiple parcels within the subdivision are affected by stream buffers, those with development on them were built prior to the establishment of stream buffers. Additionally, any of the lots within Cardinal Woods could take advantage of the Lot of Record provision, where this one cannot given the buffers. Therefore, this lot has special circumstances that apply to it that do not apply generally to either lots in Cardinal Woods or lots in Cardinal Woods that have stream buffers on them.

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

Given the limited development footprint of the lot given the natural features present, the granting of a Variance in this case maintains the right to develop the property in a manner consistent with surrounding development as allowed by the underlying DT-LR zoning.

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

The condition that relief is sought from did not result from willful action by the Applicant, the conditions from which relief is needed spur from the natural features interacting with the provisions of the Land Development Ordinance.

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

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

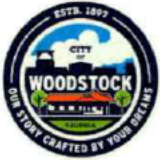
ATTACHMENTS

Attachment A: Application and Response Statements

Attachment B: Site Plan

Attachment C: Plat for Cardinal Woods, dated January 7, 1973

Attachment E: Public Input Report



CITY OF WOODSTOCK
Application for Public Hearing

Important Notes:

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

Contact Person: Parks F. Huff Phone: [REDACTED]
 Email: [REDACTED]

Applicant's Information:

Name: Dossey Investments, LLC
 Address: 5341 Old Highway 5, Suite 207-350 Phone: [REDACTED]
 City, State, Zip: Woodstock, GA 30188 Email: [REDACTED]

Property Owner's Information: same as above

Please attach a list if multiple property owners

Name: Dossey Investments, LLC
 Address: 5341 Old Highway 5, Suite 207-350 Phone: [REDACTED]
 City, State, Zip: Woodstock, GA 30188 Email: [REDACTED]

Requested Public Hearing (check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input 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 | _____ |

STAFF USE ONLY:	PUBLIC HEARING SCHEDULE:
Case: <u>V # 220-25</u>	Pre-Application Meeting: _____
Received by: _____	Public Input Meeting: <u>Jan, 13 2026 @ 7:00pm</u> <i>Chumbers</i>
Date Received: _____	DPC Meeting: <u>Jan 7, 2026 @ 9:00am</u>
Fee Paid: \$ <u>300⁰⁰</u> Receipt # <u>607114</u>	Planning Commission: <u>Feb 5, 2026</u>
Date Accepted: <u>12/19/2025</u>	City Council: <u>Feb 23, 2026</u>

ATTACHMENT A2

Property Information:

Location: 704 Robin Court

Parcel Identification Number(s) (PIN): 15-0947-0024 Total Acreage: ±0.612

Property Information:

Location: Cardinal Woods subd. 704 Robin Ct.

Current Zoning: DT-LR Total Acreage: ±0.612

Tax Map #: 15 N 11A Parcel #: 042 Future Development Map Designation: Urban Village

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

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

Variance to LDO sec 7.728 to allow increased supplemental zone

Proposed Use(s) of Property:

single family residence

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

Is water available to this site? Yes No Jurisdiction: City

How is sewage from this site to be managed?

City

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

If yes, what is the projected increase? .725 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home	1	0.725	.725
Multi Family (Attached) Home		0.287	

ATTACHMENT A3

Traffic Generation:

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

What is the estimated number of trips generated? 9.57 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	1	9.57	9.57
220	Apartment		6.63	
<ul style="list-style-type: none"> A unit for residential purposes is equal to one residential unit. For commercial/industrial uses it is defined in the ITE table, but most often is equal to 1,000 square feet of floor area for the use specified. 				

Authorization:

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

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

This 15 day of DECEMBER, 20 25.

Print Name Jeff Smith for Dossey Investments, LLC.

Applicant Signature [Signature]

Consent to publish copyrighted documents on the City of Woodstock website:

If any of the documents submitted with this application are copyrighted, I hereby attest that I am the owner of this copyright and give my consent to allow these documents to be published on the City of Woodstock website (www.woodstockga.gov) for public access and for inclusion in all agenda materials published by the City of Woodstock.

