



**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, March 5, 2026**

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

**ITEM 1. CALL TO ORDER**

**ITEM 2. APPROVAL OF MINUTES**

- 1. Consideration of Approval to Adopt Planning Commission Meeting Minutes – February 5, 2026** (Maria Chang)

**ITEM 3. PUBLIC HEARINGS**

- 1. Consideration of V#218-25: 64 & 68 Linton St (Public Hearing/Vote)** (Natalie Faustine)  
Staff recommends approval of a variance to allow more than one residential unit in each of the two buildings located at 64 & 68 Linton Street. Additionally, the applicant is requesting to remove the rental restriction applied with a previous Variance approval for the same requirement to 64 and 68 Linton Street.
- 2. Consideration of ZTA#022-26: Administrative Variances for Fences (Public Hearing & Vote)** (Cameron Dunn)  
Staff recommends approval of a Zone Text Amendment that amends Chapter X (Administration and Enforcement) of the Land Development Ordinance to amend the duties and responsibilities of the Development Process Committee (DPC), allowing the DPC to approve fences located within zoning buffers.
- 3. Consideration of ZTA#021: GC-VMU update (Public Hearing/Vote)** (Melissa Sigmund)  
Recommend City Council approval of a Zone Text Amendment that amends Chapter VII (Performance Zoning Standards and Use Districts and Regulations) of the Land Development Ordinance to update the use standards and density allowances for the GC-VMU Zoning District.

**ITEM 4. PRESENTATIONS**

**ITEM 5. ANNOUNCEMENTS AND INFORMATIONAL ITEMS**

**ITEM 6. ADJOURNMENT**



# Item Cover Page

## PLANNING COMMISSION AGENDA ITEM REPORT

**DATE:** March 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 – February 5, 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, February 5, 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, Senior Planner Niwana Ray, Planner II Cameron Dunn, Community Development Office Manager Maria Chang, Deputy Chief Information Officer Steve Onufrock.

**Absent:**

**ITEM 1) CALLED TO ORDER**

**ITEM 2) ELECTIONS**

**2.1) Election of Chair (Melissa Sigmund)**

- Commissioner Chase Roth made a motion to elect Brandon William as Chair of the Planning Commission.
- Commissioner David Lundquist seconded the motion.
- Motion carried (7-0)

**2.1) Election of Vice Chair (Melissa Sigmund)**

- Commissioner Paul Laney made a motion to elect Chase Roth as Vice Chair of the Planning Commission.
- Commissioner David Lundquist seconded the motion.
- Motion carried (7-0)

**ITEM 3) APPROVAL OF MINUTES**

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

- Commissioner David Lundquist made a motion to approve the minutes as presented.
- Commissioner Gregg Smith seconded the motion.
- Motion carried (7-0)

**ITEM 4) PUBLIC HEARINGS**

**4.1) 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.

- Mr. Dunn, City staff, presented the case to the Commission.
- Request: Subdivide 0.91 acre parcel into five single-family lots. Conditional Use Permit needed for residential on under 5 acres. Variance to increase sidewalk supplemental zone to 45 ft.
- Site context: Cardinal Woods is in the DT-LR zoning, rear faces Brownlee Road. Three rear loaded units front Brownlee via private alley. Two front loaded units face Robin Court.
- Proposal conflicts with Comprehensive Plan guidance to maintain lot sizes and setbacks in long standing subdivisions.
- Redevelopment “critical mass” rule: redevelopment of more than two existing platted lots is disallowed until 80% of the lots in a platted subdivision are combined for a master planned development. This parcel counts towards the critical mass requirement, but adjacent parcels that are being developed by the Applicant do not count because they had never been previously developed.
- Applicant presented the case to the Commission.
- Staff additionally recommended the preparation of a small area plan for the Cardinal Woods area to assist in guiding future development within the area.

Open Public Hearing

In Opposition

- Jamie Poss – 609 Ravenwood Dr
- Chris Rogers – 707 Robin Ct
- Michael Daniel – 309 Cardinal Dr

Neutral

- Scott McLain – 605 Ravenwood Dr

Close Public Hearing

- Applicant responded to the Public Hearing.
  - Commissioner Rob Hogan made a motion to deny the request in accordance with staff recommendations.
  - Commissioner Chase Roth seconded the motion.
  - Motion carried (7-0)

4.2) 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.

- Mr. Dunn, City Staff, presented the case to the Commission.
- Request: Two variances to allow:
  - Disturbance within the 50 foot stream buffer. (approx. 2,200 sq ft)
  - Impervious materials within the 75 foot impervious set back. (approx. 1,600 sq ft)
- Site context: 0.64 acre undeveloped corner lot. ~86% of the land area of the property is comprised of a stream and its relative buffers.
- Lot platted in 1973 and left natural due to septic limitations. Now sewer access possible via Brownlee.
- Staff analysis:
  - Lot of record provision could maintain prior setbacks but would push development deeper into buffers. Applicant chose modern standards with variance requests.
  - Staff found hardship due to constrained buildable are and recommended approval with conditions.
  - DPC voted to recommend approval subject to conditions.
- Applicant presented the case to the Commission.

Open Public Hearing

In Opposition

- Jamie Poss – 609 Ravenwood Dr
- Rayvan VanPoss – 609 Ravenwood Dr

- Parker Ebbs – 313 Cardinal Dr
- Robert L. Hattersley – 610 Ravenwood Dr

Closed Public Hearing

- Commissioner Gregg Smith made a motion to approve the item with staff recommendations.
- Commissioner Ali Najafi seconded the motion for debate.
- Motion carried (6-1) with Commissioner Chase Roth in opposition.

4.3) 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.

- Mr. Dunn, City Staff, presented the case to the Commission.
- Request: Variance to increase sidewalk supplemental zone from 20 foot to 45 foot (streetscape requirement) to allow home setback matching neighborhood character while avoiding stream buffer intrusion.
- Site context: 0.59 acre triangular lot. ~67% stream buffer. Developable area lies to south of lot outside stream buffers.
- Staff analysis:
  - Without the requested streetscape variance, development would be forced deeper into stream buffers.
  - Applicant maintains lot size and proposes dwelling outside stream buffers.
  - Staff and DPC recommended approval with conditions.
- Applicant presented the case to the Commission.

