



**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, April 2, 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 – March 5, 2026** (Maria Chang)

**ITEM 3. PUBLIC HEARINGS**

- 1. Consideration of Z#169-26: 8261 Main Street (Public Hearing & Vote)** (Cameron Dunn)  
Staff recommends Planning Commission table the case for one month, to be heard as a part of the May 7, 2026 agenda.
- 2. Consideration of Z#168-26: Barnesdale Terrace Redevelopment (Public Hearing & Vote)** (Natalie Faustine)  
Staff recommends Planning Commission table the case for one month, to be heard as part of the May 7, 2026, agenda.
- 3. Consideration of V#219-25: 702 Ravenwood Drive -WITHDRAWN** (Cameron Dunn)  
The Applicant has withdrawn this application for Variance at 702 Ravenwood Drive. No public hearing on the item is required.
- 4. Consideration of CUP#093-25: 706 Robin Court (Public Hearing & Vote)** (Cameron Dunn)  
Staff recommends approval with conditions of a Conditional Use Permit to allow for a development within the Downtown District on less than five acres with concurrent site Variances, subject to the staff-recommended conditions of approval.

This case was remanded back to the Planning Commission by City Council at their March 23 meeting to allow for analysis of an updated site plan provided by the Applicant.

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

Staff recommends approval with conditions of a Conditional Use Permit (CUP) to allow for a development within the Downtown District on less than five acres with concurrent site Variances, subject to the staff recommended conditions of approval.

This case was remanded back to the Planning Commission by City Council at their March 23 meeting to allow for analysis of an updated site plan provided by the Applicant.

**6. Consideration of Z#167-26 & CUP#94-26, Reagan & Ridgewalk - The Pitch (Public Hearing & Vote)** (Melissa Sigmund)

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

**7. Consideration of ZTA#020-26: Downtown/ Lot of Record – LDO Amendment (Public Hearing/Vote)** (Melissa Sigmund)

Recommend City Council approval of a Zone Text Amendment that amends Chapter VII (Performance Zoning Standards) of the Land Development Ordinance to update Article III – General Information, Article IV – Zone District Performance Standards, Article V – Use Districts and Regulations, and Article VII – Downtown District Standards.

**ITEM 4. PRESENTATIONS**

**ITEM 5. ANNOUNCEMENTS AND INFORMATIONAL ITEMS**

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

**ITEM 6. ADJOURNMENT**

# Item Cover Page

**PLANNING COMMISSION AGENDA ITEM REPORT**

**DATE:** April 2, 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 – March 5, 2026**

**SUGGESTED ACTION:**

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



**Planning Commission  
City of Woodstock, GA**

**The Chambers at City Center - 8534 Main Street  
770 592-6000 (Main) 770 592-6002 (City Clerk) 770 926-1375 (Fax)**

<http://www.woodstockga.gov>

**~MINUTES~**

**Thursday, March 5, 2026**

**Planning Commission ~ 7:00 PM**

**Attendees:** Commissioner Brandon Williams, Commissioner Chase Roth, Commissioner Paul Laney, 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:** Commissioner David Lundquist

**ITEM 1) CALLED TO ORDER**

**ITEM 2) APPROVAL OF MINUTES**

2.1) Consideration of Approval to Adopt Planning Commission Meeting Minutes – February 5, 2026 (Maria Chang)

- Commissioner Gregg Smith made a motion to approve the minutes as presented.
- Commissioner Paul Laney seconded the motion.
- Motion carried (6-0), with Commissioner David Lundquist absent.

**ITEM 3) PUBLIC HEARINGS**

3.1) 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.

- Ms. Sigmund, City staff, notified the Commission that the applicant requested indefinite tabling in order to coordinate with two related applications and a development agreement.
  - Staff will restart the public hearing notification process once the item is rescheduled.
  - No public comment was taken at this time due to the tabling request.
- Commissioner Paul Laney made a motion to Table the item to an uncertain date.
  - Commissioner Chase Roth seconded the motion.
  - Motion carried (6-0), with Commissioner David Lundquist absent.

3.2) 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.

- Mr. Dunn, City Staff, presented the case to the Commission.
- Issue:
  - Many residential lots contain interior zoning buffers limiting usable yard area.
  - Homeowners unaware of buffers create disturbances (fences, landscaping, tree removal), producing enforcement issues.
  - Fences in the city do not require permits, complicating enforcement.
- Proposed Change:
  - Zone text amendment to expand DPC authority to grant administrative variances allowing fences within zoning buffers.
  - Other larger disturbances (pools, ADUs, tree removal) remain subject to permitting.
- Rationale:
  - Minor nature of fence encroachments.
  - Avoid time consuming public hearing processes for relatively small adjustments.
  - Allow homeowners to legitimize existing minor encroachments.
- Recommendation:
  - DPC recommended approval.

Open Public Hearing

No one signed up to speak.

Closed Public Hearing

- Commissioner Chase Roth made a motion to approve.
- Commissioner Gregg Smith seconded the motion.
- Motion carried (6-0), with Commissioner David Lundquist absent.

### 3.3) 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 GCVMU Zoning District.

- Ms. Sigmund, City Staff, presented the case to the Commission.
- Key proposed changes:
  - Allow non-vertical (horizontal) mixed-use developments via Conditional Use Permit (CUP), requiring a master plan and conceptual elevations.
  - Permit properties in the Parkway Overlay (Highway 92 corridor) and Ridgewalk Overlay to request increased residential density up to 25 dwellings units per acre through a rezoning (zoning map amendment), subject to Planning Commission and City Council review.
  - Ground floor residential remains prohibited by-right in GCVMU: CUP process required to allow it.
- The changes support Highway 92 LCI Development Standards Study recommendations and Comprehensive Plan goals for higher intensity mixed used in designated activity centers. The proposal provides a mid-term tool pending future creation of a Planned Unit Development (PUD) district. The DPC unanimously recommended approval at its February 25, 2025 meeting, and staff also recommended approval.

Open Public Hearing

In Favor

- John Underwood – 8175 Main St – signed up to speak but did not speak.

Close Public Hearing

- Commissioner Chase Roth made a motion to approve.
- Commissioner Ali Najafi seconded the motion.
- Motion carried (5-1), with Commissioner Brandon Williams in opposition and Commissioner David Lundquist absent.

**ITEM 4) PRESENTATIONS**

**ITEM 5) ANNOUNCEMENTS AND INFORMATIONAL ITEMS**

- Staff had no announcements or informational items.

**ITEM 6) ADJOURNMENT**

- Commissioner Brandon Williams adjourned the meeting at 7:24 p.m.

As approved this day, April 2, 2026.

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Maria Chang, Community Development, Office Manager

# Item Cover Page

**PLANNING COMMISSION AGENDA ITEM REPORT**

**DATE:** April 2, 2026

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

**ITEM TYPE:** Presentation and Discussion Items

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

**SUBJECT:** **Consideration of Z#169-26: 8261 Main Street (Public Hearing & Vote)**

**SUGGESTED ACTION:** Staff recommends Planning Commission table the case for one month, to be heard as a part of the May 7, 2026 agenda.

**ATTACHMENTS:**

# Item Cover Page

## PLANNING COMMISSION AGENDA ITEM REPORT

**DATE:** April 2, 2026

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

**ITEM TYPE:** Presentation and Discussion Items

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

**SUBJECT:** **Consideration of Z#168-26: Barnesdale Terrace Redevelopment  
(Public Hearing & Vote)**

**SUGGESTED ACTION:** Staff recommends Planning Commission table the case for one month, to be heard as part of the May 7, 2026, agenda.

**ATTACHMENTS:**

# Item Cover Page

**PLANNING COMMISSION AGENDA ITEM REPORT**

**DATE:** April 2, 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 -WITHDRAWN**

**SUGGESTED ACTION:** The Applicant has withdrawn this application for Variance at 702 Ravenwood Drive. No public hearing on the item is required.

**ATTACHMENTS:**

# Item Cover Page

**PLANNING COMMISSION AGENDA ITEM REPORT**

**DATE:** April 2, 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 approval with conditions of a Conditional Use Permit to allow for a development within the Downtown District on less than five acres with concurrent site Variances, subject to the staff-recommended conditions of approval.

This case was remanded back to the Planning Commission by City Council at their March 23 meeting to allow for analysis of an updated site plan provided by the Applicant.

**ATTACHMENTS:**  
[CUP#093-25 PCSR.pdf](#)  
[Attachment A.pdf](#)  
[Attachment B.pdf](#)



**DATE:** April 2, 2026  
**TO:** Woodstock Planning Commission  
**FROM:** Cameron Dunn, MPA, Planner II  
**SUBJECT:** Project No. CUP#093-25  
706 Robin Court

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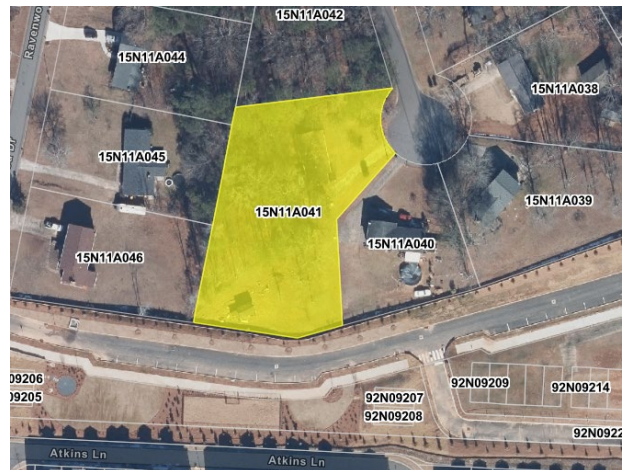
## **RECOMMENDATION**

Staff recommends approval with conditions for Conditional Use Permit (CUP) to allow for a development within the Downtown District on less than five acres with a concurrent site Variances, subject to the staff-recommended conditions of approval (COAs).

This case was remanded back to the Planning Commission by City Council at their March 23 meeting to allow for analysis of an updated site plan provided by the Applicant.

## **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 has been altered from the previous submittal and is now comprised of one home fronting onto Robin Court and three homes fronting onto Brownlee Road after Applicant conversations with nearby residents. Two Variances are requested to allow the home off of Robin Court to have an increased sidewalk supplemental zone and to remove the requirement for the Applicant to install sidewalk along the Robin Court street frontage.

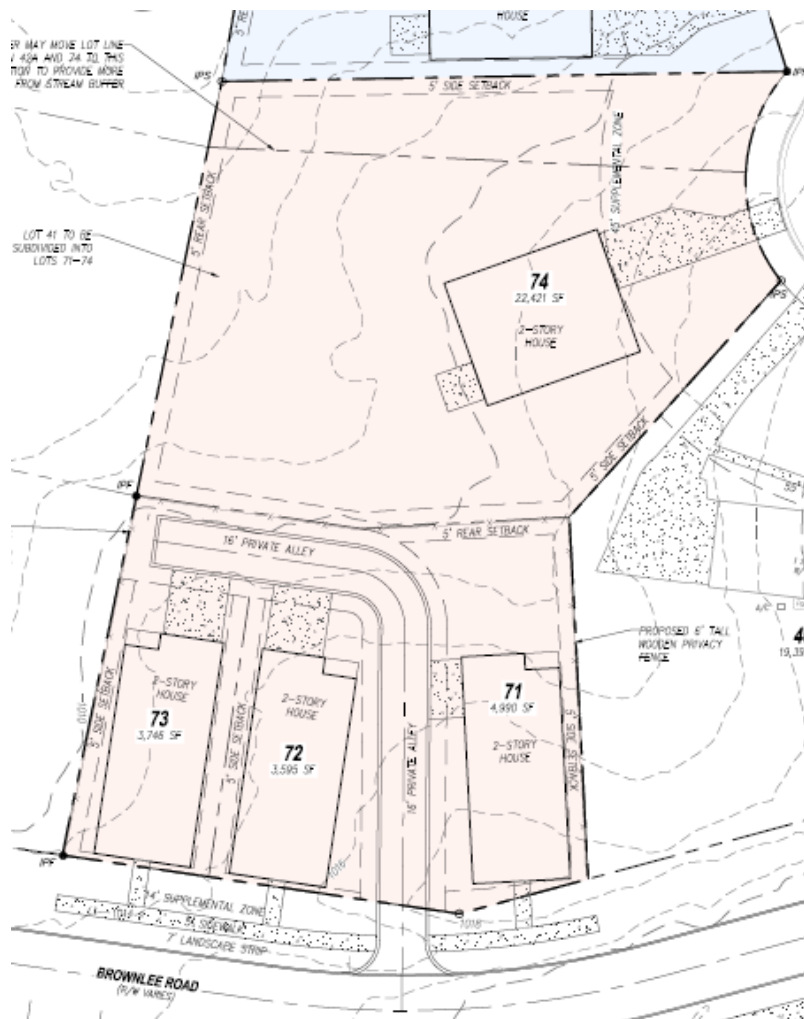


The public hearing application is provided as Attachment A. The updated site plan is provided as Attachment B.

## PROJECT CHANGES

This case was heard by the Planning Commission as a part of their February 5, 2026 agenda. Staff recommended denial of the case, pending a small area plan undertaken either as part of the 2028 Comprehensive Plan update or performed by the Applicant with criteria determined by the Development Process Committee. This plan was intended to set standards for redevelopment in the area, how characteristics of the subdivisions would be maintained or blended with new development, and how connections to existing infrastructure would occur. Ultimately, the Planning Commission voted 7-0 to recommend denial in accordance with staff recommendation.

After the meeting, the Applicant requested to table the case for one month, pending updates to the site design of the project based on resident concerns. The revised proposed site layout is shown below.



## **ANALYSIS**

### **2023 Comprehensive Plan Consistency**

Previously, staff had noted that the case as proposed did not meet the tenets of the 2023 Comprehensive Plan. This reasoning was based on the fact that the lot did not maintain lot size or setbacks commensurate with the plat for the longstanding subdivision. While this plan update does still change the lot sizes and the setbacks along the Brownlee frontage, the decrease in intensity along the Robin Court frontage allows staff to perform secondary analysis.

The proposed development present on the subject parcel is mostly concentrated towards the rear of the property, fronting onto the higher order Brownlee Road. This development is similar in form and style to other developments that have been proposed and approved in the area; chiefly, the single lot redevelopment at 257 Rope Mill Road. That project, which is currently under development, replaces the existing single-family home with four new single-family homes. This parcel was a part of the original Cardinal Woods plat but was never accessed from the interior of the subdivision.

The updated site design as proposed indicates two distinct styles of development in a manner that is more clearly articulated than the previous iteration: concentration of development along the Brownlee frontage, but maintenance of the “one house per lot frontage” development style interior to the subdivision that has been present in Cardinal Woods since its original development.

While still not in perfect compliance with the tenets of the Plan, the updated site design does more to meet the intended character within the Cardinal Woods subdivision.

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

In order to accommodate the proposed development, three 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
- Variance to LDO Section 7.726.6 to allow development to forgo installation of sidewalk along the Robin Court frontage.

#### *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. Previously, staff noted that there were a few extenuating factors that would limit the Applicant from conforming to the subdivision character along the northern side of the property. In the updated site consideration, the Applicant has responded to this request by limiting the development to one home along the lot frontage. This design change works to maintain the character of the subdivision to a greater degree than the previous iteration.

### *Site Variances*

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. Additionally, the Applicant is requesting the ability to forgo installation of the sidewalk along the Robin Court frontage to meet existing style. 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. Because the site is not a Lot of Record, the modern Downtown Standards would apply in this case. These standards would not allow the site to meet the intent of the long-range plan in the area, which calls for a style of development that is placed further back from the roadway with an older style of street frontage that does not include sidewalk. Notably, this request is only applicable to the northern portion of the property, and not the Brownlee Road frontage.

## **DEVELOPMENT PROCESS COMMITTEE RECOMMENDATION**

On March 25, 2026, the Development Process Committee (DPC) met to reconsider the proposed request based on the updated site design. The Committee's previous concerns with the project were centered on how this site could function as a catalyst for redevelopment within the Cardinal Woods subdivision, as it would be the first lot in the subdivision to be developed with a higher intensity than the original development. The concern was that other lots would follow suit in differing styles and intensity of redevelopment that would fragment the consistent and longstanding character of the subdivision. Staff now believes that, should the Applicant receive approval for the proposed development, they should contribute to the plan intended to organize and define the pattern for new development along the Brownlee corridor. Ultimately, the DPC voted 5-1 to recommend approval of the proposed project with conditions as follows:

### **Proposed Conditions of Approval**

1. The approval of the project is contingent upon receipt of a small area plan for all lots within the Cardinal Woods subdivision that have access to Brownlee Road and

one parcel north. Additionally, the Applicant shall include the three remaining parcels that have not undergone redevelopment along Rope Mill Road. The Plan shall be prepared by the Applicant based upon criteria determined by the Development Process Committee, including but not limited to provisions that provide guidance on standards for redevelopment, how characteristics of the subdivision are maintained and blended with new development, and how connection to existing infrastructure would occur. This Plan shall be completed and submitted to staff prior to Certificate of Occupancy on any of the dwelling units.

2. The dwelling units shall be limited to a maximum of two stories in height.
3. If damage is done to Robin Court 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 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. Front and side setbacks shall be consistent with plan C200, dated March 11, 2026. These setbacks shall be maximum setbacks, and not minimum setbacks.
6. A seven-foot (7') sidewalk landscape strip and a five-foot (5') sidewalk clear zone shall be dedicated to the City as part of the project. Installation of the sidewalk is not required along the Robin Court frontage. The Brownlee Road frontage shall be built to Downtown District Standards.
7. The cross access/utility easement that is provided for the shared private alley for lots 71-73 as shown on plan C200 shall extend to the western property line. Installation of the roadway to the property line is not required. A temporary construction easement shall also be required to the western property line to allow for future connection.

### **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 a limited impact on the surrounding area. The intensity of the development as updated concentrates the density of the site along the Brownlee frontage, allowing only a single dwelling unit to be accessed from the interior of 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. However, the updated proposal maintains the “one house per lot frontage” style of development in the interior of the subdivision. In the updated version of the project, the intensity of development along the Brownlee frontage and the Robin frontage are both consistent with their surrounding environs, allowing for increased compatibility.

- 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. Updated site design allows the Robin Court frontage to enjoy an expected level of intensity. Generally, the site is an increase in intensity that, while allowable in the underlying zoning with discretionary approval, needs additional consideration through the articulation of a long range planning document before replication elsewhere in the area.

- 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 perfect alignment with the tenets of the 2023 Comprehensive Plan, as the lot size would be changed by the subdivision for the lots along the Brownlee frontage. This said, the parcel is designed in such a way that allows two styles of development: one that attempts to mimic the existing intensity of development in Cardinal Woods, and one that can more reasonably mimic the development of modern buildouts to the south. While this is not applicable in all lots throughout Cardinal Woods, it is applicable in this case. Additionally, conditions of approval on the project and staff plans to prepare a small area plan work to ensure that stability of development patterns in the area are established and stabilized over the coming years.

- 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).

- 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 development as updated results in a positive enhancement in uniqueness and character. The property is sited in such a way that allows for differing styles of development along different frontages and is oriented in such a way to provide adequate separation of intensity while maintaining surrounding neighborhood styles (both north and south).

- 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 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 condition of approval on the project that stipulates its completion prior to Certificate of Occupancy.

- 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.*

The property is peculiar due to its double frontage. The development of the Brownlee Road corridor created a double frontage lot that warrants differing setbacks associated with different development styles.

- 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.

- 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 the subdivision plat undertaken by the Applicant in 2024. This is atypical when compared to other lots in the Cardinal Woods subdivision, as these lots would be able to develop (and are currently redeveloping) under Lot of Record provisions.

- 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. This said, none of the lots within the Cardinal Woods subdivision have redeveloped in such a manner that requires the installation of street infrastructure. While not in accordance with long range planning goals for activated streetscapes, the conditions of approval presented by staff allow for future installation should the City ever wish to provide sidewalk within the subdivision.

- 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 codifies and memorializes the differing styles and intensity of development present across the site. The updated site design is not a convenience per se, but rather an

allowance to ensure that the lot can more explicitly meet the character of the surrounding area.

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

The existing character of the neighborhood was not created by willful action of the Applicant. The Applicant is seeking to build a development that fits the context of the existing neighborhood. The Variance is needed in order to construct a home on the proposed lot that has similar setbacks to the existing homes within the interior of the Cardinal Woods subdivision.

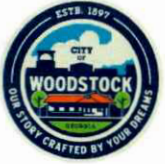
- i. *That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property, unreasonably increase congestion of public streets, increase danger of fire, imperil public safety, unreasonably diminish property values, or in any other respect impair the health, safety, 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. The proposed use would have little impact on the congestion of streets, as the development of single-family housing at this scale 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: Updated Site Plan



**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 |  |

**STAFF USE ONLY:**

Case: CUP # 093 - 25  
 Received by: \_\_\_\_\_  
 Date Received: \_\_\_\_\_  
 Fee Paid: \$ 400<sup>00</sup> Receipt # 607096  
 Date Accepted: 12/19/25

**PUBLIC HEARING SCHEDULE:**

Pre-Application Meeting: \_\_\_\_\_  
 Public Input Meeting: Jan 13, 2026 @ 7:00pm Chambers  
 DPC Meeting: Jan 7, 2026  
 Planning Commission: Feb 5, 2026  
 City Council: Feb 23, 2026

**ATTACHMENT A2**

**Property Information:**

Location: 706 Robin Court

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

**Property Information:**

Location: Cardinal Woods subd. 706 Robin Ct.

Current Zoning: DT-LR Total Acreage: ±0.906

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

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

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

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

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

single family residence(s)

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

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

**How is sewage from this site to be managed?**

City

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

If yes, what is the projected increase? 3.625 students

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

**ATTACHMENT A3**

**Traffic Generation:**

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

What is the estimated number of trips generated? 47.85 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	5	9.57	<b>47.85</b>
220	Apartment		6.63	
<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, 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<sup>TH</sup> 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](http://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.