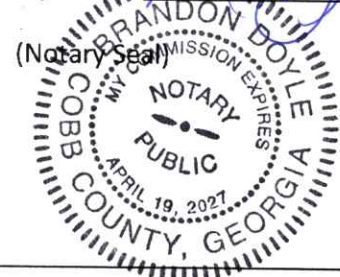
This 15 day of DECEMBER, 20 25.

Copyright Owner Print Name Jeff Smith

Copyright Owner Signature [Signature]

Sworn to and Subscribed before me this: 15 day of December, 20 25.

Notary Signature [Signature]



**APPLICANT RESPONSE STATEMENT
7.728)**

VARIANCES (Chapter VII, Article VII, Sec.

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

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

1. Explain requested variance.

The Applicant, Dossey Investments, LLC, is requesting a variance from the City of Woodstock Land Development Code Chapter VII, Article VII, Sec. 7.728 to increase the minimum supplemental zone, specifically for Lot 42 in the Cardinal Woods subdivision.

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

The subject property is similar in size, shape, and topography to other lots within the Cardinal Woods subdivision, which was platted in 1973. The Subject Property is essentially triangular in shape, which is inherently difficult to develop. The location of the proposed home on the property is affected by a stream buffer making the feasibility of construction very difficult.

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

As depicted on the filed site plan, the Applicant is proposing to construct one single-family residence on the property. Applying these regulations to this particular piece of property would create a practical difficulty and unnecessary hardship.

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

The conditions that create the need for this variance are peculiar to this property. The Applicant's proposal to increase the supplemental zone will make the front of the proposed homes consistent with the existing surrounding homes.

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

ATTACHMENT A5

The Subject Property's current zoning, DT-LR, allows for single-family homes and similar variances have been granted in similar situations. The single-family home the Applicant has proposed is within the density requirements prescribed by DT-LR.

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

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

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

The conditions for this request are peculiar to this situation and do not apply to other land or buildings in the vicinity. The surrounding lots have varying supplemental zone widths and the Applicant is proposing a consistent look and feel for the proposed home.