Open Public Hearing

In Opposition

- Rayvan VanPoss – 609 Ravenwood Dr
- Jeff Coleman – 548 Rivercrest Ridge
- Robert L. Hattersley – 610 Ravenwood Dr
- Chris Rogers – 707 Robin Ct

Close Public Hearing

- Commissioner Gregg Smith made a motion to approve the item with staff recommendations and added a condition requiring the “Use of Brownlee & Ravenwood gated entrance for construction access during active construction for these lots. The access shall begin with issuance of land disturbance permit and end with the issuance of certificate(s) of occupancy.”
- Commissioner Paul Laney seconded the motion.
- Motion carried (7-0)

**ITEM 5) PRESENTATIONS**

**ITEM 6) ANNOUNCEMENTS AND INFORMATIONAL ITEMS**

6.1) Planning Commission Update (Melissa Sigmund)

- Ms. Sigmund provided an update to the Commission.

**ITEM 6) ADJOURNMENT**

- Commissioner Brandon Williams adjourned the meeting at 9:39 p.m.

As approved this day, March 5, 2026.

# Item Cover Page

**PLANNING COMMISSION AGENDA ITEM REPORT**

**DATE:** March 5, 2026

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

**ITEM TYPE:** Presentation and Discussion Items

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

**SUBJECT:** **Consideration of V#218-25: 64 & 68 Linton St (Public Hearing/Vote)**

**SUGGESTED ACTION:** Staff recommends approval of a variance to allow more than one residential unit in each of the two buildings located at 64 & 68 Linton Street. Additionally, the applicant is requesting to remove the rental restriction applied with a previous Variance approval for the same requirement to 64 and 68 Linton Street.

**ATTACHMENTS:**

- [V#218-25 - 64 and 68 Linton St PC Staff Report.pdf](#)
- [ATTACHMENT A - APPLICATION.pdf](#)
- [ATTACHMENT B - APPLICANT RESPONSE STATEMENT.pdf](#)
- [ATTACHMENT C - V#213-25 ORDINANCE.pdf](#)
- [ATTACHMENT D - SITE AND FLOOR PLANS.pdf](#)
- [ATTACHMENT E - PUBLIC INPUT REPORTS.pdf](#)



**DATE:** March 5, 2026  
**TO:** Woodstock Planning Commission  
**FROM:** Natalie Faustine, Planner I  
**SUBJECT:** Project No. V#218-25  
64 & 68 Linton Street

---

### **RECOMMENDATION:**

Staff recommends that City Council approve a variance (V#218-25) to allow more than one residential unit in each of the two buildings located at 64 & 68 Linton Street. Additionally, the applicant is requesting to remove the rental restriction currently applied to 64 and 68 Linton Street.

### **EXECUTIVE SUMMARY**

The applicant is requesting a Variance (V#218-25) allow more than one residential unit in each of the two buildings located at 64 & 68 Linton Street. A Variance was previously granted by City Council for this request on July 28, 2025, however there was a condition of approval restricting rental of the residential units after February 28, 2026. The applicant seeks to obtain the same Variance to allow two residential units in each building, but without the rental restriction previously imposed by City Council.

The subject properties are located within the Adair Park Master Development and consist of mixed-use buildings with ground-floor commercial space and two stories of residential units. A prior variance (V#213-25) was approved to permit the separate deeding of the two residential floors within each mixed-use building, subject to conditions.

The public hearing application is provided as Attachment A. The ordinance outlining Council's decision for V#213-25 is provided as Attachment B.



64 and 68 Linton St - Aerial View

## **BACKGROUND**

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

| <b>Table 1: General Property and Surrounding Land Use Information</b> |   |
|---|---|
| Address   | 64 and 68 Linton St   |
| Council Ward  | 1 (Johnson)   |
| Tax ID # (TIN)  | 92N02 006B and 92N02 006C   |
| Parcel ID #   | 15-0995-0064 and 15-0995-0065   |
| Site Acreage  | ± 0.23 Acres  |
| Proposed Use  | Two ± 4,200 SF Mixed-Use Buildings  |
| Future Development Map  | Urban Village   |
| Current Zoning  | DT-CBD (Central Business District) with Historic Overlay  |
| Current Development   | 64 Linton Street – Mixed-Use Building<br>68 Linton Street – Mixed-Use Building  |
| Streets Information   | Linton St is a D Street.  |
| Surrounding Neighborhood:<br>North                                    | DT-RO (Residential/Office) – Adair Park Development   |
| South   | DT-CBD with Historic Overlay (Central Business District) – Adair Marketplace Development                              |
| East  | DT-CBD with Historic Overlay (Central Business District) – Mixed Use Building (part of Adair Park Development)        |
| West  | DT-CBD with Historic Overlay (Central Business District) – Single-Family Residential (part of Adair Park Development) |

### Zoning History

The overall Adair Park Master Development has a history of multiple variance requests, including several that are still under review and have been tabled by the City Council.

On July 10, 2018, Variance V#146-17 was approved for 8212 Main Street, highlighted in yellow, allowing an increase in density from 8 to 9 units per acre and raising the maximum height from 40 feet to 44 feet 8 inches along the Main Street frontage, with certain top-floor elements permitted up to 60 feet.

On July 26, 2021, an additional height variance was approved for 8200 Main Street, shown in red (V#182-21).



Adair Park Zoning Projects

On November 18, 2024, a variance was approved for 60 Linton Street (V#208-24), located immediately west of the subject parcels, to allow for multiple dwelling units in one building.

The approval included two conditions. Condition #1 required that all other provisions of the Historic Overlay remain applicable notwithstanding the approval of multiple dwelling units. Condition #2 clarified that the variance approval does not eliminate the requirement to provide a commercial unit within the building.

On July 28, 2025, a variance (V#213-25) was approved for the subject parcels, 64 and 68 Linton Street, shown in blue in the aerial photograph above, to allow for multiple dwelling units in each building. The conditions of approval mirrored those granted for 60 Linton Street (V#208-24), with the additional condition that the residential units cannot be used as rental properties.

The meeting minutes can be viewed online here:

[https://woodstockga.granicus.com/DocumentViewer.php?file=woodstockga\\_339bc03efa17c74c9cea4131bd6430c7.pdf&view=1](https://woodstockga.granicus.com/DocumentViewer.php?file=woodstockga_339bc03efa17c74c9cea4131bd6430c7.pdf&view=1)

### **PROJECT DESCRIPTION**

The applicant, Eric Richards, on behalf of Adair Park Holding, is requesting a variance consistent with Variance Case V#218-25, with the exception of Condition #3, which states, “Rental units shall be fee simple. No short term or long-term rentals may be allowed after February 28, 2026.”