**APPLICANT RESPONSE STATEMENT  
7.726.6)**

**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. 7.726 to waive the requirement for new sidewalk construction on properties known as 704 and 706 Robin Court.

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, consisting of 2 parcels, is situated in the radius of a cul-de-sac, which is inherently difficult to develop. The location of the Subject Property is fairly remote on a cul-de-sac within a 50+ year-old subdivision and the construction of a new sidewalk serves little to no benefit to the citizens of Woodstock.

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 five single-family homes 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 eliminate the sidewalk requirement 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

## ATTACHMENT A12

others in the same district are allowed.

The Subject Property's current zoning, DT-LR, allows for single-family homes and similar variances have been granted in similar situations. The single-family homes 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 do not have sidewalks and the Applicant is proposing a consistent look and feel for the new homes.

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.

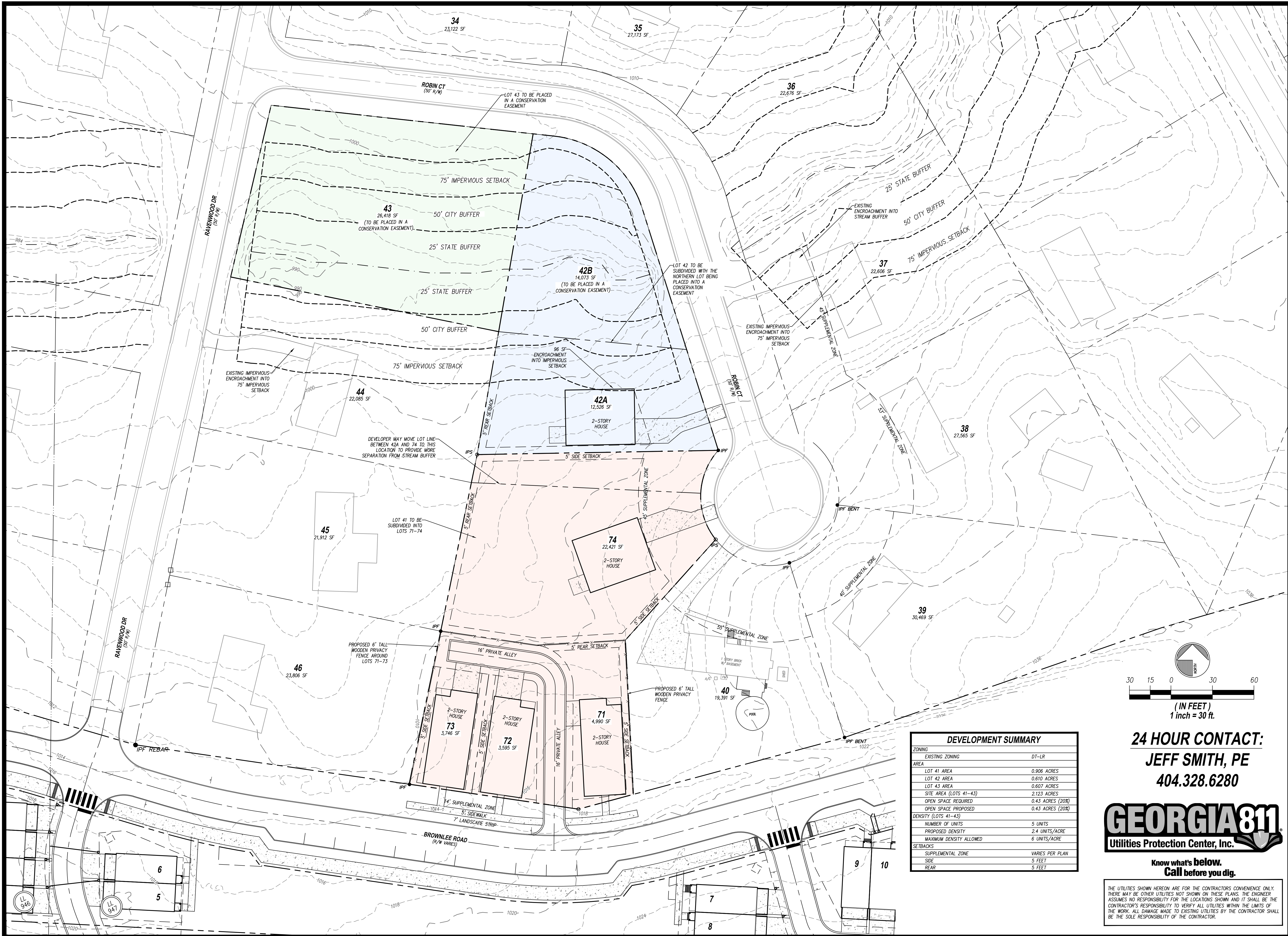
Granting the variance will allow the development of single-family residences within the existing neighborhood with consistent landscaping and attractive front yards.

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 sidewalk requirements and 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.

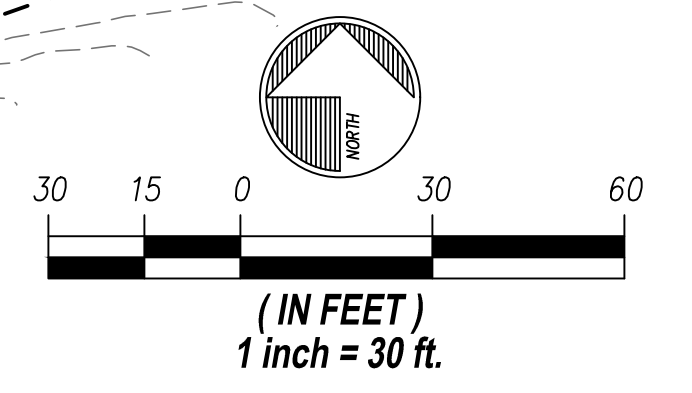
Approval of the variance will not create a hazard, be detrimental to surrounding property values nor be contrary to the general welfare of the citizens of Woodstock.



**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



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	5 UNITS
	PROPOSED DENSITY	2.4 UNITS/ACRE
	MAXIMUM DENSITY ALLOWED	6 UNITS/ACRE
SETBACKS	SUPPLEMENTAL ZONE	VARIES PER PLAN
	SIDE	5 FEET
	REAR	5 FEET

**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 VERIFYING 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.

**REVISIONS**  
 1/15/26: UPDATE SITE PLAN  
 3/11/26: UPDATE SITE PLAN

**SITE PLAN**  
**C200**  
 24031 2100 706 ROBIN CT 2026.0313.DWG11.20.24

# Item Cover Page

**PLANNING COMMISSION AGENDA ITEM REPORT**

**DATE:** April 2, 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 with conditions of a Conditional Use Permit (CUP) to allow for a development within the Downtown District on less than five acres with concurrent site Variances, subject to the staff recommended conditions of approval.

This case was remanded back to the Planning Commission by City Council at their March 23 meeting to allow for analysis of an updated site plan provided by the Applicant.

**ATTACHMENTS:**  
[V#220-24 PCSR.pdf](#)  
[Attachment A.pdf](#)  
[Attachment B.pdf](#)



**DATE:** April 2, 2026  
**TO:** Woodstock Planning Commission  
**FROM:** Cameron Dunn, MPA, Planner II  
**SUBJECT:** Project No. V#219-25  
704 Robin Court

---

## **RECOMMENDATION**

Staff recommends approval with conditions for a Conditional Use Permit (CUP) to allow for a development within the Downtown District on less than five acres with concurrent site Variances, subject to the staff recommended conditions of approval.

This case was remanded back to the Planning Commission by City Council at their March 23 meeting to allow for analysis of an updated site plan provided by the Applicant.

## **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. Since the last time the project was considered by the Planning Commission, there have been updates to the site design that require the Applicant to request a CUP for a development on less than five acres and an additional concurrent site Variance to allow the Applicant to forgo installation of sidewalk along the property frontage.



The Applicant's responses are provided as Attachment A. The site plan is provided as Attachment B.

## **PROJECT CHANGES**

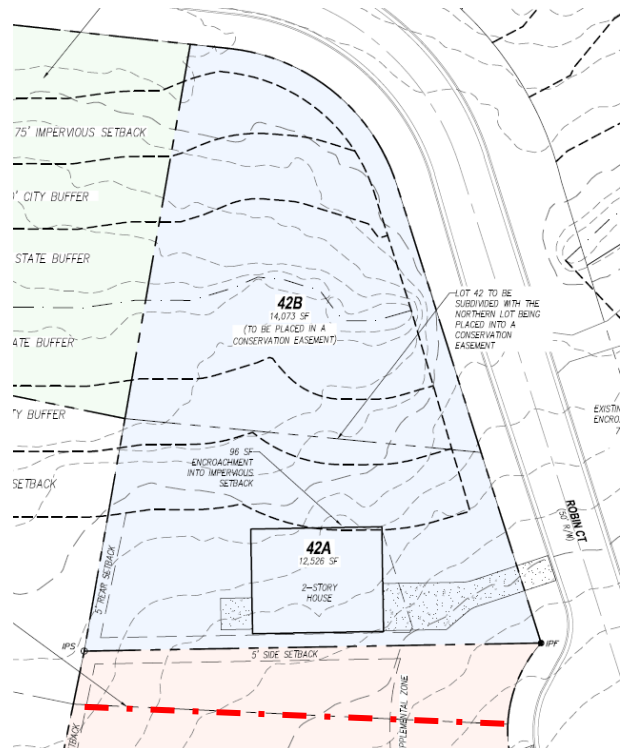
This case was heard by the Planning Commission as part of their February 5 agenda. The case was recommended for approval with conditions by staff. The Planning Commission recommended approval in accordance with staff's recommendation by a 7-0 vote. Minor changes to the Conditions of Approval were recommended by the Planning Commission. They are reflected later in the report.

After the original Planning Commission meeting, the Applicant requested to table the case for one month pending updates to the site design of the project based on resident concerns. As a result of these conversations, the Applicant is requesting a Conditional Use Permit and concurrent Variance alongside their original Variance request in order to accommodate changes to the site design.

These entitlements are required as a result of two functions: The Applicant seeking to move the lot line between the subject property and the adjacent southern parcel at 704 Robin Court, and Georgia Zoning Law.

As shown on the plan above, the Applicant wishes to move the lot line between 704 and 706 Robin Court to the south (indicated by the red line) to provide additional separation from the stream buffer on site and the proposed dwelling unit. Conditional Use Permits are legislative actions in the State of Georgia, bound to the land that they are granted to in perpetuity. In the case of 706 Robin Court, the CUP is tied to the property description of the lot as it exists currently. If the property line between the two properties changes, that means that a portion of the lot at 704 Robin Court would have some of the land area from 706 Robin that was granted a CUP.

As the Applicant has changed the site design and proposed shifting lot lines and creating an additional lot, the request for a CUP has extended to the north to include the property at 704 Robin, as the original lot as platted is proposed to be changed. The previous design allowed the lot to be developed for the first time under the existing lot lines with solely a site Variance. The proposed changes extends the development northward up Robin Court, requiring additional discretionary approval. Additionally, this project was not



originally advertised as a CUP case, so the case was remanded back to Planning Commission so that it could be advertised as a CUP case in accordance with the requirements of the Georgia Zoning Procedures Law.

Lastly, the Applicant plans to subdivide the northern portion of the property to place the land area under conservation easement, precluding any development from occurring in the area occupied by the stream buffer.

## **ANALYSIS**

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

In order to accommodate the proposed development, three 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.
- Variance to LDO Section 7.726.6 to allow development to forgo installation of sidewalk along the Robin Court frontage.

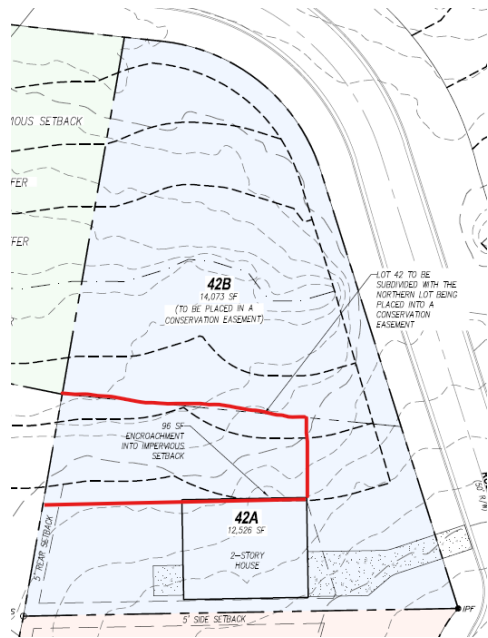
### *Conditional Use Permit*

In addition to the previously requested Variance, the Applicant requires a CUP to develop the property. On properties within the Downtown District, developments on land area of less than five acres require discretionary approval by Council. In this case, the total land area of the request is comprised of the parcel area (0.59 acres). In addition to the standard CUP criteria questions, the CUP must be reviewed for its uniqueness, character, access, and connection to existing streets.

This parcel was originally left undeveloped when the Cardinal Woods subdivision was platted due to septic incompatibility. Due to sewer access provided via 706 Robin off a connection of Brownlee Road, residential development can occur adjacent to the development to the south. In this case, the Applicant abides by the additional criteria questions by maintaining the “one dwelling per original lot frontage” style of development present in Cardinal Woods. This assists in maintaining subdivision character despite the presence of development in a previously natural area.

### *Site Variances*

On the original plat for this subdivision, 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 today, 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.

In addition to the previous Variance request, the Applicant has requested to forgo the required sidewalk installation on a development that does not take advantage of the Lot of Record provisions. Along D-type streets like Robin Court, new development is required to install modern Downtown streetscapes, including a five-foot sidewalk along the property's road frontage. Given that no other lot within the subdivision currently has sidewalks installed along the street frontage, the Applicant's request is in accordance with the surrounding subdivision development and their proposal for the adjacent property to the south (706 Robin Ct).

### Consistency with the 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.

Unlike the previous iteration of the site, the Applicant has proposed changing the property lines, moving the southern property line south to allow for greater separation of the proposed dwelling unit from the stream buffer and creating a northern property line that parcels off the stream buffer located on site. While this is not in accordance with the guidance shown in the Comprehensive Plan, it is being sought by the Applicant based on conversation with nearby residents, attempting to develop the property in a manner

consistent with nearby development and respectful of the property that has been left natural for decades.

## **DEVELOPMENT PROCESS COMMITTEE RECOMMENDATION**

On March 25, 2026, the Development Process Committee (DPC) met to reconsider the proposed request based on the updated site design. The Committee's previous recommendation of approval was not altered, as even with the site design changes being proposed by the Applicant in this iteration of their plan, the maintenance of existing setbacks and streetscapes are maintained by the request. Therefore, the Committee voted to maintain its recommendation of approval with conditions. The proposed Conditions of Approval, which have been slightly altered due to the changes at 706 Robin Court, are as follows:

### **Proposed Conditions of Approval**

1. The approval of the project is contingent upon receipt of a small area plan for all lots within the Cardinal Woods subdivision that have access to Brownlee Road and one parcel north. Additionally, the Applicant shall include the three remaining parcels that have not undergone redevelopment along Rope Mill Road. The Plan shall be prepared by the Applicant based upon criteria determined by the Development Process Committee, including but not limited to provisions that provide guidance on standards for redevelopment, how characteristics of the subdivision are maintained and blended with new development, and how connection to existing infrastructure would occur. This Plan shall be completed and submitted to staff prior to Certificate of Occupancy on any of the dwelling units.
2. The dwelling units shall be limited to a maximum of two stories in height.
3. If damage is done to Robin Court 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 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. Front and side setbacks shall be consistent with plan C200, dated March 11, 2026. These setbacks shall be maximum setbacks, and not minimum setbacks.
6. A seven-foot (7') sidewalk landscape strip and a five-foot (5') sidewalk clear zone shall be dedicated to the City as part of the project. Installation of the sidewalk is not required along the Robin Court frontage. The Brownlee Road frontage shall be built to Downtown District Standards.
7. The cross access/utility easement that is provided for the shared private alley for lots 71-73 as shown on plan C200 shall extend to the western property line. Installation of the roadway to the property line is not required. A temporary construction easement shall also be required to the western property line to allow for future connection.

## **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 development proposal as updates would have a lessened effect on the surrounding area. The updated proposal indicates that the Applicant would subdivide the natural, northern portion of the lot and place a conservation easement on the property. To accommodate this, the Applicant could move the proposed dwelling unit further south on the tract, located further from the existing development in the area.

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

The proposal as amended maintains the “one house per frontage” style of development in the interior of the Cardinal Woods subdivision, maintaining a compatible intensity of development on this lot compared to existing lots within the neighborhood.

- 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 use has adequate parking provided through the garage attached to the residence. 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 underlying zoning present on this site would allow the Applicant to develop the site at a higher intensity that is proposed. The style of development, a detached single family home on a relatively large lot, is similar to the intensity and use of the surrounding subdivision.

- 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 proposed development is not in perfect alignment with the tenets of the 2023 Comprehensive Plan. The lot size would change based on the updated proposal, moving one property line to the south of the project and creating a secondary property line on the northern side of the project. However, the style and intensity of the development is consistent with the existing Cardinal Woods environment. This allows for a plan that meets the character of the longstanding neighborhood through form and function rather than through the explicit means of lot size and setbacks set within the Comprehensive Plan.

- 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).

- 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.

- 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 character of the proposed development is intended to match the intensity and character of the surrounding development, and conditions placed on the project by staff that limit the massing and architecture present on the development aid and abet this goal. The property is using existing street networks for access. If sidewalk were installed as per standard, then it would be the only lot in the residential subdivision that has that street infrastructure, detracting from its current style of 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.

- 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 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 and sidewalk installation 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 should 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 due to 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.

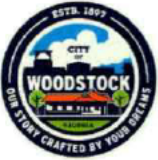
- i. *That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property, unreasonably increase congestion of public streets, increase danger of fire, imperil public safety, unreasonably diminish property values, or in any other respect impair the health, safety, 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: Applicant's Response Statements

Attachment B: Updated Site Plan



**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 |   |

<b>STAFF USE ONLY:</b>	<b>PUBLIC HEARING SCHEDULE:</b>
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>300<sup>00</sup></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	

- 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](http://www.woodstockga.gov)) for public access and for inclusion in all agenda materials published by the City of Woodstock.

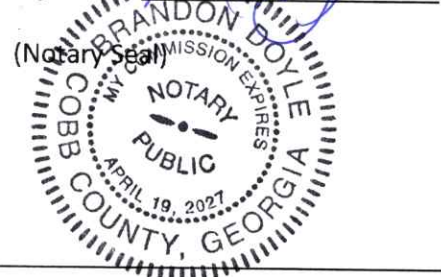
This 15 day of DECEMBER, 20 25.

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.

**APPLICANT RESPONSE STATEMENT  
7.726.6)**

**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. 7.726 to waive the requirement for new sidewalk construction on properties known as 704 and 706 Robin Court.

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, consisting of 2 parcels, is situated in the radius of a cul-de-sac, which is inherently difficult to develop. The location of the Subject Property is fairly remote on a cul-de-sac within a 50+ year-old subdivision and the construction of a new sidewalk serves little to no benefit to the citizens of Woodstock.

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 five single-family homes 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 eliminate the sidewalk requirement 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

## ATTACHMENT A7

others in the same district are allowed.

The Subject Property's current zoning, DT-LR, allows for single-family homes and similar variances have been granted in similar situations. The single-family homes 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 do not have sidewalks and the Applicant is proposing a consistent look and feel for the new homes.

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.

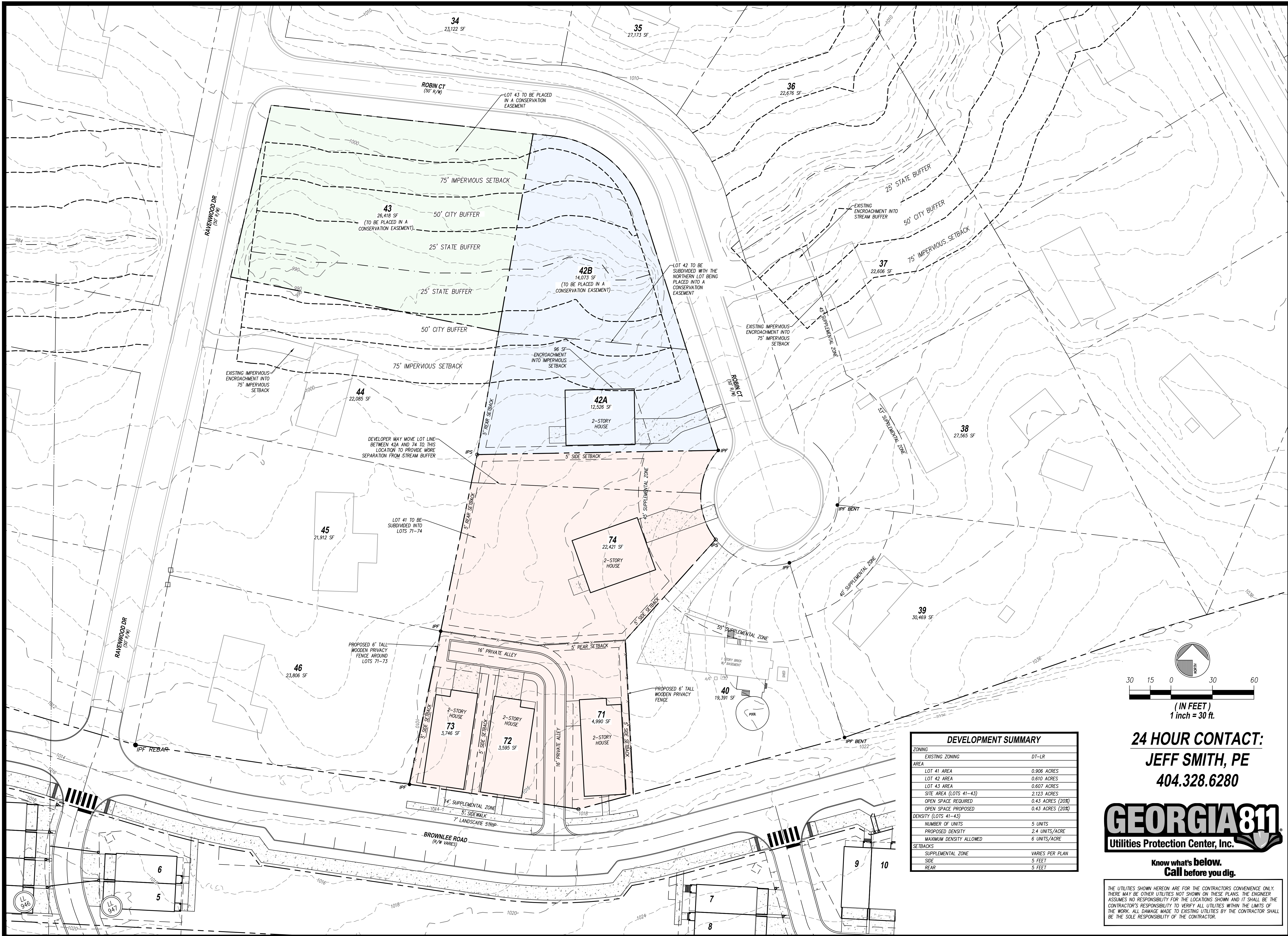
Granting the variance will allow the development of single-family residences within the existing neighborhood with consistent landscaping and attractive front yards.