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

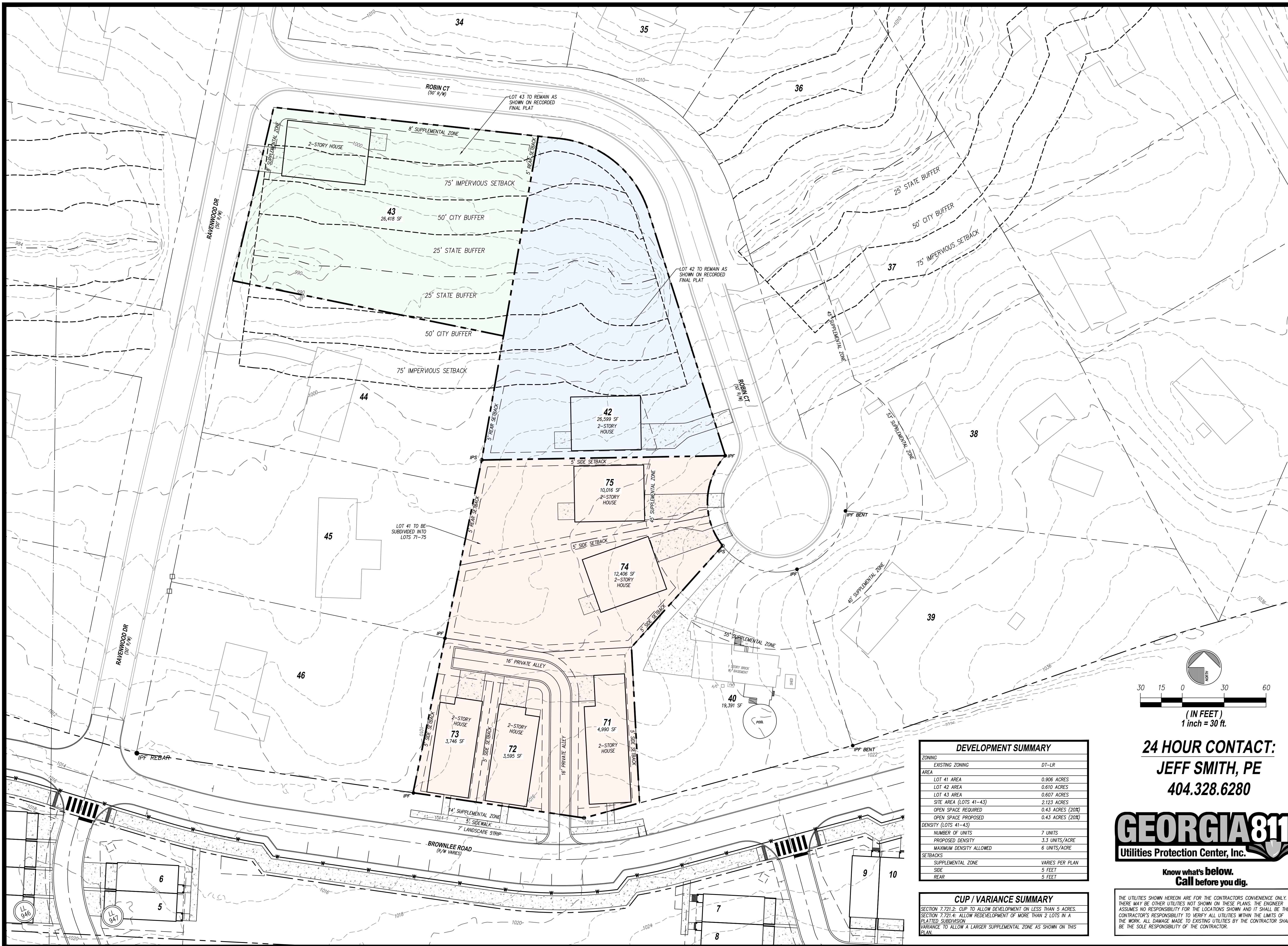
Granting the variance will allow the development of single-family residences within the existing neighborhood with consistent landscaping and attractive front yards.

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

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

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

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



RIDGE PLANNING AND ENGINEERING®
 6234 OLD HIGHWAY 5
 SUITE D9-250 • WOODSTOCK, GA 30188
 OFFICE 770.938.9000

LAND PLAN
 ROBIN COURT
 LAND LOT 948
 15th DISTRICT
 WOODSTOCK, GEORGIA

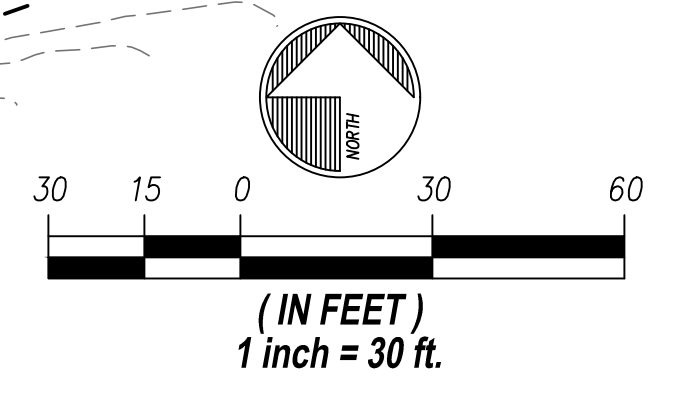
OWNER/DEVELOPER
 DOSSEY INVESTMENTS, LLC
 5341 OLD HIGHWAY 5
 SUITE 207-350
 WOODSTOCK, GA 30188



REVISIONS

SITE PLAN

C200



24 HOUR CONTACT:
JEFF SMITH, PE
404.328.6280



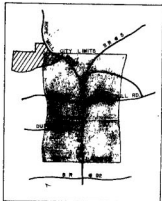
Know what's below.
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