The subject buildings are two of three identical mixed-use buildings proposed or constructed along the south side of Linton Street. The buildings are designed to be three-stories, each with a two-car garage and approximately ± 1,000 SF of commercial space on the ground floor. The three buildings are served by additional parking to the rear, as well as street parking in the vicinity.

The two-story residential portion of the buildings are approximately ± 3,200 SF. The floors are connected by a staircase and common area, and each floor is equipped with a kitchen, laundry, two bathrooms, and two bedrooms, as shown in the floor plan to the right. As designed, the two floors could operate as their own units, only sharing the common staircase areas. The developer designed the buildings with the intention of them being “live-work” units with two dwelling units in each building.



Proposed Building Floor Plan

## ANALYSIS

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

Initial plans described these buildings as “live-work” units, but they do not conform to the LDO’s live-work regulations, which require that no portion of the unit be leased or sold independently.

According to the LDO, the buildings at 64 and 68 Linton St qualify as condominiums, which are considered *Residential – Multi-Family*. Since they were designed with the primary purpose of selling each dwelling unit, they are classified in the Uses Matrix as *Residential – Multi-Family, Fee Simple*. Since they were not designed with the primary purpose of leasing or renting the dwelling units, they cannot be classified as *Residential – Multi-Family, Rental*.

The *Residential – Multi-Family, Fee Simple* use is permitted in the DT-CBD zoning district when specific regulations are met. These rules, outlined in LDO Section 7.506, are intended to ensure the type and intensity of the use is appropriate for the street type, so proper access is provided. Residential uses must be located on upper floors or in basements of buildings fronting any street type.



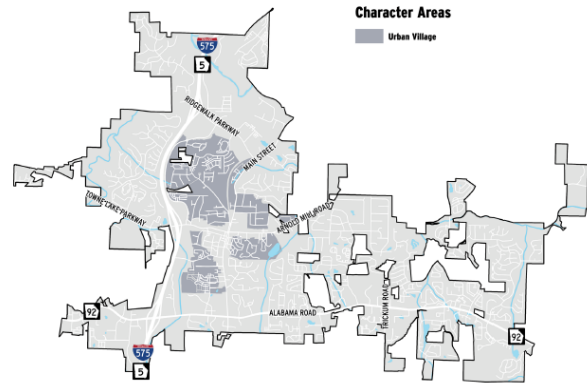
Adair Park Zoning

P/C\*8—Uses permitted by this designation shall not front or provide direct access to an A Street where nonresidential frontage is required according to the A Street design requirements, except within DT-HO, and shall not front on or provide direct access to a C Street (see Street Types Table in the Downtown District Standards). Permitted residential uses are allowed on upper floors or in basements of a building fronting any street type.

P\*18—Residential, Multi-Family, Fee Simple uses (also known as condominiums or townhomes) shall not solely have access from D streets, unless the total number of residential, multi-family, fee simple uses accessed by such D streets does not exceed thirty (30) units. Developments with more than thirty (30) units shall complete a sewer availability and capacity study, and shall submit a traffic study, at the time of site plan submittal.

## Consistency with the 2023 Comprehensive Plan

The proposed project site is located within the Urban Village Character Area. The intent of this character area is to serve as a transition between the downtown Urban Core and the surrounding character areas. The Urban Village is predominantly residential, with a mix of uses and building types that allow for a walkable community area. Development in this area should accommodate a variety of housing types to suit the variety of lifestyles and lifecycles and requires streetscape treatment and connectivity of public infrastructure. The proposed mixed-use buildings, consisting of both residential and commercial space, allow for a mix of uses to serve residents in the surrounding Adair Park development.



## **PUBLIC INPUT**

Public notice for the public hearing has been provided in accordance with State and local law. On or around January 21, 2026, public notices were mailed to property owners within 800' of the project site. The notice informed them of the public input meeting, Planning Commission public hearing, and City Council public hearing. Additionally, a public notice was published in the local newspaper and signs were posted on the property a minimum of 15 days but not more than 45 days prior to the public hearing.

On February 5, 2026, the Applicant hosted a public input meeting at Collaborate Workspace at 61 Linton Street, in Woodstock, GA beginning at 7:00 PM. The informal meeting is intended to give the Applicant an opportunity to explain the proposal and to answer any questions the public might have about the project or public hearing process. The meeting had five attendees. The public input report is included in Attachment E.

## **DPC RECOMMENDATION**

On December 3, 2025, the DPC met with the Applicant to learn more about the proposed project. At the same meeting, the Development Process Committee (DPC) considered the proposed variance. The DPC voted unanimously (5-0) to recommend approval of the variance to remove Condition #3 from the zoning conditions, retaining the following:

1. Variance is granted to LDO Section 7.731.3. A maximum of two residential dwelling units may be permitted in this building. All other requirements of the Historic Overlay remain in place.
2. Approval of this variance does not negate the provision of a commercial unit in this building.

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

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

The subject properties do not have exceptional or extraordinary conditions due to its size, shape, or topography. The subject properties are generally flat and square, having been graded and subdivided for the purpose of this building.

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

The application of these regulations may create a practical difficulty or unnecessary hardship, as the rental restriction may affect the property's sale value.

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

The condition proposed for removal is unique to these specific properties. The adjacent parcel, which has been developed with a nearly identical structure, was not subject to this restriction. More broadly, staff is not aware of any zoning condition within Adair Park that has imposed a similar limitation on rental use.

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

A literal interpretation of this Ordinance may deprive the applicant of any rights that others in the same district are allowed. The rental restriction imposed through the condition limits the applicant's ability to utilize the property in a manner that is generally permitted by the underlying zoning classification. Other properties in the district, including comparable mixed-use developments, are not subject to this restriction.

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

Relief, if granted, would not cause substantial detriment to the public good, or impair the intent of the Land Development Ordinance. The LDO does not have any provisions that put rental restrictions on fee simple multi-family residential developments.

- 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 special circumstances or conditions on the subject properties are unique to the two subject properties, and do not apply generally to any other land or buildings in the vicinity.

- 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 this application may be necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant. The condition prohibiting rental use limits the applicant's ability to exercise rights otherwise afforded to similarly situated properties.

- 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 a variance is sought did not result from willful action by the Applicant, as the condition was added to the staff recommended conditions of approval by the Council.