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 sidewalk requirements and supplemental zones, are modern constructs and supersede the establishment of the subdivision

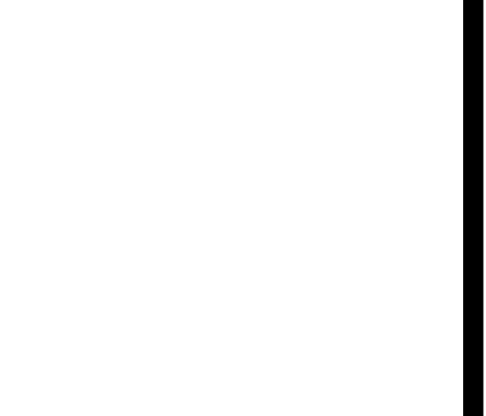
10. Authorizing the variance will not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas 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.



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  
3/11/26: UPDATE SITE PLAN

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	5 UNITS
	PROPOSED DENSITY	2.4 UNITS/ACRE
	MAXIMUM DENSITY ALLOWED	6 UNITS/ACRE
SETBACKS	SUPPLEMENTAL ZONE	VARIES PER PLAN
	SIDE	5 FEET
	REAR	5 FEET

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 VERIFYING 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.

SITE PLAN  
**C200**

# Item Cover Page

**PLANNING COMMISSION AGENDA ITEM REPORT**

**DATE:** April 2, 2026

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

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

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

**SUBJECT:** **Consideration of Z#167-26 & CUP#94-26, Reagan & Ridgewalk - The Pitch (Public Hearing & Vote)**

**SUGGESTED ACTION:**

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

**ATTACHMENTS:**  
[Z167-26 PC staff report 4.2.26.pdf](#)  
[Exhibit A Concept Plans.pdf](#)  
[Exhibit B Public Input Report\\_Redacted.pdf](#)



**DATE:** April 2, 2026  
**TO:** Woodstock Planning Commission  
**FROM:** Melissa Sigmund, AICP, MPA  
Community Development Director  
**SUBJECT:** Project Z#167-26, CUP#094-26  
Reagan & Ridgewalk (The Pitch)

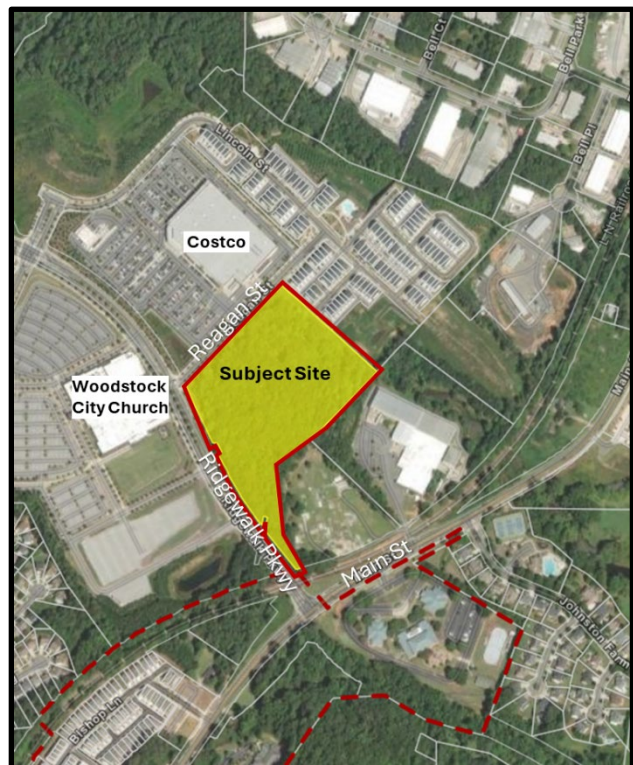
### **RECOMMENDATION**

Staff recommends City Council approve the Rezoning, Conditional Use Permit and Variances for a ± 12.81 acres project located at the southeast corner of Reagan Street and Ridgewalk Parkway (Z#167-26, CUP#094-26).

### **EXECUTIVE SUMMARY**

Joe Knight, on behalf of Freestone Realty, has submitted an application to rezone a 12.81 acre parcel located at the southeast corner of Reagan Street and Ridgewalk Parkway from NC (Neighborhood Commercial) to GC-VMU (General Commercial-Mixed Use) for the purposes of developing a mixed use project with approximately 26,000 sf of commercial uses, a soccer stadium that would be home to a professional soccer team, and a maximum of 236 multi-family rental units. The property is also located in the Ridgewalk Overlay District. In addition to the rezoning, the applicant has requested a Conditional Use Permit to allow the multi-family rental units and allow the residential units to be located on the ground floor of buildings within the development, along with Variances to the development standards of the LDO for parking amounts and locations.

Additional information can be found in Table 1 below.

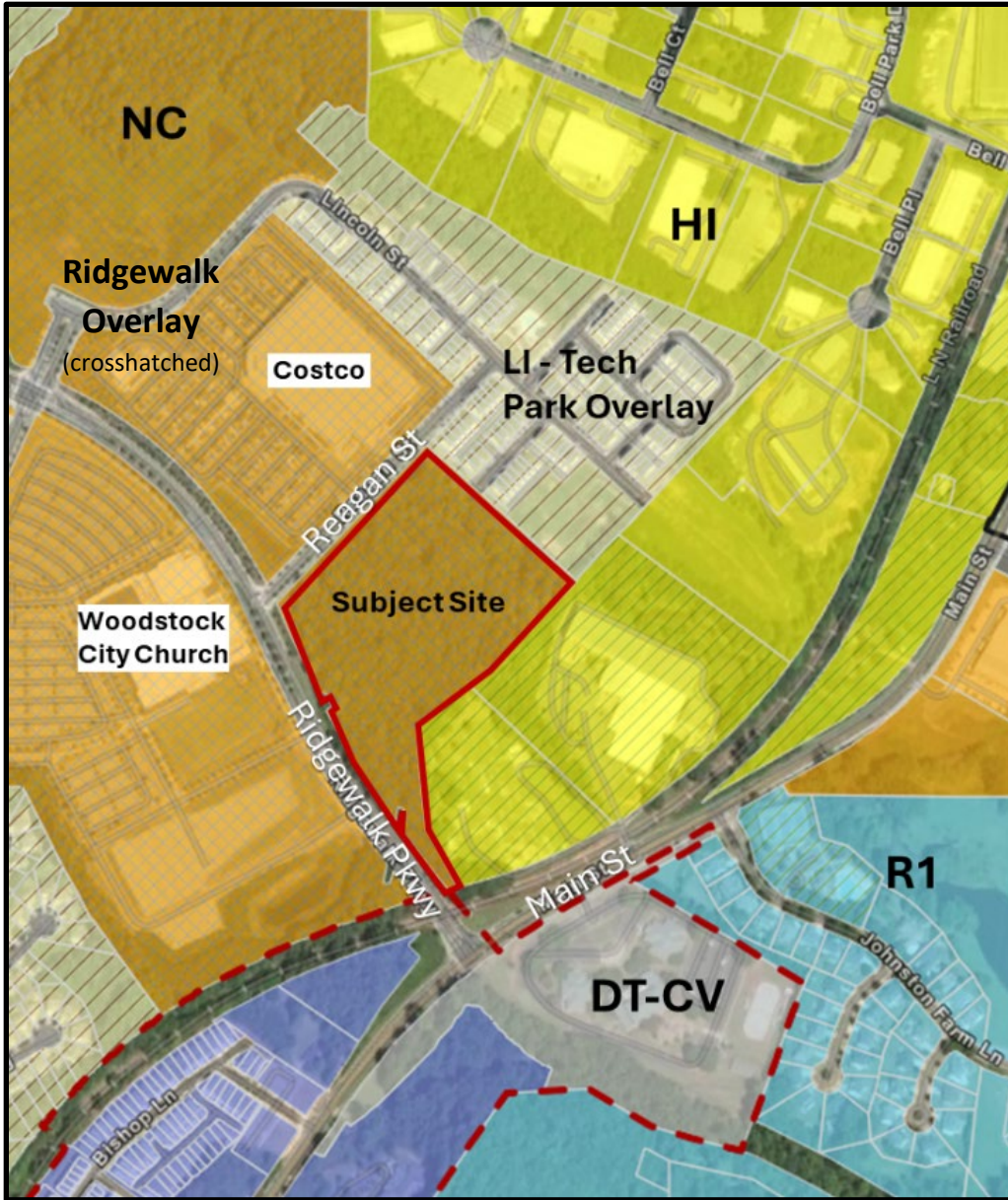


**Vicinity Map**

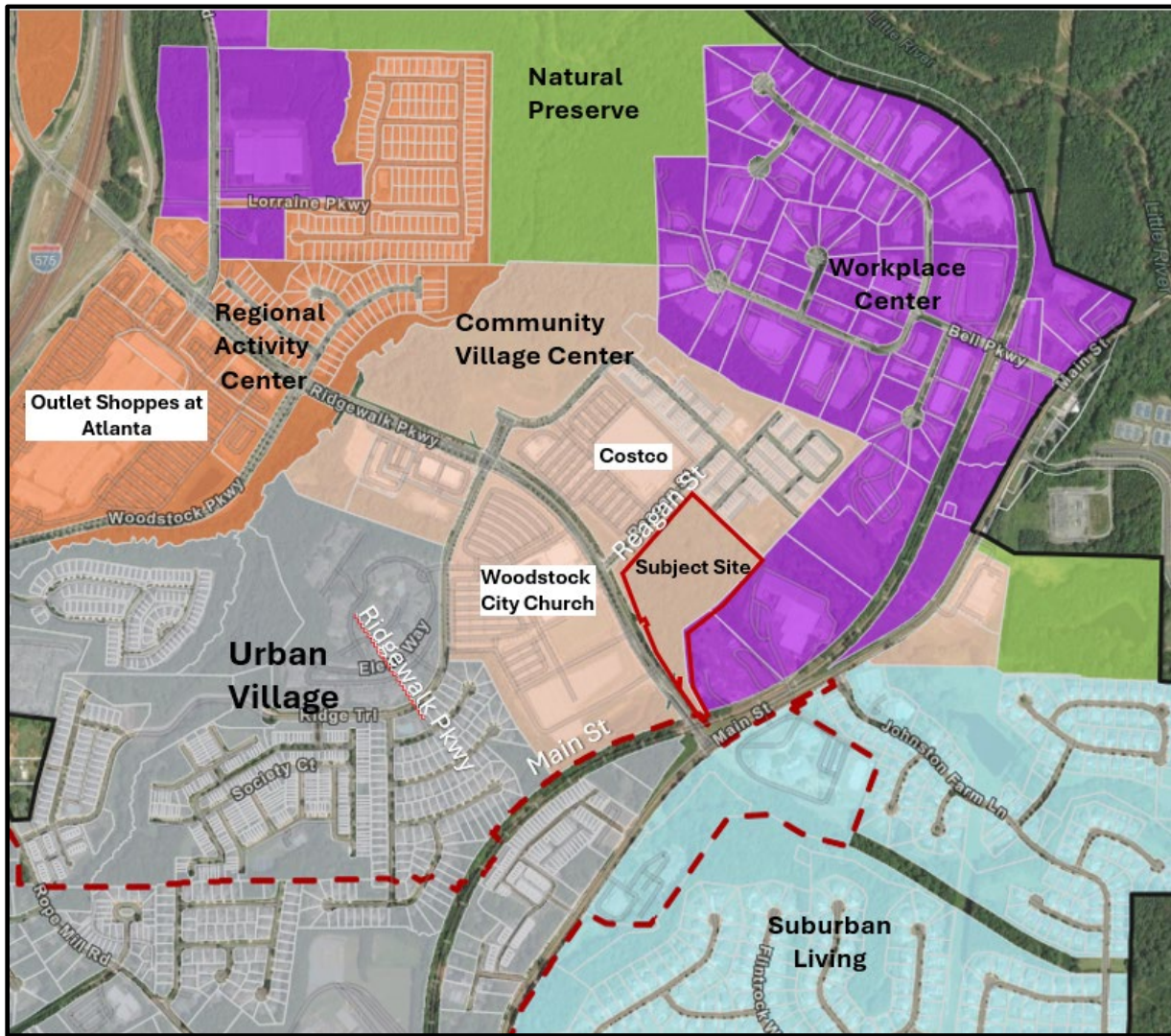


expectations of construction will be specified in the Development Agreement and will not be included as specific conditions of approval for this project.

### Zoning Map



## Future Land Use Map



### Consistency with the Land Development Ordinance

#### *Zone Map Amendment*

The GC-VMU zoning district supports a mix of both non-residential uses, as well as multi-family residential uses proposed for the project. The proposed project maintains a strong non-residential component while adding residential units to the city.

#### *Conditional Use Permit*

A recent amendment to the Land Development Ordinance allows ground floor residential uses in this zoning district with an approved Conditional Use Permit, as is being requested with this project. Multi-family rental uses are also permissible in the GC-VMU zoning district with a Conditional Use Permit. The proposed development will function as an

integrated site, however in order to create a vibrant commercial component that interacts with both the stadium and Ridgewalk Parkway, the Developer is proposing these uses to be horizontally integrated on the site. Residences will have front-row visibility to stadium events, while the commercial and stadium components of the project are the most prominent as they are the main attractions of the site. The rental component is suitable for the intensity and vibrancy of the area and can provide additional housing options for the larger community, as well as members affiliated with the soccer club, whether players or staff. The rental product is both responsive to market demand, as well as the demographics and setting of the site and vicinity.

### *Variances*

The requested variances for parking are appropriate given the particular nature of the proposed uses. The proposed development seeks to create a walkable corridor of commercial uses adjacent to the soccer stadium. As a result, placing parking behind the primary commercial buildings would not be conducive to creating pedestrian spaces between the buildings and the stadium. In addition, the very particular nature of the stadium use generates a larger than average parking demand but only during very specific hours and events. The Developer will be entering into a parking agreement with Woodstock City Church for use of their ancillary parking that will be confirmed by the Development Agreement. This use of off-site parking will maximize the active uses of the site and minimize the creation of additional impervious areas for event parking. As the owner of the soccer facility, the DDA will be the appropriate entity to ensure that parking is sufficient and well managed during events and will also be involved in approving annual event schedules for the facility.

### **CONSISTENCY WITH THE 2023 COMPREHENSIVE PLAN**

The parcels are designated Community Village Center in the 2023 Comprehensive Plan. The Community Village Center is envisioned as a place where a mix of modest to higher intensity uses are located, including larger scaled shopping centers, professional offices, and service uses reaching multiple neighborhoods. Multi-family development anchored by substantial retail can be appropriate. Civic uses and gathering spaces should be part of the Community Village land use areas.

### **PUBLIC INPUT**

Two public input meetings were held for the project, including an in-person meeting and an online virtual meeting. No members of the public attended the in-person meeting. Several individuals attended the virtual meeting, and the developer provided information regarding the proposed site layout and how the soccer facility would operate as well as the fact that the multi-family residential portion of the development is intended to be a rental community. Public notice was published in the Cherokee Tribune and signs were posted on the property a minimum of 15 days but no more than 45 days prior to the public hearing.

## **DPC RECOMMENDATION**

The Development Process Committee (DPC) voted 5-0 on March 25, 2026, to recommend approval of the proposed rezoning, CUP, and Variance requests, subject to the conditions listed below:

- 1) The Development Agreement between the DDA, Developer, and the Georgia Impact soccer club shall be executed within (1) year of approval of this rezoning. If the Development Agreement is not executed within the (1) timeframe, all entitlements included in this package (Rezoning, CUP, Variances) shall be immediately null and void and the zoning of the property shall revert to Neighborhood Commercial without any required notification or Council approval process.
- 2) Eastbound left turn lane on Ridgewalk Parkway shall be installed by the developer with other site infrastructure.
- 3) Final agreement for water and sewer service delivery shall be executed prior to Site Plan application package.
- 4) Development shall develop and remain in substantial compliance with the conceptual site plans and renderings attached hereto as Exhibit A and hereinafter referred to as the "Concept Plans." Where the zoning code conflicts with the substantial compliance requirement, the zoning code will be enforced except where explicit variance or administrative relief has been granted in writing by Mayor and City Council or the DPC. The aforementioned notwithstanding, all site plans submitted to the City for review shall comply with all adopted building and fire safety requirements. Exterior elevations for all buildings shall be provided with the Site Plan application package for consistency review with the approved Concept Plans.
  - a. If amendments or modifications are requested by the Developer, the Community Development Director shall determine at their sole discretion: (1) whether the requested amendment or modification is minor; and (2) whether the requested amendment or modification is consistent with the approved project. If the Director finds that it is both minor and consistent, the amendment shall be determined to be an "Administrative Amendment," subject to review and approval by the DPC. No administrative amendment will be effective until after thirty (30) days' notice to the City Council and posting in the same manner as agendas. If any member of the City Council requests amendment within the 30-day notice period, then the administrative amendment will not be effective unless there is a final determination approving it. In the event Council requests consideration of an administrative amendment, staff will agendize the matter for Council discussion.

- b. Any written request by the Developer for an amendment that is determined by the Community Development Director to be either: (1) not minor, or (2) inconsistent with the approved project, shall be determined not to be an Administrative Amendment and shall be subject to review by the City Council.
  - c. If applicant disagrees with decision by Community Development Director, applicant may appeal said decision to City Council in accordance with LDO Section 10.162.
  - d. Changes in the use of specific exterior building colors may be considered minor changes if deemed consistent with the approved design style from the Concept Plans.
- 5) All required on and off-site infrastructure for the project shall be completed in a single phase. The Site Plan application package shall include all infrastructure improvements for the entirety of the project, including but not limited to, all parking, grading, drainage, landscaping, and utilities. All infrastructure improvements shall be completed before the first Certificate of Occupancy can be issued for any buildings on the site.
  - 6) Restroom facilities to serve the initial soccer stadium capacity must be provided and designed as public restrooms outside of any suites for retail, restaurant, or other commercial uses in accordance with applicable code.
  - 7) A comprehensive sign program shall be submitted to the Community Development Department at the time of first Site Plan submittal. The plan shall indicate signage type and location proposed, identify materials used in the composition of signs, indicate engineering specifications for fixture to buildings/walls, and the size (in square feet) of any signage proposed. The sign program shall be subject to sign waiver review and shall be appealable to City Council.
  - 8) The total square footage of the proposed commercial (retail, office, and restaurant) buildings shall be consistent with the Concept Plan.
  - 9) Hours of operation for events on the outdoor field including lighting and noise shall be addressed in the private lease agreement between the DDA and tenant.
  - 10) Outdoor amplified sound shall be limited to between the hours of 7:00am to 11:00pm.
  - 11) No fencing shall be required along Ridgewalk Parkway. However, a decorative streetscape design shall be provided, consisting of some combination of shrub hedgerows, columns, fences, or other landscape features. Any decorative streetscape elements shall be specifically approved by the DPC during site plan review for consistency and compatibility with the renderings and design concepts included as exhibits to this approval.

- 12) An approved plan for pedestrian access across Ridgewalk Parkway to the ancillary parking at Woodstock City Church must be submitted and approved at or before Site Plan submittal.
- 13) 6' Privacy fence shall be installed along the shared property line with the Ridgewalk Landing Subdivision located to the northeast of the site.
- 14) No trash service or deliveries shall occur between the hours of 10:00pm and 6:00am.
- 15) If any human remains are found during grading, work must stop immediately, and the County Coroner, the City, and the adjacent cemetery must be alerted.

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

Pursuant to LDO Section 11.215.2 (Zoning Standards), no rezoning request shall be authorized (or recommended for authorization) unless City Council evaluates the following criteria listed below and followed by the applicant's response:

### ***1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.***

The Ridgewalk Corridor and the surrounding properties of the subject property are currently being used in a variety of ways. Across Ridgewalk from the subject property is Woodstock City Church and across Reagan St. is a Costco. Behind the property is relatively new townhome community and to the southeast is a cemetery and industrial warehouse. Our proposed development will bring another different use to the corridor, one that most Ridgewalk properties will benefit from by creating a new destination, not just a destination for residents of Woodstock but for people all over Metro Atlanta. We already have an agreed upon LOI with Woodstock City Church to allow for parking of the soccer fans in their parking lot during gametimes. We also expect that Church will be able to use the soccer field and will benefit from the multi-family and retail use of the proposed development. The town home community will see increased value because they will now be within walking distance to mixed use development home to a professional sports team.