DEVELOPMENT SUMMARY		
ZONING	EXISTING ZONING	DT-LR
AREA	LOT 41 AREA	0.906 ACRES
	LOT 42 AREA	0.610 ACRES
	LOT 43 AREA	0.607 ACRES
	SITE AREA (LOTS 41-43)	2.123 ACRES
	OPEN SPACE REQUIRED	0.43 ACRES (20%)
	OPEN SPACE PROPOSED	0.43 ACRES (20%)
DENSITY (LOTS 41-43)		
	NUMBER OF UNITS	7 UNITS
	PROPOSED DENSITY	3.3 UNITS/ACRE
	MAXIMUM DENSITY ALLOWED	6 UNITS/ACRE
SETBACKS		
	SUPPLEMENTAL ZONE	VARIES PER PLAN
	SIDE	5 FEET
	REAR	5 FEET

CUP / VARIANCE SUMMARY	
SECTION 7.721.2:	CUP TO ALLOW DEVELOPMENT ON LESS THAN 5 ACRES.
SECTION 7.721.4:	ALLOW REDEVELOPMENT OF MORE THAN 2 LOTS IN A PLATTED SUBDIVISION.
VARIANCE TO ALLOW A LARGER SUPPLEMENTAL ZONE AS SHOWN ON THIS PLAN.	

ATTACHMENT C



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATION
 It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by a registered professional land surveyor and that the same actually exist as the same are shown on "surface" and their location, size, type, and nature are correctly shown.

BY: *Thomas H. Brown, Jr.*
 Georgia Registered Land Surveyor No. 0648

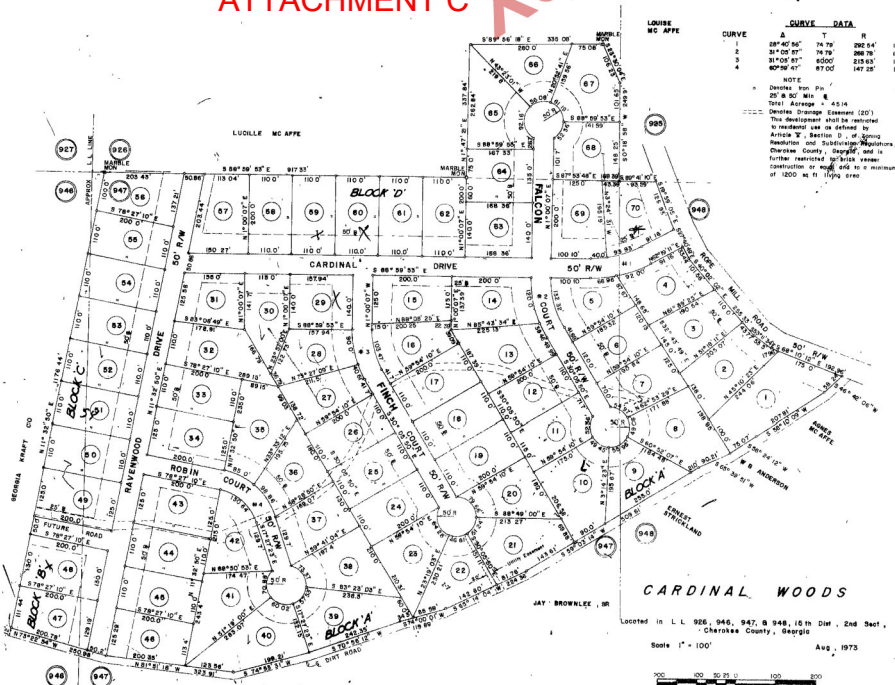
OWNER'S CERTIFICATION
 The owner of the land shown on this plat and whose name is subscribed hereby, in person or through a duly authorized agent, certifies that the plat was made from an actual survey, and that the same actually exist as the same are shown on "surface" and their location, size, type, and nature are correctly shown.