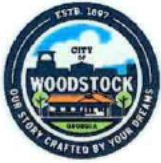
- i. That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the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

Authorizing the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets. It would not increase the danger of fire, imperil 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.

## **ATTACHMENTS**

- Attachment A - V#218-25 Application
- Attachment B - V#218-25 Applicant Response Statement
- Attachment C - V#213-25 Ordinance (Approved by Council on July 28, 2025)
- Attachment D - Site Plan and Floor Plan
- Attachment E - Public Input Report

# ATTACHMENT A1



## CITY OF WOODSTOCK Application for Public Hearing

### Important Notes:

1. Please check all information supplied on the following pages to ensure that all spaces are filled out accurately before signing this form. This page should be the first page of your completed application package.
2. All documents required as part of the application package shall be submitted at the same time as the application. Incomplete application packages **WILL NOT BE ACCEPTED. One hard copy and one PDF should be submitted.**
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: Eric Richards Phone: [REDACTED]  
Email: [REDACTED]

### Applicant's Information:

Name: Eric Richards - Adair Park Holding  
Address: 61 Linton Street, Suite 2400 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: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_ Email: \_\_\_\_\_

### 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 # 218-25</u>        | Pre-Application Meeting: _____       |
| Received by: _____             | Public Input Meeting: _____          |
| Date Received: _____           | DPC Meeting: <u>12/3/25</u>          |
| Fee Paid: \$ _____             | Planning Commission: <u>1/8/26</u>   |
| Date Accepted: <u>11/17/25</u> | City Council: <u>1/19/26 1/26/26</u> |

# ATTACHMENT A2

**Property Information:**

Location: 64 and 68 Linton St. Woodstock, GA 30188

Current Zoning: DT-CBD / Historical Overlay (HO) Total Acreage: 0.23 acres

Tax Map #: 92 N 02 Parcel #: 006B & 006C Future Development Map Designation: Urban Core

Adjacent Zonings: North DT-RO South DT-CBD / HO East DT-CBD / HO West DT-CBD / HO

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

We request a variance to LDO Section 7.731.3 to allow for 64 and 68 Linton St to each have multiple (2) residential dwellings within the same building, with no rental restrictions. The buildings are 3 stories mixed-use: Floor 1 is commercial, Floors 2 and 3 are each individual residential condos. Historical overlay currently limits these buildings to 1 residential deed, which makes it difficult to sell the condos. This application has relevant precedent: identical relief was provided for 60 Linton Street, literally right next door to 64 and 68 Linton, with the exact same mixed-use building type (V#208-24). No restrictions were placed on the approval of 60 Linton.

**Proposed Use(s) of Property:**

Each parcel contains 2 individually deedable residential condos (w/ no rental restrictions) above a tenant-occupied commercial space. on Floor 1.

**Infrastructure Information:**

Is water available to this site?  Yes  No

Jurisdiction: City of Woodstock water

How is sewage from this site to be managed?

Existing sewers

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

If yes, what is the projected increase? 1.148 students

| Proposed Use(s)               | # of units | Multiplier | Number of Students |
|-------------------------------|------------|------------|--------------------|
| Single Family (Detached) Home |            | 0.725      |                    |
| Multi Family (Attached) Home  | 4          | 0.287      | 1.148              |

# 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? 26.52 trips


| Code   | Land Use(s)                     | # of units* | Daily Trip Ends | Number of Trips |
|--|---------------------------------|-------------|-----------------|-----------------|
| 210  | Single Family Home/<br>Townhome |             | 9.57            |                 |
| 220  | Apartment                       | 4           | 6.63            | 26.52           |
|  |                                 |             |                 |                 |
|  |                                 |             |                 |                 |
|  |                                 |             |                 |                 |
| <ul style="list-style-type: none"> <li>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.</li> </ul> |                                 |             |                 |                 |

**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, Eric Richards, 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.

*Eric*  
 This 7<sup>th</sup> day of November, 2025  
 Print Name Eric Richards  
 Applicant Signature [Signature]

|   |   |
|---|---|
| <p><b>Consent to publish copyrighted documents on the City of Woodstock website:</b></p> <p>If any of the documents submitted with this application are copyrighted, I hereby attest that I am the owner of this copyright and give my consent to allow these documents to be published on the City of Woodstock website (<a href="http://www.woodstockga.gov">www.woodstockga.gov</a>) for public access and for inclusion in all agenda materials published by the City of Woodstock.</p> <p>This <u>7<sup>th</sup></u> day of <u>November</u>, 20<u>25</u>.</p> <p>Copyright Owner Print Name <u>ERIC RICHARDS</u></p> <p>Copyright Owner Signature <u>[Signature]</u></p> | <p>Sworn to and Subscribed before me this: <u>7<sup>th</sup></u> day of <u>November</u> 20<u>25</u>.</p> <p>Notary Signature: <u>[Signature]</u></p> <p>(Notary Seal)</p>  |
|---|---|

# ATTACHMENT B1

## 64 and 68 Linton St – APPLICANT RESPONSE STATEMENT VARIANCE ONE (1) OF ONE (1)

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power. If this application is in response to a variance, please respond to the following standards in the form of a written narrative. In the case of concurrent variances, a response to the standards below should be provided for each variance requested.

1. Explain requested variance. *We request a variance to LDO Section 7.731.3 to allow for 64 and 68 Linton St to each have multiple (2) residential dwellings within the same building, with no rental restrictions. The buildings are 3 stories mixed-use: Floor 1 is commercial, Floors 2 and 3 are each individual residential condos. Historical overlay currently limits these buildings to 1 residential deed, which makes it difficult to sell the condos. If granted, the variance would result in each parcel containing 2 individually deedable residential condos (w/ no rental restrictions) above a tenant-occupied commercial space on Floor 1. This request has relevant precedent: identical relief was previously provided for 60 Linton Street (directly next door to 64 and 68) featuring the exact same building type, V#208-24.*
2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography. *The mixed-use buildings have 3 units. 1 commercial and 2 residential. We prefer unique deeds with no rental restrictions for each residential unit to allow for future resale.*
3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship. *Since the structure has been designed / approved as 3 units, limiting to 1 residential deed limits possibility of future sale unless condos are bundled, negatively impacting affordability.*
4. Such conditions are peculiar to the particular piece of property involved. *This is 2 of just 3 adjacent buildings of this type. A similar variance was already granted to the 3<sup>rd</sup> at 60 Linton Street.*
5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed. *n/a*
6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance. *While the building has a historical appearance, limiting to 1 residential unit would devalue the property.*
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. *This is a unique mixed-use 3-level structure.*
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. *Resale of the 2 condos (a property right) will require subdivision into 2 residential deeds.*
9. The condition from which relief or a variance is sought did not result from willful action by the applicant. *The building was designed and approved by the city with this physical layout. The HO zoning impacts the nature of our ownership and ability to sell the property.*
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. *There will be no effect on traffic, lighting, public safety, or negatively impact values or welfare.*