### ***2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.***

It is our goal that our development is seen as a benefit to the Ridgewalk Corridor and all of Woodstock by bringing a professional sports team and first-class mixed-use development that is an attraction for people from all over. With any new development, there is always an increase of traffic and people, but we have performed the required traffic studies and don't expect the traffic to increase any more when a soccer game is going on than when the church is having an event. There will be no events at the soccer stadium on Sunday mornings.

The lights that are going in the stadium are the new LED lights that point directly down, and we don't expect any light pollution to effect other properties. And since the stadium is pulled close to Ridgewalk and with the multifamily in between the town homes and soccer stadium we don't expect any excess noise to affect the residents.

### ***3. Whether the property to be affected by a proposed zoning has reasonable economic use at it is currently zoned.***

The site is currently a wooded lot on one of the busiest roads in Woodstock. If it could have

been developed under its current zoning, then it would have been. It is going to take a rezoning to activate the site. Not to mention, the site has other issues including wetlands and significant topographical challenges.

**4. Whether the proposed zoning will result in a use which could cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, or schools.**

We don't expect it to over burden any or the infrastructure or school systems. The total number of multi-family units is relatively small and only a minority of them will be occupied by families with school aged children. As far as traffic goes, we have performed the required traffic studies and found that we don't require any major upgrades to the infrastructure, including adding traffic lights at our entrances.

**6. Whether the proposed zoning is in conformity with the policy and interest of the land use plan.**

Yes, it is our understanding that a mixed-use development follows the future land use plan for the Ridgewalk Overlay district.

**7. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approved or disapproval of the proposed zoning.**

The only issue effecting the use and development of the subject property are the wetlands located across the front and rear of the property, and we are already working with the Army Corps of Engineers on this issue. The site also has significant topographic challenges. This means the only way the site can be developed is by allowing density. It would cost too much money to for the site development work to make a less dense development financially feasible.

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

Pursuant to LDO Section 7.503 (Conditional Use Permit Review Criteria), the conditions below (followed by applicant's response) must be considered before a Conditional Use Permit can be granted by Mayor and Council.

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

The proposed development is not expected to create any significant adverse effects on the surrounding area. On the contrary, it will provide substantial benefits to the Ridgewalk Corridor and the City of Woodstock. The project introduces the first professional sports team to a northern suburb of Atlanta and includes a city-owned stadium developed without the use of public tax dollars. While the project includes multi-family residential components, this residential element is what enables the community to attract a professional soccer team and associated amenities. Although the team will initially compete at a minor league level, we anticipate that higher-level soccer opportunities may follow as the development matures.

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

The Ridgewalk Corridor currently includes a diverse mix of uses, including big-box retail, churches, and residential developments. The proposed mixed-use development incorporating retail, restaurants, recreational facilities, and residential units-is consistent with and complementary to these existing uses. The project is designed to serve as a year round destination for families and visitors, enhancing the overall character of the area.

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

The proposed use will not result in a nuisance as defined under state law. All required traffic studies have been completed, and the development will comply fully with applicable state and local regulations related to traffic, noise, and other operational considerations.

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

The development will not adversely affect the quiet enjoyment of surrounding properties. We are coordinating with Woodstock City Church to utilize shared parking for stadium events, an arrangement that the church fully supports. Additionally, the stadium has been intentionally sited away from nearby residential areas to minimize potential impacts related to noise and lighting on the adjacent townhomes.

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

We anticipate that the proposed development will have a positive effect on surrounding property values. The mixed-use nature of the project and the inclusion of a soccer stadium will attract visitors who will support local hotels, restaurants, and businesses, thereby strengthening the local economy and enhancing the desirability of the area.

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

Adequate provisions have been made for parking and traffic. All required traffic studies have been completed and are publicly available. The studies indicate that traffic generated by stadium events will be comparable to existing traffic levels experienced during Sunday services at Woodstock City Church. No major roadway improvements or traffic signals are required at the primary intersection. Shared parking with the church provides a significant benefit by efficiently accommodating event-related parking demand.

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

This property represents one of the last major undeveloped sites along Ridgewalk Parkway. While the proposed development is an intensive use of the site, it is appropriate given the location, surrounding infrastructure, and long-term development goals for the corridor.

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

The proposed mixed-use development, including a professional sports venue, aligns with the purpose, intent, and goals of the City of Woodstock's Comprehensive Town Plan. The project supports economic development, community engagement, and thoughtful land use along the Ridgewalk Corridor.

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

The development will comply with all applicable city laws and requirements related to hours of operation.

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

Adequate controls and limitations will be in place for commercial and business deliveries. The proposed uses are not expected to require heavy or frequent delivery traffic.

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

Landscaping is a key priority for this project. The site will be landscaped beyond minimum code requirements, with all buffers carefully designed, installed, and maintained to exceed industry standards and ensure appropriate transitions between adjacent properties.

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

The proposed development will not adversely affect public health, safety, welfare, or moral concerns within the surrounding neighborhood. No unsafe or inappropriate uses are proposed.

**13. 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 requirements set forth in the zoning ordinance for conditional use permits.

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

The applicant has provided sufficient information to allow for full consideration of all relevant factors. In addition to addressing each required criterion, the application includes supplemental materials such as development renderings.

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

The proposed uses will not emit or create unusual odors. Accordingly, no odor elimination or attenuation systems are required.

**CRITERIA FOR CONSIDERATION OF A VARIANCE REQUEST**

Pursuant to LDO Section 11.216.2 (Variances), no Variance shall be authorized (or recommended for authorization) unless the City Council finds that all of the following conditions listed below exist:

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

The subject parcel has an unusual triangular configuration as well as steep changes in grade across the site.

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

Providing parking on-site for the stadium facility would result in an undesirable amount of impervious, underutilized land area. Locating the majority of the on-site parking behind the primary commercial buildings would negatively impact the pedestrian-focused area between the commercial buildings and stadium, resulting in a less connected and cohesive development.

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

The property's configuration and shape are unique in the city, as is the proposed use.

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

A literal interpretation of the Ordinance would deprive the Applicant of designing the proposed use as desired and using the property, given the unique development proposal.

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

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

- 6. 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 proposed soccer stadium and integrated mixed use development is a one-of-a kind development that will involve the Downtown Development Authority in partnership.

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

The granting of the Variances would allow the development to occur in a form and manner more consistent with the Design Development Strategies for the Community Village land use designation.

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

The condition from which relief is sought did not result from willful action by the applicant, but rather are innate or inherent conditions of the use.

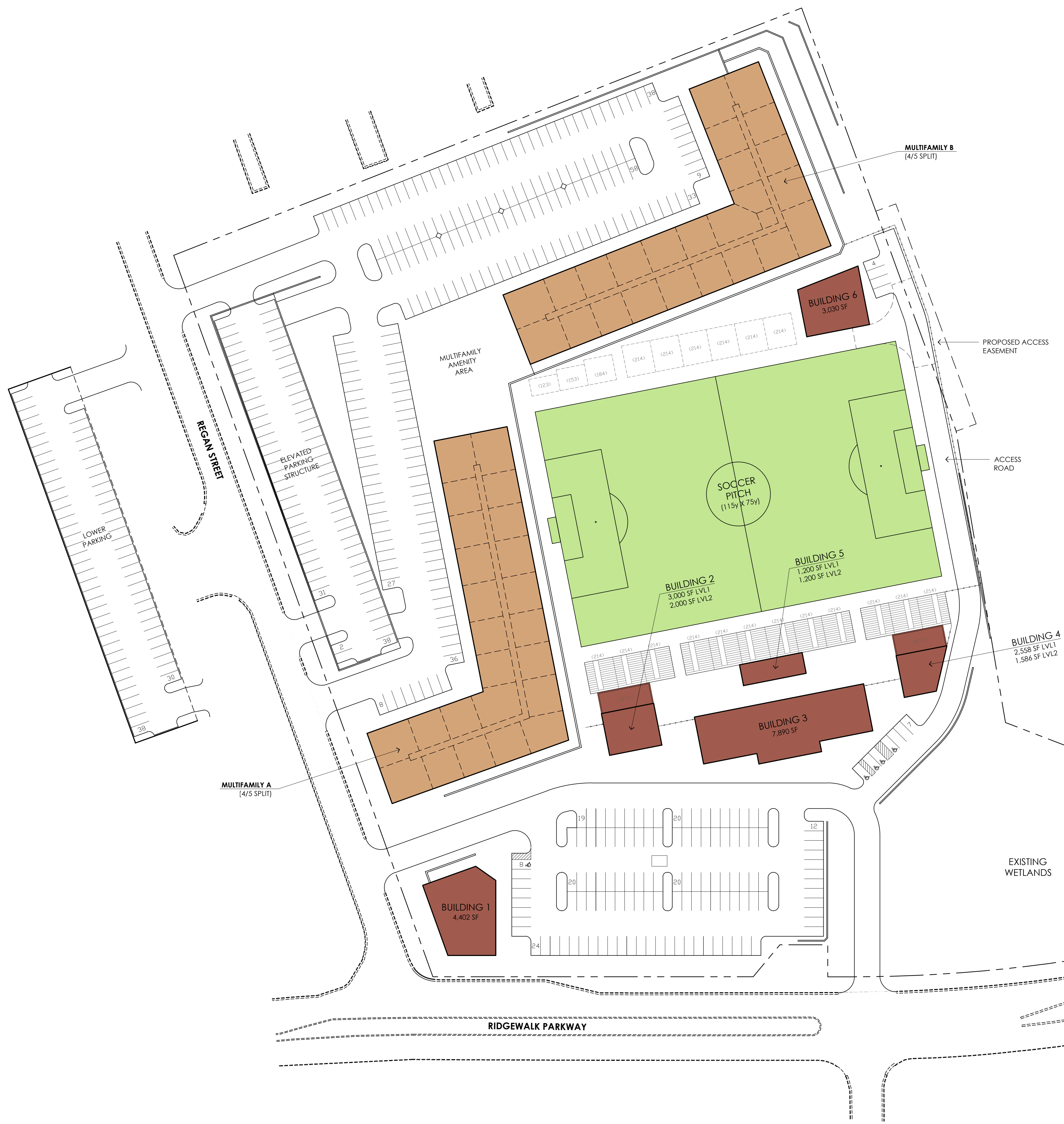
- 9. That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property, unreasonably increase congestion of public streets, increase danger of fire, imperil public safety, unreasonably diminish property values, or in any other respect impair the health, safety,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

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

## **ATTACHMENTS**

Exhibit A: Concept Plans

Exhibit B: Public Input Summary



MULTIFAMILY SITE DATA

	#UNITS	AREA
BUILDING A	118	133,876 SF
BUILDING B	118	134,049 SF
<b>TOTAL</b>	<b>236</b>	<b>267,925 SF</b>

UNIT BREAKDOWN

	%	QTY	PARK REQ	# REQ
1 BR	50%	118	1/UNIT	118 SP
2 BR	40%	94	1.5/UNIT	142 SP
3 BR	10%	24	2/UNIT	47 SP
<b>TOTAL</b>		<b>236</b>		<b>307 SP</b>
<b>TOTAL PARKING PROVIDED</b>				<b>348 SP</b>
				1,475 /UNIT

COMMERCIAL SITE DATA

	USE	AREA	PARK REQ	# REQ
BUILDING 1	RESTAURANT	4,402 SF	7/ 1000	31 SP
BUILDING 2	LVL1 RETAIL	3,000 SF	1/ 250	12 SP
	LVL2 OFFICE	2,000 SF	1/ 300	7 SP
BUILDING 3	RESTAURANT	7,890 SF	7/ 1000	55 SP
BUILDING 4	LVL1 OFFICE	2,558 SF	1/ 300	18 SP
	LVL2 OFFICE	1,586 SF	1/ 300	11 SP
BUILDING 5	LVL1 FIELD	1,200 SF	N/A	0 SP
	LVL2 FIELD	1,200 SF	N/A	0 SP
BUILDING 6	FIELD	3,030 SF	N/A	0 SP
<b>TOTAL</b>		<b>26,866 SF</b>		<b>134 SP</b>
<b>TOTAL PARKING PROVIDED</b>				<b>134 SP</b>

REV #	DATE	DESCRIPTION

**THE PITCH**  
 RIDGEWALK PARKWAY  
 WOODSTOCK, GEORGIA  
 FREESTONE REAL ESTATE

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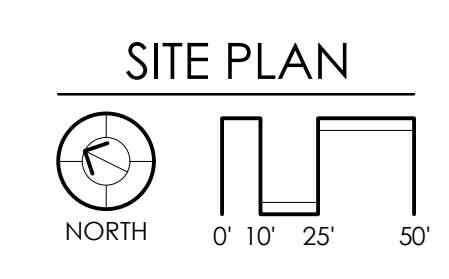
**PLACE MAKER DESIGN**  
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ISSUE DATE	12/30/25
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CHECKED BY	TMV
TRD PROJ #	25055

SHEET #

**SITE PLAN**

**SP.02**





**THE PITCH**  
Woodstock, Georgia

 PLACE MAKER DESIGN



# THE PITCH

Woodstock, Georgia



**THE PITCH**  
Woodstock, Georgia

 PLACE MAKER DESIGN



**THE PITCH**  
Woodstock, Georgia



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Woodstock, Georgia

 PLACE MAKER DESIGN



**THE PITCH**  
Woodstock, Georgia



**THE PITCH**  
Woodstock, Georgia

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


Applicant Name: Joe Knight, Freestone Real Estate

Phone: [REDACTED] Email: [REDACTED]

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

Public Input Meeting date, time, location: 7:00pm on 3/4/26. Virtual Meeting

- I. Summary of concerns:  
Answer on Seperate Page
  
- II. How the applicant addressed concerns:  
Seperate Page
  
- III. Concerns the applicant was unable or unwilling to address and why:  
No concerns we were unable to address
  
- IV. Concerns or topics of discussion unrelated to the proposal:  
None.
  
- V. Agreements made by the applicant to property owners at the meeting:  
None.

Applicant's Signature: 

*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!*



**COMMENT CARD**  
**Public Input Meeting**

Date: \_\_\_\_\_ Case #: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Do you support the project?  
 For  Against  With Conditions  Undecided

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Use back of this form for additional comments, if necessary.*

How did you hear about this meeting?  
 Social Media  Newspaper  Signs  Word of Mouth  Direct Mail

Were your questions answered by the applicant?  Yes  No

Do you understand the proposal after attending this meeting?  Yes  No

Please share your suggestions on improving the way these meetings are conducted:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Thank you for attending and providing your input!**  
**Leave your completed comment card with the applicant or email it to [planning@woodstockga.gov](mailto:planning@woodstockga.gov)**



**I. Summary of concerns:**

The primary concern was the amount of traffic a new development on Ridgewalk Parkway would generate. There was also a little bit of concern about what would happen if the soccer team didn't make it financially.

**II. How the Applicant addressed concerns:**

For the traffic concern, there will only be 30-40 events held at the stadium per year, the vast majority occur not during peak traffic hours. There will also never be a time when an event is being held and church is in session because we must utilize the church's parking. For the financial stability of the soccer team, we assured the public we have reviewed the soccer teams financials and feel confident in their ability to perform, but in the event the soccer team didn't make it, the stadium could still be used for other events, could be occupied by another team, or turned into a park.

# Item Cover Page

**PLANNING COMMISSION AGENDA ITEM REPORT**

**DATE:** April 2, 2026

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

**ITEM TYPE:** Presentation and Discussion Items

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

**SUBJECT:** **Consideration of ZTA#020-26: Downtown/ Lot of Record – LDO Amendment (Public Hearing/Vote)**

**SUGGESTED ACTION:** Recommend City Council approval of a Zone Text Amendment that amends Chapter VII (Performance Zoning Standards) of the Land Development Ordinance to update Article III – General Information, Article IV – Zone District Performance Standards, Article V – Use Districts and Regulations, and Article VII – Downtown District Standards.

**ATTACHMENTS:**

- [PC Staff Report ZTA#020-26.pdf](#)
- [LDO Amend LOR-Downtown Draft Planning Commission 4.2.26.pdf](#)



**DATE:** April 2, 2026

**TO:** Woodstock Planning Commission

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

**SUBJECT: Zone Text Amendment (ZTA#020-26)  
Downtown / Lot of Record**

**RECOMMENDATION**

Recommend City Council approval of a Zone Text Amendment that amends Chapter VII (Performance Zoning Standards) of the Land Development Ordinance to update Article III – General Information, Article IV – Zone District Performance Standards, Article V – Use Districts and Regulations, and Article VII – Downtown District Standards.

**BACKGROUND**

Over the past several years, a number of new individual single family homes have been developed in the Downtown Districts. The development process for projects of this type is often conducted by a property owner intending to construct a personal residence or a local home builder contracted by an individual property owner for the same purpose. In previous requests, staff have recognized a number of limitations in the current LDO standards applying to these situations and Variances have been required in several cases in order to make development feasible and compatible with neighborhood context. In addition, through use of the Downtown Development Standards section of the LDO, staff have identified areas where the code can be improved by reorganization and clarifications for greater transparency and efficiency.

**PROPOSED CHANGES**

The attached Redline exhibit identifies all changes proposed in this amendment. This includes a number of changes to reorganize existing standards and remove duplicate or conflicting regulations, particularly in the Downtown architectural standards. The following summary outlines major substantive changes that are proposed.

7.304 Critical Mass for Redevelopment Requirement	Clarify that lots that have not been previously developed or have been vacant (no habitable principal building) for at least five years are considered undeveloped.
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7.304 Critical Mass for Redevelopment Requirement	Add requirement for a Conditional Use Permit to subdivide existing lots for the purposes of creating additional residential lots within a developed subdivision platted after 1960 in order to provide protection for the character of existing neighborhoods.
7.4 Zone District Performance Standards	Modify R4 Maximum Density from 4 units/ac to 7 units/ac in keeping with the gradation of increasing density across zoning districts relative to decreasing minimum lot size. More lots can be developed on a given site with smaller minimum lot size, but only if the density increases as well.
7.720 Master Plan Required	Clarify at what step of the development process a Master Plan must be submitted. Remove outdated physical submittal requirements.
7.721 General Requirements	Support substantial variation in housing options within a development by adding minimum required percents to housing type breakdown, placing Housing Type Choices into categories, and adding additional Housing Type Choices.
7.722 Definitions	Rename Residential Treatment as Pitched-Roof Treatment since this classification is based on roof style, not building use.
7.723 General Provisions	Updated Legal Nonconforming requirements for non-residential and mixed-use buildings to specify where additions and new buildings can be constructed on the lot to maintain legal nonconforming status. This results in buildings that are in greater conformance with the ordinance and with the intent of a pedestrian-oriented street frontage where buildings are located closer to the street, with allowances for specific accessory buildings such as storage sheds and ADUs to be placed to the rear or side of existing non-conforming buildings.
7.723 General Provisions	<p>Lot of Record Exemption:</p> <ul style="list-style-type: none"> <li>• Simplify requirements to qualify.</li> <li>• Remove requirement for structure to be substantially similar to a previous structure on the lot, be a replica of a previous structure, or be expansions of less than 30% gross floor area. Instead, structures must meet bulk and massing standards: max 50% lot coverage, minimum 10' side and rear setbacks, and max 40' in height.</li> <li>• Renovations and expansions must have architecture consistent with existing house</li> <li>• For new construction home: Installation of road infrastructure (asphalt, curb &amp; gutter, parking) is not required. However, the home must meet front setback</li> </ul>

	<p>requirements from the ultimate future right-of-way as shown on Council approved plans and documents. Installation of sidewalk/trail, street trees, and streetlights is required. DPC may determine payment-in-lieu must be provided instead of installation of the required improvements.</p> <p>Overall, these changes simplify the criteria for the Lot of Record exemption and reduce the financial hardship of installing major road infrastructure for an individual homeowner, while balancing the City’s need for appropriate pedestrian improvements.</p>
<p>7.726 Street and Sidewalk Area Requirements</p>	<ul style="list-style-type: none"> <li>• City Council approved plans for specific street segments overrides general Street Type Tables and street cross-sections.</li> <li>• A Type D3 street cross section has been added. It mirrors the D1 and D2 streets, with the exception of not including on-street parking.</li> <li>• D3 Streets are designated either through development review process or amendment of the Downtown Street Types Map.</li> </ul> <p>Adding the Type D3 street responds to Council concerns (as expressed in previous Variance cases) with on-street parking on some existing low-volume streets in downtown in terms of maintaining a consistent street frontage character and reducing burdens on individual homeowners.</p>
<p>7.729 Architectural Requirements</p>	<ul style="list-style-type: none"> <li>• This section was reorganized and simplified, including removal of duplicative or conflicting regulations.</li> <li>• Pitched-Roof Treatment architectural requirements do not apply to individual development single family homes (either in redevelopment or Lot of Record situations) when they are located on Type D streets.</li> <li>• Prohibited exterior building materials have been added, to include non-architectural panel systems, unfinished precast or cast in place concrete, exposed CMU (concrete block), vinyl siding, and softwood plywood grade B or lower.</li> <li>• Within an existing platted subdivision, DPC may allow a home with two street frontages to face the lower order street.</li> </ul>

	<ul style="list-style-type: none"> <li>• Remove maximum building stories, as this can conflict with maximum height requirement and cause unnecessary uncertainty for development projects.</li> </ul> <p>The proposed changes provide greater certainty regarding development expectations and also address questions often received by staff during the development process.</p>
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**CONCLUSION**

The proposed changes will enhance ease of use and clarify the Downtown District Standards. These changes will also improve the balance between regulations to protect adjacent properties and the community as a whole and the ability for property owners to construct or renovate individual single family homes within the Downtown District.

**DPC RECOMMENDATION**

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

**ATTACHMENTS**

- Attachment A: Redline of Proposed Amendments to LDO Sections:
- 7.304 Development Standards Applying to All Districts
  - 7.4 Zoning District Performance Standards
  - 7.503 Conditional Use Permit Review Criteria
  - 7.710-7.732 Article VII Downtown District Standards

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### 7.304. Development Standards Applying to All Districts.