APPROVED BY: *John A. Howell* and *Robert H. Livingston*
 Date: **9-8-73** Date: **9-8-73**

DEFINITIONS
 Paragraph 10 of the Constitution of the State of Georgia, Article III, Section 1, provides that the Legislature shall have the power to appropriate the lands of the State for the use of the public. The land shown on this plat is hereby approved by the Municipal Planning Commission on **September 24, 1973** for the purpose of being sold or otherwise disposed of to the public for the use of the public.

Checked: *Thomas H. Brown, Jr.*
 Chairman, Municipal Planning Commission

Revised: Dec. 5, 1973 - Street Names



CARDINAL WOODS

Located in L.L. 926, 946, 947, 948, 16th Dist., 2nd Seat,
 Cherokee County, Georgia

Scale: 1" = 100' Aug. 1973



Thomas H. Brown, Jr.
 Georgia Registered Land Surveyor No. 0648

Southern Surveying & Mapping Co., Inc.
 Marietta, Georgia

Filed 1-15-74 WA Cole csc

PUBLIC INPUT REPORT: Case # CUP#003-25, V#219-25 & V#220-25 _____

Applicant Name: Dossey Investments, LLC

Phone #: [REDACTED] Email: [REDACTED]

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

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

I. Summary of concerns:

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

II. How the applicant addressed concerns:

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

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

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

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

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

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

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

Applicant's Signature: 

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

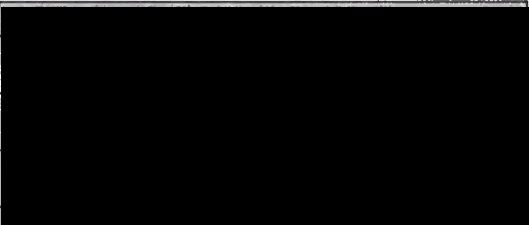
CASE # CUP#093-25, V#219-25 Meeting Date 01/13/2026 Meeting Location The Chambers @ City Center
 & V#220-25

PUBLIC INPUT MEETING SIGN-IN SHEET

Name	Address
Stephen Kinyon	417 Falcon Ct
Sharon Kinyon	↓
Robert Hattersley	610 Ravenwood Dr
Lisa Hattersley	"
Graham Hawley	613 Ravenwood
Margaret Hawley	↓
Jessica Flores	310 Cardinal Drive
Jose Flores	" "
ROGER STRICKLAND	318 CARDINAL DR
JOE, MATTHEW MCGARRE	413 Falcon Ct
MICHAEL DANIEL	309 CAROLINE DR
Michael Chumley	709 Robin Ct
Chris Rogers	707 Robin Ct
Rayven VanPoss	609 Ravenwood Dr
0	

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

PUBLIC INPUT MEETING SIGN-IN SHEET

Name	Address	
Jamio Pass	609 Ravenwood Drive	
Brandy Manick	612 Ravenwood Drive	
Darryl Pauley	617 Ravenwood Drive	

ATTACHMENT D4

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

Hi Cameron,

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

Thanks,



Melissa Sigmund
City of Woodstock
Director of Community Development

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

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From: Jeff Moon <jmoon@woodstockga.gov>
Sent: Tuesday, January 20, 2026 3:53 PM
To: Melissa Sigmund <msigmund@woodstockga.gov>
Subject: Fwd: Cardinal woods development

For the case file.

Sent from my iPhone

Begin forwarded message:

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

FYI below on the upcoming case in Cardinal Woods.

ATTACHMENT D5

David Potts
City Council Ward 2
Woodstock, Ga

Begin forwarded message:

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

Mayor and Members of the Woodstock City Council,

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

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

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

ATTACHMENT D6

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

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

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

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

Respectfully,

Todd Angel

411 Falcon Ct

ATTACHMENT D7

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

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

Go make it an outstanding week!