**CITY OF WOODSTOCK, GEORGIA  
ORDINANCE NO. 2025-016**

**(Project No. V#213-25 – 64 & 68 Linton Street)**

**REZONING** property within the corporate limits of the City of Woodstock, Georgia to allow Variances on certain properties zoned DT-CBD (Downtown, Central Business District) with Historic Overlay, said property being ± 0.23 acres located in Land Lot 955 of the 15<sup>th</sup> District, 2<sup>nd</sup> Section, Cherokee County, Georgia, and being Tax Map and Parcel Numbers 92N02 006B and 92N02 006C, located at 64 and 68 Linton Street, Woodstock, Georgia, and being more particularly described on “Exhibit A” and “Exhibit B” attached hereto and made a part hereof by reference (the “Property”).

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

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

**WHEREAS**, the City of Woodstock, Georgia, has the legislative power to adopt clearly reasonable ordinances, resolutions, or regulation relating to its property, affairs, and local government for which no provision has been made by general law, and which are not inconsistent with the Constitution or any charter provision applicable thereto; and

**WHEREAS**, THE MAYOR AND Council of the City of Woodstock have determined that rezoning the above identified property would be in the best interest of the property owners of the area and of the citizens of the City of Woodstock; and

**WHEREAS**, said rezoning request application is and has been accessible to members of the public who are, or may be, affected by it, having been kept and maintained for public inspection during the normal business hours at Woodstock City Hall, and notice of intent to take action having been published in the Cherokee Tribune, a newspaper of general circulation within the territorial boundaries of the municipality of the City of Woodstock, for a period of at least fifteen (15 days) prior but not more than forty-five (45) days prior to the public hearing date; and

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

- a. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography; and
- b. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship; and

- c. Such conditions are peculiar to the particular piece of property involved; and
- d. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same district are allowed; and
- e. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the Ordinance.
- f. That the special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.
- 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.
- h. That the condition from which relief or a variance is sought did not result from willful action by the applicant.
- i. That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

**WHEREAS**, The Mayor and Council of the City of Woodstock, using the criteria enumerated above, have determined that granting the rezoning request as set forth herein would be in the best interest of the property owners of the area and the citizens of Woodstock, Georgia; and

**WHEREAS**, the Mayor and Council of the City of Woodstock have heard and considered this request as a part of a noticed public hearing on June 16, 2025,

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

**NOW THEREFORE, BE IT RESOLVED AND ORDAINED** by the City of Woodstock, Georgia, by the lawful authority vested in them that the property more particularly described on "Exhibit A" attached hereto and made a part hereof by reference is hereby granted a Variance. The property more particularly described on "Exhibit A" is subject to the conditions of zoning set forth of "Exhibit B" attached hereto and made a part hereof by reference.

**Date of Public Hearing:** July 28, 2025

**Advertisement:** Cherokee Tribune, June 16, 2025

**APPROVED, ADOPTED, AND ENACTED** this 28<sup>th</sup> day of July 2025.

*Michael Caldwell*

---

Michael Caldwell, Mayor  
City of Woodstock, Georgia

*Robyn Adams*

---

Robyn Adams, City Clerk  
City of Woodstock, Georgia

*Phillip Friduss*

---

REVIEWED FOR LEGAL CONTENT  
Phillip Friduss, City Attorney

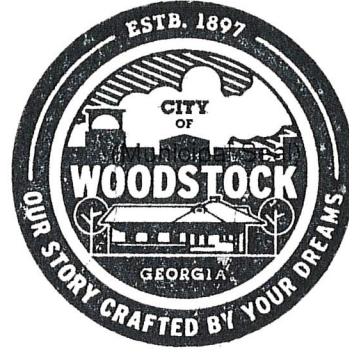


EXHIBIT A  
PROPERTY DESCRIPTION

64 Linton Street, Tax ID Number 92N02 006B

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 995, 15<sup>th</sup> DISTRICT, 2<sup>ND</sup> SECTION, CHEROKEE COUNTY, GEORGIA, BEING MIXED USE TRACT 6, AS PER SURVEY FOR ADAIR PARK, PHASE 1-A & 2-A, RECORDED IN PLAT BOOK 119, PAGE 833, CHEROKEE RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

68 Linton Street, Tax ID Number 92N02 006C

All that tract or parcel of land lying and being in Land Lot 995, 15<sup>th</sup> District, 2<sup>nd</sup> Section Cherokee County, Georgia, City of Woodstock.

COMMENCING at a point at the centerline intersection of Main Street (Variable R/W) and Linton Street (Variable R/W);

THENCE, S78°56'51"W a distance of 46.08' to a point on the southerly R/W of Linton Street and the Westerly R/W of Main Street; THENCE, N76°17'58"W a distance of 22.86' to a point on the southerly R/W of Linton Street; THENCE, continuing along the aforementioned R/W, following a curve to the left, said curve having a radius of 480.00', an arc length of 64.22', with a chord bearing of N80°07'56"W and a chord distance of 64.17' to a point; THENCE, S68°35'12"W a distance of 19.67' to a ½" capped rebar set, said ½" capped rebar set, being the POINT OF BEGINNING.

THENCE, leaving the aforementioned R/W, S03°11'38"W a distance of 57.56' to a ½" capped rebar set; THENCE, S03°11'38"W a distance of 32.70' to a ½" capped rebar set; THENCE, N86°24'24"W a distance of 40.00' to a ½" capped rebar set; THENCE, N03°11'38"E a distance of 89.00' to a ½" capped rebar set on the southerly R/W of Linton Street; THENCE, continuing along the aforementioned R/W, S86°24'48"E a distance of 37.31' to a point; THENCE, N68°35'12"E a distance of 2.96' to a ½" capped rebar set, being the point of BEGINNING.