The following general development standards shall apply to all districts outlined in this Ordinance:

1. *Minimum Acreage Requirement.* New residential developments outside the Downtown District shall have a minimum acreage/assemblage requirement of eight (8) acres.
  - a. Projects which involve an annexation are exempt from this requirement.
  - b. For projects proposed on less than eight (8) acres, including the addition of phases to existing developments, the applicant may pursue a conditional use permit in accordance with the provisions set forth in the Land Development Ordinance.
  - c. For acreage requirements inside the Downtown District, see Section 7.721.
2. *Critical Mass for Redevelopment Requirement.* Redevelopment of more than two (2) existing lots in a platted subdivision on the same land disturbance permit is prohibited unless a critical mass of eighty (80) percent or more contiguous lots in the subdivision are acquired and assembled, leaving the remaining twenty (20) percent of the lots as one (1) intact subdivision. Lots that have not been developed or have not contained a habitable residence or other habitable building containing a principal use for a period of five (5) years or greater are considered undeveloped and are exempt from this requirement. For the purposes of this section, lots are considered contiguous if they share more than half of the length of the adjoining property line for each adjacent parcel that is to be considered contiguous. The phasing of redevelopment over several LDPs as a way to subvert this section is prohibited. For the purposes of this Ordinance, a platted subdivision is a subdivision of residential lots for which a subdivision plat has been recorded in the Superior Court Clerk's Office of Cherokee County. Subdivision of existing lots to create additional residential lots within a developed subdivision platted after 1960 is only permissible with an approved Conditional Use Permit.
3. *Buildings Under Construction.* Nothing in this Ordinance shall require any change in the construction or intended use of a building, which is legally under construction or for which a building permit has been issued at the effective date of this Ordinance.
4. *Use of Land.* No land shall be used for a purpose which is not permitted in the district in which it is located. Outdoor display of goods for sale at retail establishments is prohibited, except for Retail - Outdoor, Consumer Fireworks Retail Stands - Temporary, and Junk/Salvage Yard uses, where permitted. Properties within the DT-CBD zoning district are exempt from this requirement concerning items displayed in Sidewalk Supplemental Zones.
5. *Use of Structure.* No structure shall be erected, use converted, enlarged, reconstructed, moved or structurally altered, except in conformance with this Ordinance.
6. *Lot Reduction Prohibited.* No parcel of land existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements of the zone district in which said lot lies.
7. *Use of Substandard Lots.* Where the owner of a lot at the time of the adoption of this Ordinance does not own sufficient land to enable him to conform to the dimensional requirements of this Ordinance, such lot may nonetheless be used as a building site provided that said lot requirements are not reduced below the minimum specified in this Ordinance by more than twenty (20) percent. If, however, the owner of two (2) or more adjoining lots with insufficient land dimensions decides to build on or to sell off these lots, he must first combine said lots to comply with the dimensional requirements of the Ordinance. Any lot requiring dimensional waivers below the twenty (20) percent minimum set forth in this section may be approved by the City Council provided that further decreased dimensional requirements shall conform as closely as possible to the required dimensions.

8. *Vision Clearance.* In all districts no fence, wall, shrubbery, or other obstruction to vision between the heights of two and one-half (2½) feet and ten (10) feet above the finished grade of streets shall be erected, permitted, or maintained within twenty (20) feet of the intersection of the right-of-way lines of streets or railroads.
9. *Joint Open Space Not Permitted.* No part of a yard, or other open space, or off-street parking or loading required about or in connection with any building for the purposes of complying with this Ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building. Nor shall right-of-way easements for streets and roads be considered a part of a lot or open space, or front rear, or side yard for the purpose of meeting yard requirements.
10. *Homeowners Association.* Any new residential subdivision of more than three (3) residential units shall be required to have an incorporated homeowners association.
11. *Condominium Owner's Association.* Any new residential—multi-family, fee simple development must create and be governed by an association formed in accordance with the Georgia Condominium Act, O.C.G.A. § 44-3-70 et seq., now and as amended.
12. *Corner Lots.* A lot of which at least two (2) adjoining sides abut their full lengths on a public street. Said corner lot shall provide the minimum front yard setback for each street for the district in which the lot is situated. Rear setbacks for corner lots may be reduced to no less than the minimum side yard setback for the district in which the lot is situated.
13. *Double Frontage Lots.* This provision relates to lots having frontage on two (2) streets, but not located on a corner. This type of lot is not permitted in new residential subdivisions. However, if the lot was in existence prior to the adoption of this Ordinance, the minimum front yard shall be provided on each street in accordance with the provisions of this Ordinance.
14. *Average Front Yard Requirements.* The setback requirements of this Ordinance shall not apply to any lot where the average setback on already built upon lots located wholly or in part within two hundred (200) feet on each side of such lot and within the block and zoning district and fronting on the same street as such lot is less than the minimum required setback. In such cases, the setback of such a lot may be less than the requirement setback, but not less than the average of the existing setbacks on the developed lots. However, in no case shall setbacks be less than twelve (12) feet outside the Downtown District.
15. *Code Requirements.* All structures shall meet the requirements of all adopted codes in effect including, but not limited to, Building Code, Plumbing Code, Electrical Code, Fire Prevention Code, and Housing Code. Where such codes exceed the minimum requirements of this Ordinance, the stricter provisions shall apply.
16. *Fire Safety Requirements.* Accessibility for firefighting equipment on an all-weather surface shall be maintained throughout all stages of construction. Fire hydrants shall be installed in accordance with Standards for Water and Sewer in Chapter VIII of the Land Development Ordinance.
17. *Zoning to Apply When Lot is Divided by Zoning District Boundary Line.* In the event that a district boundary line on the Zoning Map divides a lot of record held in one (1) ownership on the date of passage of this Ordinance, each part of the lot so divided shall be used in conformity with the regulations established by this Ordinance for the district in which each such parcel is located; however, that if the property owner of such a lot so desires, he may extend a use allowed on the greatest portion of said lot one hundred (100) feet beyond the district boundary line in accordance with setbacks and yard requirements.
18. *Side and Rear Yards May Not Be Required Next to Railroad.* Within any non-residential district, the Development Process Committee in its review of the site plan may waive the side and rear yard

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requirements when adjacent to the railroad rights-of-way if they determine the waiver will not adversely affect the area.

19. *Permitted Encroachment of Yards and Setbacks.* Architectural features such as cornices, eaves, steps, chimneys, gutters, and fire escapes may project no more than three (3) feet beyond any required setback line, except where such projections would obstruct driveways, which are or may be used for access for service and/or emergency vehicles; provided, however, that in the case of automobile service stations, motels, and similar uses which service the motoring public canopies shall be allowed over a driveway or walkway within the front yard not to extend from the principal building to a point any closer than fifteen (15) feet from the street right-of-way line.
20. *State Department of Transportation Approval.* All entrances or exits of any street or drive from or to any State highway shall be approved by the State Department of Transportation prior to the construction of such street or drive, or in the issuance of any building permit for any improvement to be served by such street or drive.
21. *Accessory Use Requirements.* The following requirements apply to accessory uses and structures regarding yard requirements.
  - a. Such structures shall not be permitted in any required front yard.
  - b. Where a corner lot adjoins in the rear of residential use, no accessory building shall be located closer to the side street right-of-way line than the principal building or closer than five (5) feet to the rear property line.
  - c. No garage nor other accessory building shall be located closer than five (5) feet to a side or rear lot line.
  - d. When an accessory building is attached to the principal building by a breezeway, passageway or similar means, it shall comply with the yard requirements of the principal building to which it is accessory.
  - e. Filling station pumps and pump islands, where permitted, may occupy the required yards, provided that they are not less than fifteen (15) feet from the street right-of-way.
  - f. Accessory uses and structures in an apartment development may include, but shall not be limited to, fitness centers and laundry facilities for the convenience of residents. All accessory structures in an apartment development shall be of construction equal to and compatible with the principal use structures and shall meet principal use setback requirements.
  - g. Swimming pools shall be enclosed by a fence of a minimum height of five (5) feet with all pedestrian access gates containing a self-closing, positive latch device to ensure that the pool is enclosed at all times.
  - h. Satellite dish antennas shall be prohibited on the roofs of structures and in the front yards. When the dishes are placed in the side yard they shall meet the side yard setback requirements of the respective zoning districts.
  - i. For Accessory Dwelling Unit Requirements, see Section 7.523.
22. *Lighting Strips.* Lighting strips, lighting injection modules, LEDs or other continuous or connected series of lights shall not be used to outline individual windows, glass curtain walls, large glass sheets, doors, signs, or other architectural features of the building exterior. Rope or other connected series of lights intended for use as temporary holiday decoration shall be exempt from this section between the months of October and January.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021; Ord. No. 990-2024, § 3, 6-10-2024)

**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	<del>4</del> <sup>7</sup>	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 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						

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### 7.503. Conditional Use Permit Review Criteria.

The Mayor and City Council may grant a conditional use permit for the uses enumerated in Section 7.505 of this article. The granting of a conditional use permit is conditional upon the site plan considered by the Mayor and City Council and are subject to the following process and review procedure:

1. All applications for conditional use permits shall be advertised in the same manner as applications for rezoning and public hearings will be held thereon in the same manner as applications for public hearings are conducted.
2. The Mayor and City Council may grant conditional use permits for limited periods of time based upon the criteria set forth in Section 7.503(3).
3. In addition to district regulations, the Mayor and City Council shall consider, at a minimum, the following in its determination of whether or not to grant a conditional use permit, whether to limit the time such conditional use is allowed and whether to restrict the conditional use to a particular owner or party:
  - a. Whether or not there will be a significant adverse effect on the surrounding area in which the proposed use will be located.
  - b. Whether or not the use is otherwise compatible with the surrounding area.
  - c. Whether or not the use proposed will result in a nuisance as defined under State law.
  - d. Whether or not quiet enjoyment of surrounding property will be adversely affected.
  - e. Whether or not property values of surrounding property will be adversely affected.
  - f. Whether or not adequate provisions are made for parking and traffic considerations.
  - g. Whether or not the site or intensity of the use is appropriate.
  - h. Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Town Plan.
  - i. Whether or not adequate provisions are made regarding hours of operation.
  - j. Whether or not adequate controls and limits are placed on commercial and business deliveries.
  - k. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.
  - l. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.
  - m. Whether the application complies with any applicable specific requirements set forth in this chapter for conditional use permits for particular types of uses.
  - n. Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.
  - o. Whether the conditional use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.

4. Projects in the Downtown district totaling less than five (5) acres: Additional criteria shall be considered during a CUP case for this exemption. Projects should all be evaluated for uniqueness, character, access, and connection to existing streets, alleys, and trails.

5.4. In all applications for a conditional use permit the burden shall be on the applicant both to produce sufficient information to allow the Mayor and City Council fully to consider all relevant factors and to

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demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by the City.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019)

## ***ARTICLE VII. DOWNTOWN DISTRICT STANDARDS***

### **7.700—7.709. Reserved.**

#### **7.710. Purpose and Intent of the Downtown District.**

The regulations set forth in the Downtown District are designed to.

1. Preserve, protect and enhance downtown's historic and future role as the civic and economic center of Woodstock.
2. Create an environment where residents and visitors can live, work, meet, and play.
3. Encourage a balanced mix of retail, professional, residential, civic, entertainment, and cultural uses.
4. Enhance the efficient utilization of parking facilities by encouraging shared, underground, and deck parking and alternative modes of transportation.
5. Provide safe and accessible parks ~~and~~ and plazas.
6. Improve the aesthetics of street and built environments.
7. Promote pedestrian safety by ensuring sidewalk-oriented buildings and attractive street-facing facades that foster pedestrian activity and liveliness.
8. Provide accessible and sufficient parking in an unobtrusive manner.
9. Enhance Woodstock's historic quality by ensuring that new and rehabbed buildings are compatible with the character of buildings built between 1860 and 1920.
10. Provide increased vehicular and pedestrian access through a grid of streets that maximizes connections with and extensions of existing streets.
11. Maintain and enhance quality of life of existing neighborhoods.
12. Plan for and maintain first class sustainable neighborhoods.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019)

### **7.711—7.719. Reserved.**

#### **7.720. Master Plan Required.**

Prior to commencing any land development activities in the Downtown District, a master plan of a proposed development ("the project") shall be provided to the Community Development Department for review. This master plan, or illustrative project concept, shall at a minimum include the location of residential and commercial lots, structures, stormwater facilities, streams and floodplains, amenities, open space, parking, pedestrian

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facilities, buffers, landscaped areas, all applicable Downtown District standards, and any additional details necessary to complete the review, as required by the Director of Community Development.

A Master Plan shall be submitted and approved prior to submittal of any Preliminary Plat, Site Plan, or other land disturbance permit for property within the Downtown District.

A master plan is also required for any project proposed that requires rezoning, conditional use permit or variances. The master plan must illustrate the details of the request and accompany-be submitted concurrently with the public hearing application.

1. *Master Plan Standards.* The Master Plan shall adhere to the following standards:
  - ~~a. Six (6) copies, provided on sheets eleven (11) inches by seventeen (17) inches or larger;~~
  - ~~b. Scale of one (1) inch equals forty (40) feet or as prescribed by the City Engineer;~~
  - ~~c. Digital copy on flash drive or by download;~~
  - d. Preliminary engineering, including conceptual utilities and conceptual grading plan;
  - e. Include calculations for total acreage, number of units, residential density, open space, and commercial square footage;
  - f. Identify adjacent property zoning districts, uses, and approximate structure locations;
  - ~~g. Provide written consent from all property owners whose property is included in the Master Plan;~~
  - h. Illustrate the extension of any Greenprints Trail, as per the adopted Greenprints Trails Plan, now and as amended;
  - i. Illustrate the extension of any grid streets, as per the adopted grid streets plan, now and as amended;
  - j. Explain compliance with the adopted Woodstock Town Center (LCI) Plan, now and as amended, and the Woodstock Comprehensive Plan, now and as amended.
2. *Master Plan Procedures.*
  - a. *Compliance Review.* The Community Development Department will review the master plan, providing comments regarding compliance with the following:
    - i. Downtown District Standards.
    - ii. Land Development Ordinance.
    - iii. Woodstock Town Center Plan.
    - iv. Woodstock Comprehensive Plan.
    - v. All other ordinances and standards adopted by the City Council, in addition to other local, State, and Federal laws.
  - b. *Compliance Required.* Should the master plan fail to comply with the provisions set forth in Section 7.720(2)a., the deficiencies will be listed and provided to the applicant. The applicant may then elect to pursue rezoning or variances from City Council or render changes to bring the master plan into compliance.

Once the master plan complies with the provisions set forth in Section 7.720(2), the applicant will be notified, and the master plan will be docketed on the agenda of the Development Process Committee (DPC) for review and consideration. Upon approval by the DPC, the applicant may then submit land development plans in accordance with Chapter III of the Land Development Ordinance.

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In the event the master plan is included with a public hearing application, the Community Development Department will complete the review as set forth herein and the DPC will include the findings of said review in the recommendation to the Planning Commission and City Council.

- c. *Exemptions.* Projects or proposals may be exempted from this section if they meet any one (1) of the following conditions:
  - i. The project exclusively involves the renovation or replacement of an existing structure in the same location; or
  - ii. The project involves one (1) unit on one (1) lot in a platted subdivision; or
  - iii. If the project is proposed on a site of one (1) acre or less and in the judgement of the Community Development Director, is in compliance.

The subdivision of property is prohibited to meet any of these requirements.

- d. *Disclaimer.* ~~Compliance with this section is the responsibility of the applicant.~~ The Community Development Department makes a good faith effort to thoroughly review each master plan tendered. Should a master plan review omit or fail to acknowledge noncompliance with this section, the applicant and the Project are in no way exempted from the provisions set forth herein.
3. *Appeals.* Any person aggrieved by a decision of the DPC may appeal in writing directly to City Council in accordance with the provisions of Chapter X of the Land Development Ordinance.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019)

### 7.721. General Requirements.

- 1. *Density.* ~~The required M~~maximum density ~~for far~~ each Downtown District zoning classification ~~is listed in Section 7.728 Site Limits Table can be found in Section 7.301, Establishment of Districts.~~ The maximum density allowable on any given lot in the Downtown District may not necessarily be achieved due to infrastructure requirements and Downtown District site design requirements. The high densities allowed in this district are designed to incentivize assemblages that can comply with the Code, providing public amenities as necessary, and reach the maximum allowable density. For mixed-use projects, density can be calculated using the entire parcel/project area, including commercial areas, only if the commercial development is to be completed first or concurrently. See Section 7.721.2.b. below. If not, residential densities shall be calculated using only the residential portions of the parcel/project area.
- 2. *Minimum Acreage Requirement.* No new residential development shall be permitted on any parcel or assemblage of parcels in the Downtown District that have a total area of less than five (5) acres.
  - a. Construction that does not require the subdivision of property into more than three (3) parcels, and does not require any new streets, are exempt from this requirement.
  - b. Mixed-use projects with at least thirty-five (35) percent of the land area, at ground level, dedicated to newly constructed, nonresidential uses, not including open space areas, are exempt from the minimum acreage requirement. Commercial and residential components that are part of the same project must be constructed concurrently. All commercial buildings in a project must be completed and issued a certificate of occupancy prior to eighty (80) percent of residential buildings receiving building permits.
  - c. For projects proposed on less than five (5) acres, including the addition of phases to existing developments, the applicant may pursue a conditional use permit in accordance with the provisions set forth in the Land Development Ordinance. ~~Additional criteria shall be considered during a CUP case for~~

~~this exemption. Projects should be evaluated for uniqueness, character, access, and connection to existing streets, alleys, and trails.~~

3. *Mix of Housing Types Required for Residential Development.* All new residential development in the Downtown District without at least twenty (20) percent of the land area, at ground level, dedicated to non-residential uses, not including open space, shall provide a mix of housing types. Districts DT-LR and DT-VLR are exempt from this requirement.

Project Size	Number of Housing Types Required
0—1 acre	1 type
1.01—5 acres	2 types <del>– Minimum 30% housing units of any one type</del>
5.01—15 acres	3 types <del>Minimum 20% housing units of any one type</del>
15.01—30 acres	4 types <del>Min 15% housing units of any one type</del>
30.01 acres and above	5 types <del>Min 10% housing units of any one type</del>

Housing Type Choices ~~(developments requiring two or more housing types shall include housing types from at least two categories):~~

Category 1: Detached Single Family Options:

- a. Large lot single-family detached—Lots with a minimum square footage of seven thousand five hundred (7,500) square feet.
- b. Moderate Single-family detached—Lots with ~~less than seven thousand five hundred (7,500)~~ a minimum of 5,000 square feet.
- c. Urban Single-family detached – Lots with less than 5,000 square feet, lot widths of 35' or less and houses 25' or less in width.
- d. Charleston single-style single family detached or other narrow style of detached single-family home.
- e. Single-family detached with accessory dwelling units.

Category 2: Attached Options:

- ~~f.~~ Townhome (Conditional Use Permit required).
- g. Townhome with private rear yard or internal courtyard (Conditional Use Permit required).
- ~~h.~~e. Duplex. (Can be multi-family or single-family attached)
- ~~i.~~f. Triplex. (Three attached dwellings on a single lot)
- ~~j.~~g. Quad—Condominium building with four (4) units.

Category 3: Multifamily/Mixed Use Options:

- ~~k.~~h. Small condo building—Five (5) to twenty (20) condominiums per building.
- ~~l.~~i. Large condo building—Over twenty (20) units per building.
- ~~m.~~j. Multi-family, rental ~~(Conditional Use Permit required).~~
- ~~n.~~k. Residential over commercial.
- ~~o.~~f. Cottage court or pocket neighborhood arrangement of 1,200 sq max single-family detached

Category 4:

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pe. Innovative housing type which fits into none of the categories above, as approved by the Director of Community Development.

4. ~~Development shall conform to the Critical Mass for Redevelopment Requirement. Described in Article 7.304 Redevelopment of more than two (2) existing lots in a platted subdivision on the same land disturbance permit is prohibited unless a critical mass of eighty (80) percent or more contiguous lots in the subdivision are acquired and assembled, leaving the remaining twenty (20) percent of the lots as one intact subdivision. For the purposes of this section, lots are considered contiguous if they share more than half of the length of the adjoining property line for each adjacent parcel that is to be considered contiguous. The phasing of redevelopment over several LDPs as a way to subvert this section is prohibited. For the purposes of this Ordinance, a platted subdivision is a subdivision of residential lots for which a subdivision plat has been recorded in the Superior Court Clerk's Office of Cherokee County.~~
5. *Grading.* Where future street connection locations exist within a new development, the temporary ends of these streets shall be graded in such a way that future connection is possible, as determined by the City Engineer.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

## 7.722. Definitions.

*Accessory Dwelling Unit:* A detached or attached permanent living unit which provides complete independent living facilities for one (1) or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation, and shall be located on the same parcel upon ~~with-which~~ the primary single-family residence is situated.

*Build-To Line:* The build-to line is the line along which the building street facade is permitted to be located. The distance between the build-to line and the nearest street curb is equal to the sidewalk area width requirements, except where public or private open space is adjacent to the sidewalk area. The build-to line shall extend to the perimeter of such open space including the minimum street facade frontage of principal structures.

*Downtown District:* The area approved on the Downtown District map found on the official zoning map.

*Greenway Trail:* A concrete or asphalt trail with a width capable of accommodating pedestrians and nonmotorized vehicles. The minimum width required is ten (10) feet, unless otherwise determined by the City Engineer. Boardwalks, bridges, and pervious concrete are permitted within the floodplain and stream buffers.

*Historic Overlay District:* An area shown on the official zoning map, which has specific requirements that supersede certain other requirements of the Downtown District as amended.

*Multi-family:* A building containing more than one (1) residential unit, excluding townhouses.