Michael Caldwell
Mayor

Get [Outlook for iOS](#)

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

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

Dear Mayor and Members of the Woodstock City Council,

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

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

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

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

ATTACHMENT D8

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

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

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

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

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

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

Respectfully,

Lauren Carpenter
607 Ravenwood drive- Cardinal Woods

ATTACHMENT D9

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

Good morning Cameron,

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

Thanks,



Melissa Sigmund
City of Woodstock
Director of Community Development

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

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

For the case file.

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

2nd Cardinal Woods email

David Potts
City Council Ward 2

Woodstock, Ga

Begin forwarded message:

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

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safe.

Mr Potts

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

Thank you,

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



<http://www.mdresidentialllc.com/>

----- Forwarded message -----From:

Todd Angel

Date: Tue, Jan 20, 2026 at 10:53 AM

ATTACHMENT D11

Subject: Cardinal woods development

To: mayorandcitycouncil@woodstockga.gov

<mayorandcitycouncil@woodstockga.gov>

Mayor and Members of the Woodstock City Council,

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

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

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

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

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

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

Respectfully,

Todd Angel

411 Falcon Ct



City of Woodstock
City Council Ward 3

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

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

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

Dear Councilman Ake,

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

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

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

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

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

ATTACHMENT D14

There are very real concerns beyond preference:

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

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

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

My neighbors and I are asking for help—specifically:

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

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

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

Warm regards,

Jamie Poss

J Poss



609 Ravenwood Dr Woodstock, GA 30188

www.posselectric.com

<https://www.facebook.com/posselectric/>

Ask me how to save 15%

From: Colin Ake <cake@woodstockga.gov>

Sent: Thursday, January 8, 2026 7:37 PM

To: Jamie Poss <> **Subject:** Hello!

Hi Jamie -

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

Colin



Colin Ake
City of Woodstock
City Council Ward 3

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

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ATTACHMENT D16

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

Jamie:

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

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

Hope to see you there!

Best,



Cameron Dunn, MPA

City of Woodstock

Planner II

O) 770-592-6000 ex. 1601
12453 Highway 92, Woodstock, GA 30188

www.woodstockga.gov

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From: Jamie Poss

Sent: Thursday, January 22, 2026 9:55 AM

To: Warren Johnson <wjohnson@woodstockga.gov>; Michael Caldwell <mcaldwell@woodstockga.gov>; David Potts <dpotts@woodstockga.gov>; Tracy Collins <tcollins@woodstockga.gov>; Brian Wolfe <bwolfe@woodstockga.gov>; Rob Usher

ATTACHMENT D17

<rusher@woodstockga.gov>; Planning <planning@woodstockga.gov>; Colin Ake
<cake@woodstockga.gov>

Subject: I Was Wrong - Proposed Zone Variations for Cardinal Woods

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

Dear Mayor and City Council Members.

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

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

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

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

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

ATTACHMENT D18

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

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

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

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

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

Respectfully,
Jamie Poss

J Poss



609 Ravenwood Dr Woodstock, GA 30188

P: 404/787-7262

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ASK ABOUT OUR FINANCING



FW: Cardinal Woods

From Melissa Sigmund <msigmund@woodstockga.gov>

Date Tue 1/20/2026 8:15 AM

To Cameron Dunn <cdunn@woodstockga.gov>

Cc Niwana Ray <nray@woodstockga.gov>

FYI to include in the case file.

Thanks,

**Melissa Sigmund****City of Woodstock**

Director of Community Development

O) 770-592-6000 ext. 1600

C) 770-281-6698

12453 Highway 92, Woodstock, GA 30188

www.woodstockga.gov

FRAUD WARNING: I will NEVER email wiring instructions to you and neither will any other staff members in the Community Development Department or the Planning Commission. Cyber criminals are sending emails with fake wiring instructions. Sometimes they may create an email address that looks similar to a City of Woodstock email address. These emails are convincing and sophisticated. Never wire money for development applications, processes, or public hearings.