Said property containing 3561.69 square feet

Aforementioned legal description is also the same Mixed-Use Tract 7 which is shown on that certain Final Plat for Adair Park, by Davis Engineering & Surveying, dated June 9, 2020, drawn by Dusty L Lowman, PLS# 3216, recorded in PB 119, PGS 833-838, in the Clerk of Superior Court of Cherokee County, GA. Also, said Mixed Use Tract 7 is further detailed and drawn as "Live Work 7" in that certain unrecorded Survey by Davis Engineering & Surveying, dated June 9, 2020, drawn by Dusty L Lowman, PLS# 3216, Project No. 20-029.

**EXHIBIT B**

**CONDITIONS OF ZONING**

**(Project No. V#213-25 – 64 & 68 Linton St)**

1. Variance is granted to LDO Section 7.731.3. A maximum of two residential dwelling units may be permitted in these buildings. All other requirements of the Historic Overlay remain in place.
2. Approval of this variance does not negate the provision of a commercial unit in this building.
3. Residential units shall be fee simple. No short term or long term rentals may be allowed after February 28, 2026.

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

ALEC DAVIDSON

By: \_\_\_\_\_

Print Name:

Title:

DATE: \_\_\_\_\_



# ATTACHMENT D2

Ground Floor  
Commercial



First Floor  
Residential



Second Floor  
Residential



64 LINTON ST, UNIT 6

# ATTACHMENT E1



## Public Input Meeting Report

The Applicant held their public input meeting for CONDITIONAL USE PERMITS and VARIANCES for the properties located at 64 and 68 Linton Street (zoned DT-CBD with Historical Overlay); 8104 Main Street (zoned DT-RO) and 216 Rope Mill Rd. (zoned DT-RO). on Thursday February 5<sup>th</sup> at 7pm at Collaborate Coworking in the primary conference room on the 4<sup>th</sup> floor, at 61 Linton Street, Suite 2400, Woodstock GA 30188

A member of the city staff was present during most of the meeting. The meeting started at 7pm with informal conversation surrounding the Adair Park Development from about 6:30pm when the first member of the public showed up, it formally began at 7pm and ended at 8:30pm.

The members of the public who were present were:

John Underwood  
Mark Rehl  
Joan Rehl  
Peter Hemingway  
Ron Partain  
Candy Partain

None of the members of the public expressed any concern with the requests being presented by the applicant. They were supportive of all of the requests, and generally showed up to express interest in understanding if the road from Main Street to Rope Mill would truly happen, and what the timing of such construction would be.

The applicant explained that nothing was approved at this time, that there was acceptance of the proposal to have a road cross the railroad track by the railroad company, which was the key reason why this was being presented at this time to the public, and that should they have anything positive or negative to say about any part of the application, they should attend either or both of the forthcoming planning commission, and city council meetings.

The only request for additional information was from Joan Rehl who requested a pdf version of the site plan that was mailed, in order to see it more clearly (which was emailed).

Sincerely,

Dr. Eric J. Richards  
Applicant

# Item Cover Page

**PLANNING COMMISSION AGENDA ITEM REPORT**

**DATE:** March 5, 2026

**SUBMITTED BY:** Cameron Dunn, Community Development

**ITEM TYPE:** Presentation and Discussion Items

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

**SUBJECT:** **Consideration of ZTA#022-26: Administrative Variances for Fences (Public Hearing & Vote)**

**SUGGESTED ACTION:** Staff recommends approval of a Zone Text Amendment that amends Chapter X (Administration and Enforcement) of the Land Development Ordinance to amend the duties and responsibilities of the Development Process Committee (DPC), allowing the DPC to approve fences located within zoning buffers.

**ATTACHMENTS:**  
[PCSR ZTA#022-26.pdf](#)  
[Attachment A Ordinance.pdf](#)



**DATE:** March 5, 2026  
**TO:** Woodstock Planning Commission  
**FROM:** Cameron Dunn, MPA, Planner II  
**SUBJECT: Zone Text Amendment (ZTA#022-26)  
Administrative Variance Fences**

---

### **RECOMMENDATION**

Staff recommends approval of a Zone Text Amendment that amends Chapter X (Administration and Enforcement) of the Land Development Ordinance to amend the duties and responsibilities of the Development Process Committee (DPC).

### **BACKGROUND**

In the past calendar year, multiple zoning enforcements have arisen related to zoning buffers. These buffers, which are meant to be undisturbed, have historically been placed interior to residential lots. This creates confusion, as homeowners wish to utilize the entirety of their property and assume that they are able to, but are told by City staff that they must leave portions of their land undisturbed. In order to memorialize encroachments in these lots, staff recommends amending the powers of the Development Process Committee to grant Administrative Variances allowing fences to encroach into zoning buffers.

### **ANALYSIS**

The Land Development Ordinance describes buffers as land areas reserved to provide visual and noise barriers, created by the use of planted or naturally existing materials. Generally, the LDO prescribes buffers to separate land uses that are unlike another, such as commercial development adjacent to residential development, higher density residential development next to lower density residential development, or industrial uses from their surrounding environment. These buffers in residential developments previously were allowed to be located within residential lots. This creates practical difficulty for both homeowners and City staff, as homeowners cannot utilize the entirety of their property, and City staff must enforce the Ordinance through zoning or code enforcement violations for those who perform work within it.

In 2018, Council passed a Zone Text Amendment which changed buffer provisions as part of an omnibus zoning code update, requiring that zoning buffers within new

residential subdivisions be located outside of individual residential lots and that they be maintained by the homeowner's association.

Within the City, fences do not require permits for installation. As such, there are multiple instances where fences may have been installed in zoning buffers without staff knowledge. Fences also have relatively limited disturbance on land, typically only disturbing areas where fenceposts are installed in the ground.

As such, given the limited amount of encroachment, the ability for fences to clearly demarcate property, and differing standards applicable on land throughout the City, staff believes that an administrative method of relief should be offered to residents who wish to build fences on their lots.

The Development Process Committee has the ability, under the provisions of the LDO, to consider, vote on, and grant Administrative Variances for minor site provisions. These include such items as minor setback reductions, parking requirement reductions, a limited number of architectural variances, and even to relocate fences required by zoning conditions/code. Administrative Variances are considered by the full Committee, discussed regarding the hardship imposed by the code and the impact of the decision, and granted to Applicants without discretionary approval by the City Council.

Given that fences do not require permits within the City and that the Variance process is a time-intensive and costly endeavor, staff requests that Council approve a Zone Text Amendment granting the DPC authority to issue Administrative Variances to allow fence encroachment into zoning buffers.