*Open Space:* Private open space and public open space appropriately improved for pedestrian use and amenity not including detention ponds and stream buffers without greenway trails or areas used ~~for~~ vehicles, except for incidental service, maintenance or emergency actions only. Open space shall be exterior and computed as the total square footage of said spaces.

1. *Residential Private Open Space:* Open space that is private courtyards, lawns, gardens, terraces, or balconies, or amenity areas, which restrict access to residents of adjacent development.
2. *Public Open Space:* Park, plaza, or greenway trail that is open to the public during normal City park hours and sidewalk area requirements.
3. *Park:* A public open space that provides recreation amenities and gathering places. A park shall have streets along a minimum of fifty (50) percent of its perimeter and shall have no more than twenty (20) percent of its area covered with impervious surfaces, with the exception of greenway trails.

4. *Plaza*: A public open space that is available for civic and commercial activities, but may have access limited for the purposes of providing outdoor dining areas. A plaza shall have streets along a minimum of fifty (50) percent of its perimeter and a landscape consisting of durable pavement, trees and other plant materials.
5. *Commercial Private Open Space*: Open space that is privately owned or leased space used for the purposes of a business or a directly adjacent business and is open to the public during business hours. A commercial open space may include a lawn, garden or patio and may be restricted when the business or adjacent business is closed.

*Residential-Pitched-Roof Treatment*: An architectural treatment that is provided on the sidewalk level of a public street façade on residential buildings or commercial buildings with gabled roofs. For more information see Section 7.729.:

- ~~1. — Is provided on the sidewalk level of a street facade.~~
- ~~2. — Provides habitable space for a minimum of the first ten (10) feet in depth behind the street facade on primary frontages.~~
- ~~3. — On primary frontages, provides equally sized vertical windows where the top of which and the bottom of which shall be no higher and no lower than to the top of the door frame and the bottom of door frame.~~
- ~~4. — Provides windows for a minimum of thirty (30) percent of the length of the built portion of the street facade, with the facade of each unit being calculated independently.~~
- ~~5. — Provides an entry stoop or porch at a primary pedestrian street facade entrance.~~

*Sidewalk Area*: Begins at the street curb and consists of a contiguous sidewalk landscape zone, sidewalk clear zone, and sidewalk supplemental zone including intervening driveways.

1. *Sidewalk Landscape Zone*: The portion of a sidewalk area adjacent to the street curb and reserved for the placement of trees, groundcover, and street furniture including utility poles, waste receptacles, fire hydrants, traffic signs, traffic control boxes, tree grates, newspaper boxes, bus shelters, bicycle racks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.
2. *Sidewalk Clear Zone*: The portion of a sidewalk area that is reserved for pedestrian passage and is unobstructed by permanent objects to a height of eight (8) feet, including but not limited to, steps and stoops, traffic control boxes, and utility structures. The sidewalk clear zone shall be adjacent and between the sidewalk landscape zone and the sidewalk supplemental zone and shall have a consistent cross-slope not exceeding two (2) percent.
3. *Sidewalk Supplemental Zone*: The area between the back of the sidewalk clear zone and the build-to line. Adjacent to storefront treatments, sidewalk supplemental zones may be used for pedestrian amenity elements such as benches, merchandise display, potted plants, and decorative fountains. Outdoor dining is permitted only when adjacent to eating and drinking establishments. Elements that are prohibited in the supplemental zone include recreational areas and facilities such as swimming pools, tennis courts, fences and walls greater than forty (40) inches in height, service elements such as dumpsters, loading docks and similar elements, mechanical features, and parking. Public access may be restricted only for areas adjacent to residential uses treatment, and for outdoor dining areas when adjacent to ~~storefront treatments~~non-residential uses. No element shall be attached to the sidewalk supplemental zone in any way, except for fences and walls.

*Storefront Treatment*: An architectural treatment that:

- ~~1. — Is provided on the sidewalk level of a street facade of flat roofed buildings. Buildings with gabled roofs shall use residential treatment.~~

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*Storefront Treatment: An architectural treatment that is provided on the sidewalk level of the street facade of flat roofed buildings. For more information, see Section 7.729:*

~~2. Provides habitable space for a minimum of the first twenty (20) feet in depth behind the street facade.~~

~~3. Provides a street level facade consisting of:~~

~~a. A non-glass base or knee wall below all windows beginning at grade and extending to a point no less than eight (8) inches but not more than twenty-four (24) inches above the sidewalk area at the build-to line. Knee wall may be waived when directly abutting a private patio.~~

~~b. A combination of glass display windows and doors covering a minimum of seventy-five (75) percent of the area of the facade that is located along the build-to line beginning at the top of the bulkhead or knee wall, to a height not less than ten (10) feet and not more than twelve (12) feet above said sidewalk area at the build-to line below the base of the window. Such glass shall provide views into display windows that have a minimum depth of two and one-half (2.5) feet into and are accessible from the building interior for retail uses only.~~

~~c. Primary pedestrian entrances on the street facade recessed a maximum of seven (7) feet from the exterior facade, remain unlocked during normal business hours, and have a surface area that is a minimum of seventy (70) percent glass. All other doors located along street frontage shall be of a character that matches with the surrounding downtown area.~~

~~d. A glass transom located along the street facade of a structure above the glass display window and entry door shall have a minimum height of twenty-four (24) inches and a maximum height of thirty-six (36) inches.~~

~~e. Provides no length of facade exceeding twenty (20) feet without intervening glass display windows or glass doors.~~

~~4. A non-glass sign band area located above the glass transom having a minimum height of thirty-six (36) inches. The sign band area is the area between the top of the transom window and cornice line:~~

~~5. A cornice line above the sign band a minimum height of eight (8) inches.~~

~~6. Street address numbers, a minimum of six (6) inches in height located above the primary pedestrian entrance.~~

~~7. Sidewalk level drop ceiling, if at a lower elevation than the top of the window, shall recess a minimum of eighteen (18) inches from the window opening for retail uses.~~

~~8. Finished ceiling height shall be a minimum of fourteen (14) feet except in DT-RO and corner accessory commercial in DT-MR-A and B. Exterior height of single-story buildings shall be a minimum of eighteen (18) feet as measured at top of parapet. Parapet must enclose all sides of the roof.~~

~~a. For DT-RO storefront treatments, finished ceiling height must be a minimum of twelve (12) feet, and display windows must be a minimum of eight (8) feet tall as measured from the sidewalk, with a minimum one (1) foot tall transom window.~~

~~b. For DT-MR-A or B storefront treatments, finished ceiling height shall be a minimum of ten (10) feet, and display windows must be a minimum of eight (8) feet tall and no transom window is required.~~

*Street Facade:* The exterior wall of a building, not including extruding structures such as porches, stoops or bay windows, which is located along the build-to line or street without an intervening building or street wall.

*Street Facade Frontage:* The percent of street facade required along the build-to line.

*Street Wall:* A wall no less than seventy-five (75) percent opaque built along the build-to line and co-planer with the street facade, often for the purpose of masking a parking lot from the street. Street walls shall be a minimum of three and one-half (3.5) feet in height and constructed of a material matching the adjacent street

facade or dense evergreen hedge. Street walls shall be discontinued no more than necessary to allow automobile and pedestrian access. The street wall shall have other individual openings not exceeding four (4) square feet in area at height of less than three and one-half (3.5) feet.

~~Townhouse: Attached single family residential structure in which no residential unit is directly above or below another residential unit.~~

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021; Ord. No. 990-2024, § 7, 6-10-2024)

### 7.723. General Provisions.

1. ~~Non-Residential and Mixed Use Legally Nonconforming Buildings.~~ Existing buildings and building facades that do not meet the applicable requirements of this ordinance but were legal at the time of construction are considered legally nonconforming. ~~Legally non-conforming residential buildings shall conform to the Lot of Record Exemption standards of 7.723.2. To remain legally nonconforming, until such time~~ remodeling and renovations of non-residential and mixed use buildings must occurs in accordance with the following these provisions, ~~except as exempted below.~~
  - a. ~~The building and property shall be upgraded to comply with the Downtown District Standards once the total remodeling and renovation construction costs exceed fifty (50) percent of the total building value as shown on the current county tax assessor record within the most recent thirty-six month period. The property owner may also submit an appraisal of the building value for consideration.~~
  - ~~a.b.~~ Remodeling and exterior renovations shall not be occur in compliance with Downtown District Standards. In no case shall any legally nonconforming building or facade be expanded, extended, enlarged, or otherwise altered in any way which increases its nonconformity.
  - b. Buildings shall may be expanded in the following ways to maintain the nonconforming status of the existing building:
    - i. When a building is expanded from its current footprint to reach the build-to line (Front Addition); or
    - ii. When a building is expanded from its current footprint to add an addition in the rear (Rear Addition); or
    - iii. If When a new building is constructed on a lot with an existing building, the new building shall can be built to the build-to line w/meeting it# minimum separation from the existing building as required by Building and Fire Code (New Building: Front). Accessory buildings, including but not limited to storage sheds, Accessory Dwelling Units (ADUs), and garages may also be placed to the side and rear of the existing non-conforming building.
  - c. ~~Building expansions that would require the existing building to forfeit its legal nonconforming status include:~~
    - i. ~~When a building is expanded from its current footprint to add an addition to the side of the building. (Side Addition);~~
    - ii. ~~When a new building is constructed behind an existing building that is not connected to the existing building by habitable square footage (New Building: Rear);~~
    - iii. ~~When a new building is constructed to the side of an existing building (New Building: Side);~~
  - ~~c.d.e.~~ Any Rremodeling or renovation projects of buildings with non-residential uses that violate the Downtown District Standards forfeit legally nonconforming status ~~and Downtown District Standards, including, and must comply with all Downtown District Standards, including,~~ but not limited to, street

and sidewalk area, open space, parking, and street facade requirements, ~~if~~ internal renovations that do not alter the building facade or building footprint, and upgrades of building and construction materials, do not affect the legally nonconforming status.

D.

2. *Lot of Record Lot Exemption.* The lot of record lot exemption is intended to encourage improvements to redevelopment of residential structures in downtown, ~~while~~ preserving and enhancing the character of existing single-family lots and neighborhoods. A lot of record is exempt from the Downtown District Code under the following provisions:
  - a. For the purposes of this amendment, a lot of record means a lot which is part of a subdivision recorded in the Superior Court Clerk's Office, or a lot described by metes and bounds, the description of which has been recorded in the Superior Court Clerk's Office prior to ~~the adoption of this amendment,~~ September 10, 2018. The exemption includes both residential lots with one (1) existing single-family detached structure and vacant lots that do not contain a structure which are proposed for use as a single-family residence. "New construction" means construction on a vacant lot where no structure was previously constructed, or a newly planned structure proposed on a lot.
  - b. A lot cannot be subdivided to comply with this Code section.
  - c. Only ~~one (1) structure with~~ one (1) primary dwelling unit can be built per lot, ~~excluding one (1) accessory dwelling units or accessories other accessory structures must conform to the applicable regulations for such structures.~~
  - d. ~~New residential construction, structure and site.~~ A new single-family residence and accompanying site layout proposed with one (1) dwelling unit may be constructed under Lot of Record standards as long as the new single-family residential structure meets the following standards: structure and site proposed is substantially similar to the structure previously occupying the same lot, the structures on nearby and adjacent lots, or structures in the same subdivision.
    - i. it does not exceed 50% coverage of the lot, and
    - ii. it provides a minimum of 10' side and 10' rear setbacks; and
    - iii. it does not exceed 40' in height.
  - e. ~~Replica. An existing structure may be demolished and replaced as long as the new structure is substantially similar to the former structure.~~
  - e. ~~f.~~ f.—Renovations. Exterior modifications or maintenance activities can be performed on an existing single-family structure ~~can be renovated or maintenance activities can be performed~~ as long as the structure is not expanded beyond thirty (30) percent of the gross floor area and the architecture either remains consistent with the current structure, an earlier appearance of the structure, or is in compliance with the architectural provisions in the Downtown District Code.
  - f.g. ~~In the absence of other architectural standards, as detailed in subsections d. —f. above, Downtown District architectural standards shall govern. Single Family Architecture: Single family residences fronting on Type D streets are not required to meet the Street Façade Requirements Architectural Requirements of Article VII.~~
  - g.h. ~~Front S~~ etbacks shall remain consistent with those recorded on the applicable subdivision plat or in effect at the time the lot was recorded, or, in the absence of recorded setbacks, shall remain consistent with the averaged average of the front setbacks of other primary structures situated along the same block, on the same side of the street.
  - h.i. The installation of planned road infrastructure, including the extension of grid streets ~~and trails, is not required for new residential construction of a single residence on a single lot. The phasing of new~~

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~~residential construction over several LDPs within as a way to subvert this section is prohibited, with new construction projects is required.~~ The dedication of right-of-way for the future expansion of planned public improvements shown in City Council approved documents including but not limited to policies, plans, and reports is required with any project taking advantage of the exemption offered in this section. Buildings shall be constructed to meet the build-to line from the ultimate right-of-way of future planned street cross-sections as described in Council-approved documents. Installation of pedestrian infrastructure (e.g. sidewalks and trails), as well as installation of street trees and streetlights shall be required unless the Development Process Committee determines it is in the City's best interest to take a payment-in-lieu of installation, to the sidewalk fund.

- ~~3. Should development proposed for a site directly adjacent to an existing residential subdivision include a higher residential density and/or commercial use, the developer shall post signs along each public street frontage abutting the site, giving notice to the public of the proposed development. Signs shall be placed concurrent with the first submittal of project site plans to the City of Woodstock, in accordance with Chapter III, and remain until the first certificate of occupancy is issued for a structure on the premises. Signs shall be no less than six (6) square feet in size, including the following project details and information:~~
- ~~a. Name of proposed development; and~~
  - ~~b. Website address for project info.~~

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 6239-2020, § 1(Exh. A), 2-10-2020; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021; Ord. No. 2025-003, § 3, 1-13-2025)

#### **7.724. Public Infrastructure and Standard Details.**

- a. In addition to Articles III and XV of the LDO, all downtown development shall comply with downtown standards as outlined in the Downtown Design Standards Policy adopted by the Mayor and City Council with resolution from time to time.
- ~~b. Corner lots shall respect sight triangles at intersections, keeping the sight triangle clear from any obstructions of view. This triangle is formed by the intersection of two (2) thirty five foot lines from the point where the two (2) curbline tangents would intersect if there were no curb radius, connected by a third line to complete the triangle. There shall be no buildings, tall plantings, or other obstructions between three (3) feet and ten (10) feet in height in this area.~~

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

#### **7.725. Open Space Requirements.**

All developments shall be required to provide open space. Location of such open space shall be approved by the City either within the confines of the development or at a proximate location. For public open spaces, parks and greenway trails, dedication or public access easements must be provided if such spaces are intended to meet these open space requirements. The minimum requirement for open space is twenty (20) percent of the parcel area.

In addition to the definition requirements, open space shall be provided, designed and constructed pursuant to the following regulations:

- 1. Detention ponds and required stream buffers shall not be used in open space calculations.
- 2. The owner shall submit a maintenance agreement establishing a mechanism for maintaining open space dedication located within subject development.

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3. Open space requirements shall be constructed or dedicated as part of the first phase of construction, in an amount equivalent to the first phase proportion of the total development.
  4. Open space dedication shall be guaranteed through bonds, conservation easements, land donation to the City or permanent deed restriction. In lieu of open space dedication, a cash value contribution shall be provided to the City's open space bank, which contribution shall be equivalent to the square footage value of subject land multiplied times the square footage of such open space requirement. The value of the subject land shall be equal to the land value as determined by the county assessor on the most recent property tax statement.
  5. Non-residential development shall provide Commercial Private Open Space or Public Open Space, which shall be open to the public during daylight hours and other hours as determined by the City. Residential development shall provide either public open space or private open space.
  6. Where greenway trails are required along streams, there shall be public access along such greenway trails and there shall be a minimum seventy-five (75) feet natural buffer along such streams measured from top of bank, which may include such greenway trail and such natural buffer shall be calculated towards open space requirements.
  7. Side setbacks, lot remnants, and areas not easily accessible to pedestrians are not to be considered open space to meet the minimum requirement.
  8. *Open Space Privacy Buffer Option.* Where new developments are adjacent to existing residential development, screening buffer areas may be used to meet up to twenty-five (25) percent of the minimum open space requirement (five (5) percent of the parcel area). To qualify, screening buffer areas must be at least seven (7) feet in depth, contain a wall or fence at least forty (40) inches in height, and contain dense plantings of evergreen trees and shrubs, to be approved by the Community Development Director or designee.
  9. Commercial Private Open Space may be counted toward the Open Space Requirement or provided pursuant to the following:
    - a. Commercial Private Open Space may be located on the same or directly adjacent parcel as a business.
    - b. The business may use the Commercial Private Open Space to provide seating, service, entertainment facilities or outdoor shopping spaces provided these activities do not extend onto a public sidewalk or public open space without the issuance of a Sidewalk Encroachment Permit.
    - c. Patios may be permanently covered with a roof or pergola structure. Patios shall not be permanently enclosed but may utilize removable enclosures for use during inclement weather.
    - d. Container buildings may be placed within Commercial Private Open Space with approval by the Development Process Committee pursuant to the following:
      - i. No more than one (1) container building shall be permitted per parcel.
      - ii. Unfinished container buildings are prohibited. The exterior facade of container buildings shall be improved including but not limited to cladding, living (green) walls, paint, or other exterior modifications to the satisfaction of the Development Process Committee.
      - iii. The property owner shall demonstrate that restrooms are located within five hundred (500) feet of the container building.
      - iv. Container buildings are generally exempt from architectural requirements except that they shall be faced with approved Downtown facade materials or metal.

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- v. Container buildings' primary use shall be oriented towards the public and serve customers through a restaurant, retail, or other public-facing use. Storage for goods or materials shall only be allowed as an ancillary use to the primary occupying use.
  - vi. No container building shall be located closer than five (5) feet to any other building on the same parcel. The five-foot distance shall be measured from the closest point of the building walls or structure walls.
  - vii. Should a container building cease to operate as a business for a period of sixty (60) days or more, a notice of violation shall be conveyed to the container owner that states:
    - A. That the container building must be occupied by a new business/tenant by a date certain, and;
    - B. Should a business not be operational in the container building by the date certain, then operations shall be ceased and the container building shall be removed from the premises.
    - C. An extension may be granted to this requirement by the Development Process Committee.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021; Ord. No. 2025-014, §§ 2, 3, 7-28-2025)

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## 7.726. Street and Sidewalk Area Requirements.

1. Whenever a development three (3) acres or greater is to be developed or redeveloped, maximum block sizes requirements shall apply in each subarea as indicated on the downtown site limits table.
2. For any new development that requires a street to be constructed:
  - a. The right-of-way for such portion of said street shall be platted according to specified street requirements as indicated below and on the street type tables. Any City Council approved plans for specific street segments shall supersede street type tables and street cross-sections.
  - b. The owner is responsible for the dedication of the right-of-way in accordance with the provisions of the "The City of Woodstock Land Development Ordinance." The entire dedicated right-of-way shall be shown as such on a final survey plat that is submitted to and approved by the City.
  - c. Measurements involving minimum lot standards shall be made at the edge of the full right-of-way.
  - d. Prior to the issuance of an occupancy permit for any new development on such lot, either the street shall be constructed or guaranteed through bonds to the standards established herein.
  - e. Development permission that would have otherwise been allowed within such dedicated street right-of-way shall be allowed to be developed elsewhere on the site.
3. New streets within DT-VLR, DT-LR, DT-MR-A, and DT-MR-B shall be D1 (local residential) or D2 or D3, if an Administrative Variance is granted to allow D2 or D3. New streets within DT-RO shall be D1 (local residential) for residential frontages, or B (local mixed-use) for commercial frontages. Within all other subareas, new streets shall be B (local mixed-use) streets. See Street Type Tables in this section. All new and improved streets in the Downtown District shall use header curb with no gutter and hood-and-grate storm drains.
4. New streets and improvements to existing streets in the Downtown District shall conform to the Downtown Street Types Table found in this section, and the Downtown Design Standards Policy found in the Council Policy Manual, which contains the Downtown Streets Map, which includes existing streets, and the A Street Standards.
5. Planned grid streets and connections shall be installed as shown on the most recently adopted Downtown Streets Map, found in the Council Policy Manual. Grading at ends of grid streets shall be prepared for the easiest future connection by neighboring properties.
6. A sidewalk area shall be located along all streets and shall consist of a sidewalk landscape zone with street trees, an unobstructed sidewalk clear zone, and a supplemental zone with requirements as indicated on the Downtown Street Standards Design Table. Changes to the configuration of the sidewalk area may be granted by administrative variance if there are existing trees, overhead or underground utilities, or existing buildings present in the required sidewalk area locations. ~~Administrative variances shall be determined by the Development Process Committee (DPC). Any person aggrieved by a decision of the DPC may appeal in writing directly to City Council in accordance with the provisions of Chapter X of the Land Development Ordinance.~~
7. Any paving including concrete, special or decorative paving within the sidewalk landscape zone, sidewalk clear zone, or sidewalk supplemental zone shall continue across any intervening driveway.
8. Dead-end and cul-de-sac streets are prohibited.
  - a. Prior to extending an existing street within the Downtown District, approval by City Council is required. An owner or applicant seeking to extend an existing street must first submit the request in writing to the Community Development Department. A public hearing will be scheduled before the City Council, adhering to the public hearing and public notice requirements outlined in Chapter XI, Zoning Policy and Procedures, of this Land Development Code.