From: Michael Caldwell <mcaldwell@woodstockga.gov>

Sent: Sunday, January 18, 2026 11:01 AM

To: Tamara Trull

Cc: Mayor and Council <MayorandCouncil@woodstockga.gov>; Jeff Moon <jmoon@woodstockga.gov>; Melissa Sigmund <msigmund@woodstockga.gov>

Subject: Re: Cardinal Woods

Good morning, Ms. Trull!

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

Go make it an outstanding weekend!

Michael Caldwell
Mayor

ATTACHMENT D20

Get [Outlook for iOS](#)

From: Tamara Trull

Sent: Wednesday, January 14, 2026 5:59 PM

To: Michael Caldwell <mcaldwell@woodstockga.gov>

Subject: Cardinal Woods

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

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



MEMO

DATE: February 5, 2026
TO: Woodstock Planning Commission
FROM: Melissa Sigmund, Community Development Director
RE: Planning Commission Monthly Update

On November 17, 2026 the City Council acted on the following items:

CUP#090-25: 7654 & 7664 Main Street – Dog Park & Pickleball facility

The request is for a Conditional Use Permit for a “Recreation Center/Facility” with concurrent variances for site and architectural standards to allow for the development of a facility that includes a dog park and pickleball courts. City Council voted unanimously to approve the request with conditions (5-0).

V#216-25 100 Creative Way – Daycare Center

The request is for consideration of Variances to allow a structure within the front yard of the property and to allow fences up to 6’6” in height. City Council voted unanimously (5-0) to approve the variance request with conditions.

V#214-25: 119 & 123 Rusk Street - Single Family Residence

The request is for consideration of Variances to eliminate the requirement to dedicated right-of-way, construct parallel parking, and deviate from sidewalk supplemental zone requirements in accordance with D1 Street Standards in the Downtown District. City Council voted unanimously (5-0) to approve the variance request with a condition.

ZTA#019-25: Density Bonus Updates

The request is for consideration of an amendment to the Land Development Ordinance for Chapter VII (Performance Zoning Standards) to update density bonuses for development projects in the Downtown District. City Council voted unanimously to approve the amendment (5-0).

ZTA#018-25: Tree Ordinance Updates

The request is for consideration of an amendment to the Land Development Ordinance for Chapter IX (Tree Preservation and Replacement Standards) to clarify how fines are assessed and levied for violations of the Land Development Ordinance. City Council voted unanimously to approve the amendment (5-0).

Land Bank IGA (non-Planning Commission item)

The request is for consideration of approval of an Inter-Governmental Agreement between Cherokee County, the City of Canton, the City of Holly Springs, and the Cherokee Regional Land Bank Authority. City Council voted unanimously to approve the agreement (5-0).

On January 26, 2025, the City Council acted on the following items:

CUP#091-25: Rangeworks, USA

The request is for a Conditional Use Permit for a “Recreation Center/Facility” with concurrent Variances for site development standards to allow for the development of a golf driving range. City Council voted unanimously to approve the request with conditions (6-0).

CUP#091-25: Rangeworks, USA -Driving Range

The request is for a Conditional Use Permit for a “Recreation Center/Facility” with concurrent Variances for site development standards to allow for the development of a golf driving range. City Council voted unanimously to approve the request with conditions (6-0).

CUP#092-25: 11988 Hwy 92 – Storage Yard

The request is for a Conditional Use Permit for a “Recreation Center/Facility” with concurrent Variances for site development standards to allow for the development of a golf driving range. City Council voted to approve the request with conditions (5-1) with Councilmember Ake dissenting.

Zoning Map Update Adoption

The request is for approval of the January 2026 Zoning Map Update. City Council voted unanimously to approve the adoption (6-0).

E-bikes Regulation Options (non-Planning Commission item)

The request is for City Council to provide staff with guidance on a potential Amendment to the Code of Ordinances to add provisions regarding e-bikes and micro-mobility devices. No action was taken on this item.