### **DPC RECOMMENDATION**

The DPC met on February 26 to discuss and vote on the proposed zone text amendment. Conversation revolve around the ease of enforcement between lots with interior zoning buffers and lots with exterior zoning buffers, and allowing homeowners to come into compliance. The Committee ultimately voted 6-0 to recommend approval of the zone text amendment.

### **ATTACHMENTS**

Attachment A: Proposed Ordinance (ZTA#022-26)

**CITY OF WOODSTOCK, GEORGIA  
ORDINANCE 2026-00\_**

**AN ORDINANCE AMENDING CHAPTER X (ADMINISTRATION AND ENFORCEMENT) OF THE WOODSTOCK LAND DEVELOPMENT ORDINANCE TO AMEND THE AUTHORITIES OF THE DEVELOPMENT PROCESS COMMITTEE.**

**(ZONE TEXT AMENDMENT #022-26 – CITYWIDE)**

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

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

**WHEREAS**, the City of Woodstock, Georgia has the legislative power to adopt clearly reasonable ordinance, resolutions, or regulations relating to its property, affairs, and local government for which no provision has been made by general law, and which are not inconsistent with the Constitution or any charter provision applicable thereto; and

**WHEREAS**, the City Council of Woodstock, Georgia desires to amend Chapter X, Article I of the Land Development Code of the City of Woodstock, Georgia as set forth herein.

**NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WOODSTOCK HERBY ORDAINS, by the lawful authority vested in them as follows:**

**Section 1.** That Chapter X (Administration and Enforcement), Article I (Administration), Section 10.140 (Development Process Committee), subsection 2 (Powers and Duties), be amended to add the following provision as number 9 under subsection c:

9. To allow fences to encroach into zoning buffers as defined in Chapter VII, Article VI of this Ordinance.

**Section 2.** Should any provision of this Ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any provision thereof other than the provision specifically declared to be invalid. The Mayor and City Council hereby declare that it would have passed this Ordinance and each section, sentence, clause, and phrase thereof, irrespective of the fact that one or more sections, sentences, clauses, or phrases may be declared illegal, invalid, or unconstitutional.

**Section 3.** This Ordinance shall take effect immediately upon its adoption.

**Section 4.** This Ordinance shall not apply to any projects that have been deemed complete by the City of Woodstock as of the effective date of this Ordinance.

**PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF WOODSTOCK, GEORGIA, THIS 23<sup>rd</sup> DAY of MARCH, 2026.**

Advertisement run in the Cherokee Tribune: February 12, 2026

First Reading Date: March 23, 2026

Second Reading Date: April 9, 2026

---

MICHAEL CALDWELL, MAYOR  
CITY OF WOODSTOCK, GEORGIA

(Municipal Seal)

---

ROBYN ADAMS, CITY CLERK  
CITY OF WOODSTOCK, GEORGIA

REVIEWED FOR LEGAL CONTENT

---

PHILLIP FRIDUSS, CITY ATTORNEY

# Item Cover Page

**PLANNING COMMISSION AGENDA ITEM REPORT**

**DATE:** March 5, 2026

**SUBMITTED BY:** Melissa Sigmund, Community Development

**ITEM TYPE:** Presentation and Discussion Items

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

**SUBJECT:** **Consideration of ZTA#021: GC-VMU update (Public Hearing/Vote)**

**SUGGESTED ACTION:** Recommend City Council approval of a Zone Text Amendment that amends Chapter VII (Performance Zoning Standards and Use Districts and Regulations) of the Land Development Ordinance to update the use standards and density allowances for the GC-VMU Zoning District.

**ATTACHMENTS:**

- [PC Staff Report ZTA#021-26.pdf](#)
- [Attachment A ZTA021-26 Proposed Amendment.pdf](#)



**DATE:** March 5, 2026

**TO:** Woodstock Planning Commission

**FROM:** Melissa Sigmund, AICP, MPA, Community Development Director

**SUBJECT: Zone Text Amendment (ZTA#021-26)  
GC-VMU**

---

### **RECOMMENDATION**

Recommend City Council approval of a Zone Text Amendment that amends Chapter VII (Performance Zoning Standards) of the Land Development Ordinance to update the use standards and density allowances for the GC-VMU zoning district.

### **BACKGROUND**

Outside of the Downtown zoning districts, the Land Development Ordinance provides limited opportunities for mixed-use developments as described in the 2025 Highway 92 Development Standards LCI and envisioned in the Comprehensive Plan for Community Village Centers. The GC-VMU district currently provides an allowance for multi-family residential uses to be incorporated in a development, however this is only in a vertical mixed-use fashion. In addition, the GC-VMU zoning district has a maximum density of 12 dwelling units per acre.

### **ANALYSIS**

The Highway 92 Development Standards LCI determined that within the LCI area, densities of between 25-40 units per acre would be required in order to make redevelopment economically feasible. Staff are currently working on longer term plan to create a Planned Unit Development zoning district to implement the design and density recommendations of the LCI.

The Ridgewalk Overlay District has several relatively large undeveloped parcels, a unique feature among the Activity Centers identified in the Comprehensive Plan. The Ridgewalk Overlay includes areas within the Regional Activity Center and Community Village Center land use designations. Both designations are within the broader Activity Center category. The Comprehensive Plan indicates that Activity Centers are “well situated to handle substantial growth”.

The proposed amendment creates a bridge to begin supporting the types of mixed use development envisioned in the LCI and described in the Comprehensive Plan while a purpose-specific Planned Unit Development zoning district is being prepared.

Utilizing the existing GC-VMU zoning district as a framework, the proposed amendment would support horizontally-mixed use developments by allowing developments to include ground floor residential units through a Conditional Use Permit (CUP) process if the projects are located in the Parkway Overlay district (Hwy 92 corridor) or in the Ridgewalk Overlay district.

In addition to the standard Conditional Use Permit review criteria, the proposed LDO amendment would require the applicant to provide a Master Plan that would include a conceptual site layout illustrating the integration of all uses proposed for the site, architectural design concepts for all buildings and uses, and minimum architectural standards for the development. Preliminary grading and utility design can be required to be included in the Master Plan by the Public Works Director or Community Development Director for projects where grading and utility feasibility are of heightened concern.

The proposed amendment would also allow City Council to approved enhanced densities of up to 25 units per acre in the GC-VMU zoning district for properties within the Parkway and Ridgewalk Overlays through a rezoning process, thus initiating the minimum recommended redevelopment density of the Highway 92 LCI.