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- b. Should a proposed street extension accompany a rezoning request, the street extension will be evaluated and considered in conjunction with the rezoning request, following the zoning process as outlined in Chapter XI, Zoning Policy and Procedures.
  9. All on-street parking spaces must be delineated by five-inch white traffic striping. Parallel parking spaces must be a minimum twenty-two (22) feet in length. The Development Process Committee may approve twenty (20) feet long parallel parking spaces through administrative variance.
  10. Within the sidewalk landscape zone:
    - a. Street trees are required as indicated in the Street Type Table—Sidewalk Area and Greenway Trail Requirements.
      - i. Street trees shall be planted a maximum of fifty (50) feet on center and spaced equal distance between streetlights and in line with stripes of parallel parking spaces.
      - ii. All newly planted trees shall be a minimum caliper of three and one-half (3.5) inches measured twelve (12) inches above ground, shall be limbed up to a minimum height of seven (7) feet and shall have a minimum mature height of forty (40) feet.
      - iii. Trees shall have a minimum planting area of two hundred (200) square feet.
      - iv. As stated by Chapter IX Tree Preservation and Replacement Standards, if existing underground utilities are present, the Director of Community Development may allow alternative proposals on a ~~case-by-case~~case-by-case basis. In the event that existing overhead power lines prohibit the planting of required overstory trees, an appropriate understory tree species may be selected and approved for required inches according to accepted horticultural standards and as approved by the impacted utility. The criteria by which cases with underground utilities shall be evaluated includes the size, location, and depth of the existing underground utilities, and the size, type, location, and appropriateness of the plantings proposed as an alternative to the required street trees.
    - b. Within DT-VLR (very low-density residential) and DT-LR (low-density residential) shall be continuous trees and groundcover with exception of intervening driveways. Within all other subareas shall be groundcover, decorative paving, or tree grates with exception of intervening driveways.
    - c. All street furniture and pavers, where installed, shall have a location and type subject to approval including but not limited to the following: benches, waste receptacles, bicycle racks, newspaper stands, tree grates, and street-lights. Tree grates shall be a minimum of eight (8) feet by five (5) feet. Decorative pedestrian lights shall be placed a maximum of one hundred (100) feet on center and shall be spaced equal distance between required trees. ~~All downtown standard details are on file with the Community Development Department. Refer to the Council Policy Manual for additional information on design specifications in the Downtown Design Standards Policy.~~
    - d. Landscape zone within parking option: Street tree requirements within the sidewalk landscape zone may be met through landscape bulb-outs between on-street parking spaces on Main Street downtown, local mixed-use, and local residential streets that have on-street parking, where space is constrained, with staff approval. The final placement of all street or pedestrian lights shall be reviewed and approved by the Community Development Department.
    - e. Sidewalk area width requirements may be reduced for streets with entire total lengths of one hundred fifty (150) feet or less within DT-MR-A (medium-density residential A) and DT-MR-B (medium-density residential B).
  11. Within the sidewalk supplemental zone:

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- a. Terraces, porches, stoops, and stairs may encroach a maximum depth of sixty (60) percent of the total zone depth provided there is still a minimum of five (5) feet clear of encroachments, and shall have a maximum finished floor height of twenty-four (24) inches above finished-grade if encroaching. Such terraces, porches, and stoops shall not be considered street facade.
  - b. Balconies and awnings may encroach a maximum depth of five (5) feet of the total zone width.
  - c. DT-RO (residential/office), DT-MR-A (medium-density residential A), and DT-MR-B (medium-density residential B) shall provide landscaping for a minimum of forty (40) percent of the zone's horizontal area adjacent to sidewalk level residential treatments.
  - d. Hardscaping shall be provided for a minimum of seventy-five (75) percent of the zone's horizontal area adjacent to storefront treatments on primary frontages.
  - e. Buildings that existed before March 2005 with no adjacent sidewalk supplemental zone may have outdoor dining areas encroach a maximum of two (2) feet into the sidewalk clear zone, measured from the street facade.
  - f. Sidewalk supplemental zone width requirements may be reduced where the sidewalk landscape zone is increased to a minimum width of ten (10) feet for purposes of locating outdoor dining.
  - g. Sidewalk supplemental zone width requirements may be increased where taller buildings are proposed along narrow streets, at the discretion of the Director of Community Development. To determine the appropriate supplemental zone width, the Director shall consider the width of the street in proportion to the height of the structures proposed.
12. Alleys shall be designed as shown on the Downtown Street Types Table. Alley right-of-way is generally private but may be dedicated as public with staff and City Council approval. Alleys and alley right-of-way shall not be part of residential lots.
  13. Greenway design requirements shall be as shown on the Downtown Street Standards Design Table when Greenprints Trail sections are required in addition to sidewalks, or if buildings are intended to front on the trail.

Street Types Table	Sidewalk Landscape Zone Minimum Width (LZ)	Sidewalk Clear Zone Minimum Width (CZ) -Trail cross-section will be used instead of sidewalk where required	Sidewalk Supplemental Zone Min/Max Width (SZ)	Street Trees in Sidewalk Landscape Zone	Min/Max Shoulder Width (one side of roadway) = LZ + CZ+SZ	Number of Total Travel Lanes	Min. Lane Width	On-Street Parking + Minimum Width	Median and Minimum Width	Total Min Roadbed Width
<b>A (Arterial)</b>	<i>Arterial Design Requirements, commonly known as the A Street Standards, are found in the Downtown Design Standards Policy. See the Council Policy Manual for details regarding commercial frontage requirements, special Supplemental Zones and sidewalk widths, and on-street parking location requirements.</i>									
<b>A (Arterial)</b>	7 ft.	See A Street Standards	10 to 18 ft., except 5-13' in Historic Main area as shown on A Street Standards	50 ft. o.c.	27 to 35 ft.	2 to 4	10 ft., 6 in.	Yes, parallel. See A Street Standards for required and prohibited parking locations.	See A Street Standards	See A Street Standards
<b>B (Local Mixed-Use)</b>	7 ft.	7 ft. or 5 ft. <sup>1</sup>	10 to 18 ft.	50 ft. o.c.	22 to 30 ft.	2	10 ft., 6 in.	Yes, both sides. Angled (17 ft. to 20 ft. width) or parallel (8 ft.)	Median (11' min) or center turn lane (10' min) optional	47 ft.

<b>C (Highway Commercial)</b>	10 ft.	8 to 10 ft. (sidewalk or multi-use path)	10 to 15 ft. <sup>6</sup>	50 ft. o.c. <sup>2</sup>	28 to 38 ft.	4 to 6	10 ft., 6 in.	No	Median with or without center turn lane required (18 ft. min total width, 10 ft. min. turn-lane with 8 ft. min median width)	80 ft.
<b>D-1 (Local Residential Parking Both-Side)</b>	7 ft.	5 ft.	8 to 20 ft.	50 ft. o.c.	20 to <del>32</del> <u>40</u> ft.	2	10 ft., 6 in.	Yes, parallel both sides (8 ft.)	No	36 ft.
<b>D-2 (Local Residential Parking One-Side)<sup>3</sup></b>	7 ft.	5 ft.	8 to 20 ft.	50 ft. o.c.	20 to <del>32</del> <u>40</u> ft.	2	10 ft., 6 in.	Yes, parallel one side (8 ft.) <sup>3</sup>	No	28 ft.
<b><u>D-3 (Local Residential No On-Street Parking)<sup>7</sup></u></b>	<u>7 ft.</u>	<u>5 ft.</u>	<u>8 to 20 ft.</u>	<u>50 ft. o.c.</u>	<u>20-40 ft.</u>	<u>2</u>	<u>10 ft., 6 in.</u>	<u>No</u>	<u>No</u>	<u>21 ft.</u>
<b>E (Commercial Service)</b>	Trees planted in on-street parking bulb-	6 to 10 ft.	5 ft. (required only if	50 ft. o.c.	6 to 15 ft.	2	10 ft., 6 in.	Yes, parallel (8 ft.), angled (17 ft. to 20 ft.	No	36 ft.

	outs where parking is present and to separate on-street parking and loading zones (not required along loading zones).		adjacent to off-street parking lot).					width), 90° (20 ft. width), loading/service zone (match parking depth if parking present on same side of street, otherwise varies)		
<b>GW-1a (Greenway Adjacent to On-Street Parking)</b>	Trees planted in on-street parking bulb-outs. 3 ft. min buffer between parking and bikeway and 3 ft. buffer between bikeway and sidewalk	8 ft. bikeway, 8 ft. sidewalk	Dependent on adjacent street type, 5 ft. min	50 ft. o.c./3 ft. min from trail	35 ft.	NA	NA	NA	NA	NA
<b>GW-1b (Greenway Adjacent to Travel Lane)</b>	7 ft. min buffer between travel lane and bikeway (3 ft. min clear width) and 3 ft. buffer between bikeway and sidewalk	8 ft. bikeway, 8 ft. sidewalk	Dependent on adjacent street type, 5 ft. min	50 ft. o.c./3 ft. min from trail	39 ft.	NA	NA	NA	NA	NA

<b>GW-1c (Greenway Adjacent to Roadway - Space Constrained)</b> 4	3 ft. min buffer between road/bikeway and 2 ft. sloped transition between bikeway/sidewalk	8 ft. bikeway, 6 ft. sidewalk	Dependent on adjacent street type, 5 ft. min	50 ft. o.c./3 ft. min from trail	24 ft.	NA	NA	NA	NA	NA
<b>GW-2<sup>5</sup>(Off- street Greenway)</b>	NA	12 ft.	20 ft.	50 ft. o.c./3 ft. from trail	57 ft. min	NA	NA	NA	NA	NA

1 Sidewalks along B streets shall be 7 ft. wide for commercial frontage and 5 ft. wide for residential frontage.

2 Tree plantings along GDOT roadways must adhere to GDOT standards. For 45 mph roadways, 14 ft. min clear distance from face of curb to trees is required on shoulders, 22 ft. min on medians. This excludes small trees and shrubs that mature at <=4 ft. in diameter.

3 Parking on one-side of residential streets to be permitted only where site constraints prohibit parking on both sides of street. Approval requires administrative variance by the Development Process Committee.

4 To be permitted only where site constraints prohibit GW-1a or GW-1b. Approval requires administrative variance by the Development Process Committee.

5 Building entrances fronting greenway must have at least one 5 ft. min width path connecting to the greenway. Paths and entrances must be ADA accessible for all development types except single-family attached or detached residential. Buildings fronting greenway must also have rear vehicle and pedestrian access provided via an alley or street. Where development fronts greenway, public greenway access via an accessible path must be provided every 600 ft. of greenway at minimum (this includes roads with sidewalks intersecting the greenway).

6 Building or plaza/seat area attached to building must front supplemental zone. If site constraints necessitate drive thru access in front of building, Woodstock Community Development Department may approve a 10 ft. driveway with 5 ft. supplemental zone through administrative variance.

7 D3 Streets shall be designated on a case-by-case basis, either by approval of an amended Downtown Street Types Map or when a new street or extension of a street is approved through the development review process.

**ALLEY TYPES TABLE**

	Pavement Width	Alley Shoulder Min Width	Alley Shoulder Material	Minimum ROW Width <sup>3</sup>	Setback Minimum from Alley	Right-of-Way Line Requirements
<b>F1 (Mixed-Use Service)<sup>1</sup></b>	18'-20'	5 ft. (separated by mountable curb or valley gutter)	Asphalt, 8" min thick reinforced concrete, pervious pavers or permeable asphalt/concrete.	28 ft.	None	Optional fence or wall, required if adjacent to a parcel line shared with existing residential.
<b>F2 (Residential)<sup>2</sup></b>	12'-20'	6 ft. (separated by mountable curb or valley gutter)	8" min thick reinforced concrete, permeable concrete, pervious pavers, or reinforced turf.	24 ft.	None	Garage wall or other wall
<b>F3 (Residential)<sup>2</sup></b>	12'-20'	5 ft. (separated by mountable curb or valley gutter)	8" min thick reinforced concrete, permeable concrete, pervious pavers, or reinforced turf.	22 ft.	18 to 20 ft. with parking pad	Continuous fence or wall along R.O.W. line and between parking pads

<sup>1</sup>If the alley is required to have fire department access, pavement width must be 20 ft.  
<sup>2</sup>If fire truck or garbage pickup access is required, alleys will be accessible by vehicles at both ends. In addition, entrances will be able to accommodate turns by fire trucks and garbage trucks (15' corner radii with mountable curbs or aprons is preferred). If alley access from both ends is infeasible, minimum alley pavement width must be 20 ft. or emergency vehicle-only access must be provided at the dead-end (see Figure 1 for emergency vehicle only access example).  
<sup>3</sup>ROW may be public or private, but shall not be part of residential lots.

Figure 1 - Example of Emergency Vehicle Only Alley Access



(Ord. No. 5840-2019, § 1(Exhs. A, B), 6-10-2019; Ord. No. 6134-2019, §§ 1, 2, 12-9-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

**7.727. Parking, Garage, Driveway and Access Requirements.**

1. No parking shall be permitted between a building and the street without an intervening building, except in DT-GC (General Commercial) where the street facade frontage requirements have been met.
2. Developments are permitted a maximum of one (1) driveway curb cut per block face or one (1) curb cut per four hundred (400) linear feet of block face, whichever is greater. For the purposes of this section, two (2) curb cuts serving two (2) one-way driveways shall only be counted as one (1) curb cut. Curb cuts for a street and an alley may be installed closer than four hundred (400) linear feet, subject to final approval by the City Engineer.
3. No curb cuts, driveways or circular drives shall be permitted on Main Street, Towne Lake Parkway, or Arnold Mill Road when access can be provided from a side or rear street. Circular drives are prohibited, with the exception of hotel and hospital uses, in the DT-CMU (Commercial Mixed-Use) and DT-GC (General Commercial) districts. Widening or improvement of an existing residential driveway on an A Street to

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- accommodate new development is prohibited when access can feasibly be provided from another lesser order street or an alley.
4. Driveway curb cuts on streets shall be limited to a one way maximum width of twelve (12) feet or a two way maximum width of twenty-four (24) feet. This subsection does not apply to alleys.
  5. Parking and loading requirements shall be as established in section 7.511, Parking Performance Standards, and Section 7.521, Off-Street Loading Requirements, except that:
    - a. All multifamily residential uses, such as apartments/duplexes and condominiums, shall be required to provide one (1) space per bedroom, but not more than two (2) spaces; and
    - b. Commercial projects, or the commercial portions of mixed-use projects, in the DT-CBD and OT-RO zoning designations, shall be exempt from the minimum off-street parking requirement. Parking in excess of specified maximums shall be subject to the requirements of Section 7.520, Standards for Parking Spaces Exceeding the Maximum. ADA-accessible spaces shall continue to be required. Loading spaces shall continue to be required per Section 7.521.
  6. Screening of Parking Areas.
    - a. Any parking not screened from the street by a building shall have a minimum seven-foot wide landscaped area between such parking and the street which may be located in the Supplemental Zone. Such landscaped area shall have a minimum of one (1) shade tree per fifty (50) linear feet, groundcover, and an evergreen hedge at a maximum of thirty-six (36) inches or decorative wall or fence with a minimum height of thirty (30) inches. Trees shall be planted and street lighting placed in line with the stripes of adjacent parking spaces.
    - b. Parking areas in new developments that are located within twenty-five (25) feet of existing residential structures, if not entirely screened by an intervening building, shall have a continuous, visual screen obscuring it from the residential development reaching a minimum height of six (6) feet. This screen shall consist of a compact evergreen hedge or other foliage screening, and a six-foot tall wall or fence.
  7. Where the end of a parking space has a permanent concrete or masonry curb and abuts a landscaped area that is a minimum width of six (6) feet, the depth of such space may be reduced by two (2) feet.
  8. Commercial parking lots as primary uses are not permitted except where individual businesses lease spaces under a shared parking arrangement.
  9. Paving materials used for parking and loading areas other than asphalt or concrete shall be subject to approval by administrative variance.
  10. Required parking may be provided off-site within one thousand (1,000) feet of use except in DT-VLR, DT-LR, DT-MR-A, and DT-MR-B. Public and on-street parking cannot be used to meet building requirements except for on-street parking directly adjacent to the subject property. Using on-street parking to meet parking requirements is optional.
  11. Angled or parallel on-street parking on both sides shall be permitted.
    - a. Forty-five (45) degree angled parking shall require parking space length of nineteen (19) feet and two (2) travel lanes width of ten (10) feet.
    - b. Sixty (60) degree angled parking shall require parking space length of twenty (20) feet and two (2) travel lanes width of eleven (11) feet.
    - c. Ninety (90) degree angled parking shall require parking space length of eighteen (18) feet and two (2) travel lanes width of twelve (12) feet.
    - d. Parallel parking spaces shall be eight (8) feet deep and twenty-two (22) feet long.

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12. Reduction of parking requirements may be permitted, subject to a shared parking arrangement under the following criteria:
    - a. The minimum number of parking spaces for a development where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are not available or limited, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation. If possible, these surveys shall consider the seasonal peak period for the combination of land uses involved;
    - b. All shared parking spaces shall be clearly marked as such; and
    - c. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:
      - i. A to-scale map indicating location of proposed parking spaces.
      - ii. Hours of business operation of nonresidential parking users.
      - iii. Written consent of property owners agreeing to the shared parking arrangement (when provided off-site).
      - iv. Copies of parking lease agreement, easements for parking, or notarized letter or sworn affidavit as to the intent of lease agreement, including renewed leases, shall be filed with the Department of Planning and Economic Development. Lapse of a required lease agreement shall terminate approval for shared parking.
  13. Rear alleys shall be provided to access townhouse and multi-family garages, single-family dwelling garages, and commercial loading and service areas, where such access is feasible. See Street Type Table—Alley Requirements.
  14. All required off-street parking for townhouses and multi-family dwellings, excluding accessory dwelling units, shall be met in a private, on-site, enclosed garage or in a parking structure.
  15. Bicycle or moped parking spaces are required as follows:
    - a. All new nonresidential uses shall provide one (1) such space for every twenty (20) automobile spaces and new multi-family uses shall provide one (1) such space for every five (5) units, provided that no such uses shall have fewer than two (2) such spaces or be required to exceed thirty (30) spaces.
    - b. Such spaces shall be located within the sidewalk landscape zone a maximum distance of one hundred (100) feet from the primary pedestrian entrance, or shall be located at least as close as the closest automobile space, except for handicapped parking spaces.
    - c. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.
  16. Garages and carports shall not face adjacent streets except where alley access is not feasible, in which case such garages and carports shall be setback a minimum of ten (10) feet from the street facade.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021; Ord. No. 2025-003, § 1, 1-13-2025)

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### **7.728. Site Limits.**

1. Where such street facade frontage requirements are satisfied by existing principal buildings, additional principal buildings shall be exempt from these requirements.
2. Any balconies, awnings and bay windows may encroach into any sidewalk supplemental zone or required setback a maximum depth of five (5) feet.
3. Paved walkways with a minimum width of four (4) feet shall be provided from the closest public sidewalk clear zone to the primary entrance of all buildings and structures not built to the sidewalk area, including parking structures. Other materials to create weather-proof walkways may be approved by staff if proposed.
4. All residential lots shall be situated and graded so that the main level, or the level containing the main living space including the kitchen, is accessed by the required four-foot walkway and Sidewalk Clear Zone either at-grade or by stairs leading to the front porch or stoop. This requirement shall apply to all structures that are located on a site plan approved after the date of the adoption of this Ordinance, May 13, 2019. In the event the main level is not the sidewalk level, the sidewalk level shall have thirty (30) percent windows, as measured linear and after subtracting the area consumed by any staircase leading to the front door. This section shall be eligible for relief through administrative variance based on topography or other physical site constraints.

5. All developments must comply with the following site limits table:

Downtown Site Limits Table											
Downtown District Subareas											
	DT-CBD	DT-CMU	DT-GC	DT-CI	DT-RO	DT-MR-A	DT-MR-B	DT-LR	DT-VLR	DT-OS	DT-HO <sup>3</sup>
Density maximum (dwelling units per acre)	12 <sup>4,5</sup>	12 <sup>4,5</sup>	8 <sup>4</sup>	NA	8 <sup>4</sup>	9	12	6	2	NA	NA
Minimum lot area (square feet)	NA	600	600	NA	800	1,200	1,000	3,500	7,500	NA	800
Minimum lot width (feet)	NA	20	20	NA	16	16	16	35	50	NA	40
Street facade frontage <sup>1</sup>	100%	100%	60%	100%	100%	NA	NA	NA	NA	NA	NA
Front Setback	The front setback in any DT District is the same as the Supplemental Zone, which is determined by the street type on which the lot fronts.										
Rear setback (minimum feet)	0	With alley - 0 No alley - 20	With alley - 0 No alley - 20	With alley - 0 No alley - 20	With alley - 0 No alley - 20	Residential alley or No alley - 5	Residential alley or No alley - 5	Residential alley or no alley - 5	Residential alley or no alley - 5	0	Residential alley or no alley - 5
Side setback (minimum feet)	0	0	0	0 or 10 <sup>2</sup>	0 or 5 <sup>2</sup>	0 or 5 <sup>2</sup>	0 or 5 <sup>2</sup>	5	5	5	5
Block size (maximum feet) perimeter/block face	1,600/400	1,800/600	1,800/600	NA	1,600/600	1,800/600	1,800/600	2,000/600	2,000/600	NA	1,600/600

Served by alley to parking	•	•	•	•	•	•	•	•	•		
<sup>1</sup> With the exception of driveway ingress/egress and public open space or residential courtyards.											
<sup>2</sup> Side setbacks of zero shall only be permitted between adjacent townhouse units, otherwise the larger setback shall apply.											
<sup>3</sup> Historic zone supersedes the subarea and street requirements.											
<sup>4</sup> Permitted residential uses shall not front or provide direct access to an A or C street; except however within DT-HO. Residential uses are allowed on upper floors or in basements of a building fronting any street type.											
<sup>5</sup> For DT-CBD and DT-CMU, the base density of twelve (12) DU/ac can be increased up to forty (40) DU/ac maximum, using any combination of the following bonus incentive procedures:											
A. Vertical—mixed-use structure—twenty (20) percent DU/ac increase;											
B. Provision of open space above the twenty (20) percent minimum requirement—one (1) percent DU/ac increase per one thousand (1,000) square feet of open space up to twenty thousand (20,000) square feet maximum or twenty (20) percent DU/ac increase;											
C. Structured parking with parking spaces available to the public at no charge—one (1) percent DU/ac increase per one (1) parking space;											
D. Professional office space—ten (10) percent DU/ac increase per ten thousand (10,000) square feet of professional office space;											
E. Mayor and City Council reserve the right to increase density above forty (40) DU/ac on a case by case basis, depending on the compatibility of the project with adopted plans, considering the following elements: Economic impact, regional significance, amenities provided to the community, and public infrastructure improvements;											
F. Once site plans are submitted to the Community Development Department utilizing any one (1) of the above bonus incentives, the Community Development Director will brief the Mayor and City Council, reviewing the project plan at the next available City Council meeting.											

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

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## **7.729. Street Facade Requirements**, **7.729. Architectural Requirements**.

Along the street facade of all new and renovated buildings and structures the following shall apply.

1. ~~Residential~~ Pitched-Roof Treatment is described as follows:

- a. An architectural treatment that is provided on the sidewalk level of a public street façade on residential buildings or commercial buildings with pitched roofs of more than 3/12 pitch.
- b. Provides habitable space for a minimum of the first ten (10) feet in depth behind the street façade on primary frontages.
- c. On primary frontages, provides equally sized vertical windows where the top of which and the bottom of which shall be not higher and no lower than to the top of the door frame and the bottom of the door frame.
- d. Provides windows for a minimum of thirty (30) percent of the length of the built portion of the street façade, with the façade of each unit being calculated independently.
- e. Provides an entry stoop or porch at a primary pedestrian street façade entrance. Residential porches shall be covered and have a minimum depth of five (5) feet, a minimum length of eight (8) feet and a minimum area of forty (40) feet. Porches and stoops shall not be enclosed with screen wire or glass on primary frontages. Porch and arcade columns shall be a minimum width of six (6) inches, unless otherwise determined by the Director of Community Development.

2. ~~Residential~~ Pitched-Roof Treatment shall ~~apply~~ be required for ~~to~~ all applicable ~~appropriate~~ uses located along A streets and B streets as indicated on the Downtown Street Types Map. If the associated use is a non-residential or mixed-use ~~commercial~~ building with a pitched roof, then ~~Residential~~ Pitched-Roof Treatment shall also apply on C streets. If a residential use is located on D streets, ~~Residential~~ Pitch-Roof Treatment shall only apply if the development is part of a newly platted residential subdivision. Single parcel redevelopment is exempt from ~~Residential~~ Pitch-Roof Treatment Requirements.

3. ~~A~~ Storefront Treatment is described as follows:

- a. An architectural treatment is provided on the sidewalk level of the street façade of flat roofed buildings. Buildings with pitched roofs of 3/12 or greater pitch shall use ~~residential~~ Pitch-Roof treatment.
- b. Provides habitable space for a minimum of the first twenty (20) feet in depth behind the street façade.
- c. Provides a street level façade consisting of:
  - i. A non-glass base or knee wall below all windows beginning at grade and extending to a point no less than eight (8) inches but not more than twenty-four (24) inches above the sidewalk area at the build-to line. The knee wall may be waived when directly abutting a private patio.
  - ii. A combination of glass display windows and doors covering a minimum of seventy-five (75) percent of the area of the façade that is located along the build-to line beginning at the top of the bulkhead or knee wall, to a height not less than ten (10) feet and not more than twelve (12) feet above said sidewalk area at the build-to line below the base of the window. Such glass shall provide views into display windows that have a minimum depth of two and one-half (2.5) feet into and are accessible from the building interior for retail purposes only.



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- a. Where an individual use has a street façade on more than one (1) street, such entrance requirement shall apply along the higher order of street shown on the Downtown Street Types Map, with A streets being the highest order and E streets being the lowest. Where both streets are the same order, entrance orientation may be to either street.
- a.—b. All buildings with more than four (4) sidewalk area level residential units along a single street shall have individual entrances to such units directly accessible from the required sidewalk area or adjoining open space except in the historic zone. All walkways providing such access shall be shared between no more than two (2) adjacent units.
- b. Where a developed or redeveloped dwelling unit exists in an existing platted subdivision and has multiple street frontages, the Development Process Committee may approve the dwelling unit ~~may~~ facing the lower order street if other homes on the block frontage are oriented towards the lower order street, provided that all other Downtown District Standards are met.
- c. Units fronting on open spaces may only do so if a street borders the opposite side of the open space, and the primary pedestrian entrance shall face and be visible from the open space and the street.
8. Blank, windowless walls are prohibited. All building stories with the exception of storefront treatments shall have windows and doors that equal a minimum of thirty (30) percent of the total facade length with each story being calculated independently, gables are exempt. For secondary street facade frontages on corner lots, see Subsection 11.8.
9. Glass panels in windows and storefronts shall be clear and unpainted, and shall not be tinted such that views into the building are obstructed. False windows may be allowed by administrative variance when warranted by the interior design of the structure, such as the presence of fireplaces or stairwells blocking window locations, and when not used excessively.
10. All windows shall be vertically shaped with a height greater than width, including display windows. Transom windows are exempt from this requirement. Windows located inside gables are exempt. Window frames on other than masonry facades shall be trimmed with multi-dimensional trim with a minimum width of three (3) inches and include header and apron trims.
11. Buildings on corner lots have two (2) street facades. The secondary frontage, or the facade without the primary pedestrian entrance, shall have the option, in lieu of providing minimum thirty (30) percent window coverage on each story, to provide, on a minimum of forty (40) percent of the facade on each story, a mixture of architectural elements that conform with this section, including porches, balconies, doors, a historic or unique brick pattern, or a mixture of materials and architectural accents such as ledges, moldings, millwork, and keystones. Proposals for this alternative shall be reviewed and approved by the Director of Community Development.
12. Doors and windows that operate as horizontal sliders at ground level are prohibited. However, for the purposes of serving windows on storefronts, where a Sidewalk Encroachment Permit has been issued for such purpose, windows may operate on horizontal sliders, and may be combined with knee walls that are serving window height.
13. ————Parking structures shall conceal automobiles from visibility, shall have the appearance of a horizontal storied building on all levels, and shall be faced in brick, stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stone.
14. The minimum building height as measured along the build-to line shall be eighteen (18) feet in all subareas except DT-OS (open space), where there shall be no minimum building height. This requirement shall not apply to container buildings.
15. Exterior entry steps shall have enclosed risers.

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16. Window frames on other than masonry facades shall be trimmed with multi-dimensional trim with a minimum width of three (3) inches and include header and apron trims.

Along the street facade of all new and renovated buildings and structures the following shall apply:

1. ~~Sidewalk level uses shall have a primary pedestrian entrance, which faces, is visible from, and is directly adjacent to required sidewalk area or adjoining open space, including but not limited to dwelling units, multi-family lobbies, and individual business establishments.
  - a. ~~Where an individual use has a street facade on more than one (1) street, such entrance requirement shall apply along Main Street, or when on other streets, such requirement shall apply along the higher order of street shown on the Downtown District regulating plan, with "A" being the highest order and "E" being the lowest. Where both streets are the same order, entrance orientation may be to either street.~~
  - b. ~~Units fronting on open spaces may only do so if a street borders the opposite side of the open space, and the primary pedestrian entrance shall face and be visible from the open space and street.~~~~
2. ~~All buildings with more than four (4) sidewalk area level residential units along a single street shall have individual entrances to such units directly accessible from the required sidewalk area or adjoining open space except in the historic zone. All walkways providing such access shall be shared between no more than two (2) adjacent units.~~
3. ~~The first two (2) stories of building facades shall be brick, cast stone, concrete siding such as hardiplank, natural wood or stone, with the exception of pedestrian entrances and windows. In DT CBD (central Central business Business district District) such requirements shall apply to the entire building facade along Main Street, Towne Lake Parkway, and Arnold Mill Road and building facades seen from such streets.~~
4. ~~Awnings shall be of fabrics, canvas, fixed metal, or similar material. Internally lit awnings and canopies that emit light through the awning or canopy material are prohibited.~~
5. ~~Blank, windowless walls are prohibited. All building stories with the exception of storefront treatments shall have windows and doors that equal a minimum of thirty (30) percent of the total facade length with each story being calculated independently, gables are exempt. For secondary street facade frontages on corner lots, see Subsection 18.~~
6. ~~All windows shall be vertically shaped with a height greater than width, including display windows but not transoms. Windows located inside gables are exempt.~~
7. ~~Glass panels in windows and storefronts shall be clear and unpainted, and shall not be tinted such that views into the building are obstructed. False windows may be allowed by administrative variance when warranted by the interior design of the structure, such as the presence of fireplaces or stairwells blocking window locations, and when not used excessively.~~
8. ~~Entry facade window trim shall not be flush with the exterior wall and shall have a minimum relief of one-quarter (0.25) inch from the exterior wall, except on brick and stone facades. A window detail showing these dimensions shall be present on all building plans for downtown structures.~~
9. ~~Doors and windows that operate as horizontal sliders are prohibited, however, for the purposes of serving windows on storefronts, where a Sidewalk Encroachment Permit has been issued for such purpose, windows may operate on horizontal sliders, and may be combined with knee walls that are serving window height.~~

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- ~~10. Window frames shall be recessed a minimum of two (2) inches from the exterior facade on masonry facades. Window frames on other than masonry facades shall be trimmed with multi-dimensional trim with a minimum width of three (3) inches and include header and apron trims. Multiple dimensions can be accomplished by layering of trim or use of more detailed trim. Prior approval of details required.~~
  - ~~11. Porches and stoops shall not be enclosed with screen wire or glass on primary frontages.~~
  - ~~12. Porch and arcade columns shall be a minimum width of six (6) inches, unless otherwise determined by the Director of Community Development.~~
  - ~~13. Residential porches shall be covered and have a minimum depth of five (5) feet, a minimum length of eight (8) feet and a minimum area of forty (40) feet.~~
  - ~~14. Exterior entry steps shall have enclosed risers.~~
  - ~~15. Building foundations shall be brick, stone, stucco, or concrete with similar appearance.~~
  - ~~16. Parking structures shall conceal automobiles from visibility, shall have the appearance of a horizontal storied building on all levels, and shall be faced in brick, stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stone.~~
  - ~~17. The minimum building height as measured along the build-to line shall be eighteen (18) feet in all subareas except DT-OS (open space), where there shall be no minimum building height.~~
  - ~~18. Buildings on corner lots have two (2) street facades. The secondary frontage, or the facade without the primary pedestrian entrance, shall have the option, in lieu of providing minimum thirty (30) percent window coverage on each story, to provide, on a minimum of forty (40) percent of the facade on each story, a mixture of architectural elements that conform with this section, including porches, balconies, doors, a historic or unique brick pattern, or a mixture of materials and architectural accents such as ledges, moldings, millwork, and keystones. Proposals for this alternative shall be reviewed and approved by the Director of Community Development.~~
  - ~~19. All buildings shall have street facades with continuous storefront treatment or residential treatment requirements as indicated in the building facade and materials requirements table.~~
  20. See building facade and material requirements table for maximum building height requirements.

Building Facade and Materials Requirements Table								
Downtown District Subareas								
	DT-CBD	DT-CMU	DT-GC	DT-RO	DT-MR-A and DT-MR-B	DT-LR + DT-VLR	DT-OS	DT-HO
100% Storefront Treatment at Street Facade Frontage	• (within 400' of Main Street, TLP, Arnold Mill Road)							
<del>Residential Treatment</del>					•	•		•
<del>Storefront Treatment or Residential Treatment at Street Facade Frontage</del>	•	•	•	•	• (Limited Uses Only)			
Maximum building height	5 stories/85 ft.	8 stories/100 ft.	6 stories/85 ft.	40 ft. above street grade	5 stories/85 ft. or 65 ft. above <u>fronting</u> Main Street, whichever is less	40 ft.	None	3 stories/40 ft.
Height bonus for minimum of 65% of parking structured	None	<del>12</del> stories/150 ft. max.	<del>10</del> stories/125 ft. max.	None	8 stories/100 ft. max.	None	None	None

Minimum ceiling height *(see Storefront Treatment)	*14 ft. sidewalk level/9 ft. other	*14 ft. sidewalk level/9 ft. other	*14 ft. sidewalk level/9 ft. other	*12 ft. sidewalk level/9 ft. other	*10 ft. sidewalk level/9 ft. other	9 ft. min.	9 ft. min.	10 ft. sidewalk level/9 ft. other
<u>Pitched-Roof Residential</u> Treatment sidewalk level finished floor to finished ceiling	NA	10 ft.	10 ft.	10 ft.	9 ft.	9 ft.	9 ft.	10 ft.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

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## 7.730. General Requirements.

### 1. *Building Requirements.*

- a. The primary pedestrian entrance to all sidewalk level retail and eating and drinking establishments shall remain unlocked during business hours.
- b. Primary sidewalk level pedestrian entrances to individual businesses and residential units shall be adjacent to required sidewalk area, park, plaza, or courtyard.
- c. Building facade materials shall be combined only horizontally, with the heavier below the lighter.
- d. Chimneys shall extend to the ground.
- e. All roofs shall have a minimum twenty-five (25) year roof and no visible roll roofing.
- f. Building mechanical and accessory features:
  - i. Shall be located to the side or rear of the principal structure or on rooftops and shall be screened from any public open space or sidewalk area views.
  - ii. When located on rooftops shall be incorporated in the design of the building and screened with materials similar to the building.
- g. Any parapet walls shall extend around all sides of the building.
- h. On residential buildings, if rear decks or porches are directly adjacent to any streets, public sidewalks, public trails, or any Open Spaces, they shall be covered with a roof or pergola, and designed with materials to match the facade and/or trim of the building.

### 2. *Site Requirements.*

- a. The height of fences and ~~walls~~ walls located between the street facade of principal structures and a street shall not exceed forty (40) inches and in other areas shall not exceed six (6) feet.
- b. Fences and walls located along the alley right-of-way line shall be a maximum height of six (6) feet. For new development, where new alleys run along parcel lines of existing developments, a wall shall be required to screen the alley from the existing property or properties. The wall shall be four (4) to six (6) feet in height and shall be constructed with a brick, stone, or stucco veneer, or a combination of masonry materials that complement the theme of the property architecture and/or site design.
- c. No barbed wire, razor wire, chain link or similar elements shall be visible from any public park, required sidewalk area, or sidewalk area level outdoor dining area.
- d. Loading docks and dumpsters shall be entirely screened from view of any public open space or sidewalk area, with a dumpster pad enclosure. Dumpster pad enclosure is required, constructed of the same materials, and matching the architecture of the principal structure. Doors and gates shall be opaque and must remain closed while not in use. Chain-link is not an acceptable material.
- e. Utilities shall be placed underground or in alleys wherever feasible.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

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### 7.731. Historic Overlay District (DT-HO) Requirements.

Buildings within the historic overlay shall be of a scale and character compatible with historic residential buildings as described below. Parcels within the historic zone are subject to the following regulations, in addition to other requirements of the Downtown District.

1. The required build-to line shall match the average distance between the primary structure and the curb of the nearest two (2) adjacent buildings on the same street built before 1945.
2. No parking shall be located between any structure and the street, and no parking shall be located to either side of any structure fronting an A or B street.
3. This district is intended for Detached Single-family homes, even if they have a commercial use. Multiple residential dwelling units within the same building are prohibited in DT-HO. Single-family detached residential is a permitted use in DT-HO, even if fronting an A Street where commercial development is otherwise required.
4. Detached and attached garages shall both be permitted. Attached garages shall have decorative doors which shall be located in an inconspicuous location, so as not to become the main architectural feature on structures on lots that are front-loaded. The architecture of detached garages shall match and compliment the primary structure.
5. All exterior facades except windows shall be brick, horizontal hardiplank, natural wood or stone.
6. Flat roofs shall be prohibited.
7. Parking decks shall be prohibited.
8. Roofs shall extend a minimum of eighteen (18) inches beyond exterior building walls.
9. Exterior street facade doors shall be wood panel or fixed glass in wood frame.
10. Primary structures shall have a ~~residential-Pitched-Roof~~ Treatment regardless of use.
11. All windows shall be either double-hung or fixed glass in keeping with the particular architectural style described below.
12. With the exception of stories partially contained within roofs, all above-ground stories shall be equal in floor area and shape.
13. All street facade porches that are not a required "accessible route into and through the dwelling unit", as established by Section 804 [42 U.S.C. 3604](3)(C)(iii)(I) of the Fair Housing Act, shall be a minimum of twenty-four (24) inches above the grade of the sidewalk area.
14. Buildings shall be one (1) of the following five (5) architectural styles and shall meet all the requirements contained herein:
  - a. Craftsman, which shall provide:
    - i. A rectangular building footprint, with the short end facing a street.
    - ii. Gabled roofs having gables with a minimum pitch of twenty (20) degrees and a maximum pitch of forty (40) degrees from horizontal, with roof lines running parallel or perpendicular to the street.
    - iii. Decorative beams or braces under gables.
    - iv. Exposed roof rafters where ~~roofs-roofs~~ overhang.
    - v. Equal height windows along the entire street facade.

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- vi. A symmetrical or asymmetrical street facade.
  - vii. A front porch extending the entire width or one-half (0.5) the width of the building. Said porch shall include square columns not less than eight (8) inches thick that taper from bottom to top. Said columns shall be set atop stone or masonry bases extended to the ground. Square or rectangular balusters and handrails are optional.
- b. Folk, which shall provide:
- i. A building footprint that is rectangular or "L-shaped," with the end of the short leg of the "L" facing a street.
  - ii. Gabled roofs having gables with a minimum pitch of thirty (30) degrees and a maximum pitch of forty-five (45) degrees from horizontal, with roof lines parallel or perpendicular to the street.
  - iii. Ridge vents having a minimum size of one (1) foot by one (1) foot shall be provided along all gables facing a public street.
  - iv. Equal sized windows along the entire street facade.
  - v. A symmetrical street facade for buildings with rectangular footprints.
  - vi. A front porch extending the entire width of the building, except with an "L-shaped" footprint. Said requirement shall not apply to the short-leg of the "L". Said porches shall include turned columns, turned balusters, handrails, and optional lace-like spandrels.
- c. Simple Queen Anne, which shall provide:
- i. A building footprint that is rectangular or "L-shaped," which may include the circular base of a tower.
  - ii. Gabled roofs having steep pitch, which may be of irregular shape.
  - iii. An asymmetrical front porch that is one (1) story and wraps around one (1) or both sidewalls of the building.
  - iv. Porch columns that taper from the top to bottom, with decorative details at the top.
- d. Colonial Revival, which shall provide:
- i. A rectangular building footprint with the long side facing a street.
  - ii. A gabled, hipped, gambrel, or second story overhang roof.
  - iii. An accentuated entrance with a pediment supported by pilasters and/or an entry porch supported by slender columns.
  - iv. A symmetrical street facade with a centered door and balanced rectangular windows.
  - v. A cornice between the street facade and roof that extends around the entire roofline of the structure.
- e. Gothic Revival, which shall provide:
- i. A building footprint that is rectangular or "L-shaped," with the end of the short leg of the "L" facing a street.
  - ii. A symmetrical street facade for buildings with rectangular footprints.
  - iii. A steeply pitched centered gable, paired gable, front-gable, or asymmetrical roof.
  - iv. At least one (1) window with Gothic detailing.

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- v. A one (1) story front porch supported by column with Gothic detailing which either extends the entire width of the building or as an entry porch.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

### **7.732. Illustrations.**

Graphic depictions of some of the requirements herein can be found in the Downtown Design Standards Policy, CPM 700-0009, found in the Council Policy Manual on the City's website. Unless otherwise indicated, each is intended to specifically illustrate only the indicated requirement; all other suggestions of design, such as architectural style, tree shape and aesthetics, do not constitute a requirement of this section.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)



**MEMO**

**DATE:** April 2, 2026  
**TO:** Woodstock Planning Commission  
**FROM:** Melissa Sigmund, Community Development Director  
**RE:** Planning Commission Monthly Update

On March 9, 2026, the City Council acted on the following items:

**Paragon Accounting 9026 Main Street - Waive Public Input Meeting for Street Frontage Variance**

The request is for approval to waive the requirement for a public input meeting. The applicant for the Paragon Accounting proposed development has been advised by staff that a Variance process will be required in order to continue the existing street frontage design along Main Street including the design and placement of on-street parking. Continuing the current street frontage configuration is recommended by staff. Given the fact that the Variance is being driven by City interest in right-of-way design continuity, staff recommended granting the requested waiver of the public input meeting. City Council voted unanimously to approve the request (5-0).

On March 23, 2026, the City Council acted on the following items:

**CUP#093-25: 706 Robin Court**

The request is for a Conditional Use Permit to allow for a development within the Downtown District on less than five acres with a concurrent Variance for site development standards. City Council voted unanimously to remand the case back to the Planning Commission as a result of changes made to the proposed development plan (5-0).

**V#219-25: 702 Ravenwood Drive**

The request is for a Variance at 702 Ravenwood Drive to allow encroachment and development within the 75 foot impervious stream setback and limited disturbance with the 50 foot stream buffer for the development of a single family home. City Council voted unanimously to remand the case back to the Planning Commission as a result of changes made to the proposed development plan (5-0).

**V#220-25 704 Robin Court**

The request is for a Variance to allow an increase sidewalk supplemental zone for the development of a single family home at 704 Robin Court. City Council voted unanimously to remand the case back to the Planning Commission as a result of changes made to the proposed development plan (5-0). The applicant has since withdrawn the case.

**ZTA#022-26: Administrative Variances for Fences**

The request is for a staff proposed 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. City Council voted unanimously to approve the request (5-0).

**ZTA#021-26: GC-VMU Update**

The request is for consideration 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 GCVMU Zoning District. City Council voted unanimously to approve the request (5-0).