While a Planned Unit Development Zoning District will allow for long-term efficiencies in administering development standards for multi-building mixed use developments outside of the Downtown zoning districts, the proposed modifications to the GC-VMU standards provide a starting point so that the City can realize opportunities for these desired development forms on pace with market demands. In addition, the City can use any individual development requests coming through the proposed GC-VMU CUP/Rezoning process as case studies for future PUD standards under development.

### **LONG RANGE PLANNING**

The proposed amendment is consistent with the goals and policies of the 2023 Comprehensive Plan Update, specifically supporting the following Goals:

- Goal 3.2: Integrate Housing into mixed use and traditional development as appropriate through the Future Development Map.
- Goal 4.2: Encourage mixed use and traditional development so that they reflect the character areas in the Future Development Map
- Goal 4.7 Encourage mixed-use and a balance of residential and non-residential uses to promote internal connectivity.

### **DPC RECOMMENDATION**

At the February 25, 2026 meeting of the Development Process Committee, the committee voted unanimously to recommend approval of the proposed ordinance amendments as described herein.

### **CONCLUSION**

Staff recommends that the City Council approve ZTA#021-26.

### **ATTACHMENTS**

Attachment A: Proposed Amendments to LDO Section 7.4 Zoning District Performance Standards and Section 7.505 Use/Zoning District Matrix

**ZTA#021-2026 Redline Document**

**LDO Sec 7.4 shall be amended to read as follows:**

**ARTICLE IV. ZONE DISTRICT PERFORMANCE STANDARDS**

| Development Standards Table   |   |                               |                                     |                      |                         |                 |                 |
|-------------------------------|---|-------------------------------|-------------------------------------|----------------------|-------------------------|-----------------|-----------------|
| Zoning District               | Maximum Density (units/ac)                        | Minimum Heated Area (sq. ft.) | Minimum Lot Size (sq. ft.)          | Minimum project size | Minimum Setbacks (feet) |                 |                 |
|                               |   |                               |                                     |                      | Front                   | Side            | Rear            |
| R1                            | 2   | 1,500                         | 21,780                              |                      | 35                      | 15              | 25              |
| R2                            | 3   | 1,300                         | 12,000                              |                      | 25                      | 15              | 25              |
| R3-A (Single-family Detached) | 4   | 1,200                         | 7,500                               |                      | 25                      | 10              | 25              |
| R3-B (Duplex)                 | 4   | 1,200                         | 7,500 <sup>1</sup>                  |                      | 25 <sup>1</sup>         | 15 <sup>1</sup> | 25 <sup>1</sup> |
| R3-C (Townhome)               | 7   | 1,000                         | N/A                                 | 8 acres <sup>2</sup> | 25 <sup>1</sup>         | 15 <sup>1</sup> | 25 <sup>1</sup> |
| R4                            | 4   | 1,000                         | 5,500                               |                      | 15                      | 5               | 15              |
| R5                            | 12  | 800                           | N/A                                 | 8 acres <sup>2</sup> | 40 <sup>1</sup>         | 25 <sup>1</sup> | 35 <sup>1</sup> |
| GC                            |   |                               | 21,780                              |                      | 40                      | 15              | 30              |
| GC-VMU                        | 12 <sup>4</sup>                                   | 800                           | N/A                                 |                      | 40                      | 15              | 30              |
| NC                            |   |                               | 7,500                               |                      | 40                      | 15              | 30              |
| LI                            |   |                               | 21,780                              |                      | 50                      | 25              | 25              |
| HI                            |   |                               | sewer - 21,780<br>no sewer - 43,560 |                      | 50                      | 25              | 25              |
| OSI                           |   |                               | 21,780                              |                      | 35                      | 15              | 25              |
| RD                            | 0.2   | 1,500                         | 5 acres                             |                      | 35                      | 25              | 35              |
| RR                            |   |                               |                                     |                      |                         |                 |                 |
| DT                            | refer to the Downtown District Standards          |                               |                                     |                      |                         |                 |                 |
| SL                            | refer to the Specific Standards for Senior Living |                               |                                     |                      |                         |                 |                 |

|  |
|--|
| 1. For the purposes of site planning, minimum setback requirements for R-3B, R-3C, and R-5 zoning categories, which are intended for attached and multi-family residential product, are to be applied per building, so that buildings may be setback from public or private rights-of-way and other buildings. Units within buildings may be ultimately platted with buildings subdivided into individual unit lots which may or may not include yard area in the lot area to be sold. |
| 2. Refer to Section 7.304(1)(b), Conditional Use Permit.   |
| 3. The minimum Dwelling Unit Floor Area in a platted subdivision or common development is established at 1,000 sq. ft. or as follows:  |
| a. No less than the Dwelling Unit Floor Area of any Dwelling Unit issued a Model Home Permit in accordance with Chapter 18 of the Code of Ordinances of the City of Woodstock; or  |
| b. Without a Model Home Permit, no less than the Dwelling Unit Floor Area of the first Dwelling Unit issued a Certificate of Occupancy in the platted subdivision; or  |
| c. Established with a zoning decision; or  |
| d. Otherwise set forth by the Land Development Ordinance.  |
| A reduction in the minimum Dwelling Unit Floor Area can be requested with direct appeal to the City Council.   |
| Note: Setbacks are required whether the right-of-way is public or private. For the purposes of this provision a private right-of-way shall run to the adjacent property or lot and the setbacks shall be determined from the property line of the adjacent property or lot unless the private right-of-way is by easement, in which event the setback shall begin at the paved area of the private right-of-way.   |
| <u>4. Within the Parkway and Ridgewalk Corridor Overlays, GC-VMU density can be increased up to 25 units per acre by City Council as part of a Zoning Amendment.</u>   |

**LDO Sec 7.506.23 shall be amended to read as follows:**

P/C\*23—Residential uses are not allowed by-right on the ground floor of buildings in the GC-VMU district. In the Ridgewalk and Parkway Overlay Districts, all ground floor residential uses are permissible with a Conditional Use Permit that includes a Master Plan. The Master Plan shall include a conceptual site layout illustrating the integration of all uses proposed for the site, architectural design concepts for all buildings and uses, and minimum architectural standards for the development that meet or exceed those required by the applicable zoning district and overlay. Preliminary grading and utility design may be required to be included in the Master Plan by the Public Works Director or Community Development Director.