



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, July 9, 2026

Planning Commission 7:00 PM
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ITEM 1. CALL TO ORDER

CALL FOR A MOTION TO ELECT A CHAIR PRO TEM FOR THIS EVENING, July 9, 2026.

ITEM 2. APPROVAL OF MINUTES

- 1. Consideration of Approval to Adopt Planning Commission Meeting Minutes – May 7, 2026 (Maria Chang)**

ITEM 3. PRESENTATIONS

ITEM 4. PUBLIC HEARINGS

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

Staff recommends approval with conditions of a Condition Amendment, a Conditional Use Permit, and concurrent Variance requests to a previously approved project (South on Main, last amended in case Z#149-22). The modification would allow townhomes and residential-over-commercial units to replace the 180 apartments and/or condominium units previously approved for the site.
- 2. Consideration of V#218-26: 64 & 68 Linton St (Public Hearing/Vote) (Natalie Faustine)**
Request for approval with conditions of a Variance to allow more than one residential unit in each of the two buildings located at 64 and 68 Linton Street and remove the rental restriction currently applied to the property. This item was tabled by the Planning Commission at their meeting on March 5, 2026.
- 3. Consideration of A#133-26: 545 Dobbs Road (Public Hearing & Vote) (Niwana Ray)**
Staff recommends approval of the request to annex the parcel at 545 Dobbs Road and rezone to DT-VLR (DT-Very Low Density Residential).
- 4. Consideration of Adoption of Zoning Map Amendment: July 2026 (Public**

Hearing & Vote) (Natalie Faustine)

ITEM 5. ANNOUNCEMENTS AND INFORMATIONAL ITEMS

1. Planning Commission Update (Melissa Sigmund)

ITEM 6. ADJOURNMENT

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: July 9, 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 – May 7, 2026**

SUGGESTED ACTION:

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



Planning Commission
City of Woodstock, GA
The Chambers at City Center - 8534 Main Street
770 592-6000 (Main) 770 592-6002 (City Clerk) 770 926-1375 (Fax)
<http://www.woodstockga.gov>

~MINUTES~

Thursday, May 7, 2026

Planning Commission ~ 7:00 PM

Attendees: Commissioner Brandon Williams, Commissioner Chase Roth, Commissioner Ali Najafi, Commissioner Gregg Smith, Commissioner Rob Hogan, Commissioner David Lundquist, Community Development Director Melissa Sigmund, Senior Planner Niwana Ray, Planner II Cameron Dunn, Planner I Natalie Faustine, Engineering Manager Janis Steinbrenner, Community Development Office Manager Maria Chang and Deputy Chief Information Officer Steve Onufrock.

Absent: Commissioner Paul Laney

ITEM 1) CALLED TO ORDER

ITEM 2) APPROVAL OF MINUTES

2.1) Consideration of Approval to Adopt Planning Commission Meeting Minutes – April 2, 2026
 (Maria Chang)

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

ITEM 3) PUBLIC HEARINGS

Commissioner Brandon Williams (Chair) announced that there was one change to the evening's agenda. Agenda Item 3.6, V#221-26: Paragon, 9026 Main Street, would be heard as the first case of the evening due to a scheduling conflict on the applicant's side.

3.6) Consideration of V#221-26: Paragon, 9026 Main St (Public Hearing & Vote) (Niwana Ray)

Staff recommends City Council approval of a variance to allow angled on-street parking rather than parallel at 9026 Main Street.

- Ms. Ray, City staff, presented the case to the Commission.
- Variance to allow six angled on-street parking spaces along Main Street instead of parallel parking.
- Parcels are DT-RO (Residential/Office) with Historic Overlay.
- Angled parking matches adjacent developments.
- Development Process Committee (DPC) recommended approval for consistency and safety.
- City Council waived the public input meeting.
- Applicant presented the case to the Commission. Requested angled spaces for consistency with neighboring properties and to avoid safety and confusion issues from mixing parallel and angled parking. Parallel would provide fewer spaces.

Open Public Hearing

In Favor

- Courtney Morgan – 214 Napa Dr
- Sharon Whitmore – 120 Barnsdale Terrace

In Opposition

- No one signed up.

Closed Public Hearing

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

3.1) Consideration of Z#170-26: 125 Lorraine Parkway (Public Hearing & Vote) (Cameron Dunn)

Staff recommends approval with conditions of a Rezoning, Conditional Use Permit, and concurrent Variance requests to allow for the development of a 92,000 SF warehouse use off of Olde Rope Mill Park Road and Lorraine Parkway.

- Mr. Dunn, City staff, presented the case to the Commission.
- Rezoning from GC (General Commercial) with Ridgewalk and Technology Park Overlay to LI (Light Industrial) with Technology Park and Ridgewalk Overlay.
- Conditional Use Permit (CUP) for ~92,500 sq ft warehouse/distribution use and a variance for tilt-up concrete (vs. required brick).
- 8.12 acre development track with 200 ft stream buffer setback.
- Trip generation much lower than by right GC uses.
- DPC recommended approval subject to 23 conditions (traffic study, buffering, lighting/noise controls, truck limits, four tenant minimum, etc.)
- Applicant presented the case to the Commission. Site historical planned for industrial use per Glenhaven Community plat.
- Low truck traffic expected (~12/day, mostly box trucks). Provided comparable site tours to neighbors. GC zoning by right uses could be more intense.

Open Public Hearing

In Favor

- No one signed up

In Opposition

- Christy Young - 714 Rising Moon Dr
- Stephen Sperry - 300 Carriage Glen Dr
- Melissa A Noebes - 318 Carriage Glen Dr
- Susan Hubbard - 238 Floral Valley

Closed Public Hearing

- Commissioner Chase Roth made a motion to approve the request with the staff recommendations and added a new condition prohibiting outside vehicle or equipment maintenance, except in emergencies.
- Commissioner Rob Hogan seconded the motion.
- Motion carried (6-0), with Commissioner Paul Laney absent.

3.2) Consideration of Z#168-26: Barnesdale Terrace Redevelopment (Public Hearing & Vote) (Natalie Faustine)

Staff recommends partial approval of Z#168-26, subject to staff conditions.

- Ms. Faustine, staff, presented the case to the Commission.
- Rezoning from DT-LR (Downtown – Low-Density Residential) to DT-MR-A (Downtown – Medium-Density Residential) for 113 unit development (57 townhomes, 54 detached homes and two large-lot single family homes). CUP for townhomes and five variances (garage orientation, landscape reductions, open-space orientation, porch encroachment and curb type).
- DPC recommended approval except on one variance (porch encroachment – no recommendation due to utility concerns).
- Conditions include 20% rental cap, amenities (pool and dog park), and South on Main HOA buffering agreements.
- Applicant presented the case to the Commission. High-quality product with strong grid connectivity benefiting adjacent neighborhoods. Traffic signal contribution advances city project. Additional southern tree buffer and HOA conditions agreed. Revised grading addresses porch and utilities.

Open Public Hearing

In Favor

- Courtney Morgan – 214 Napa Drive
- Robert L Connor - 412 Brodie Dr
- David Hultstrom - 183 Hubbard Rd
- Alan Matilsky- 282 Dawson Dr

In Opposition

- Sharon Whitmore - 120 Barnesdale Terr

Closed Public Hearing

- Commissioner David Lundquist made a motion to approve the request with the staff recommendations and added a new condition prohibiting short-term rentals. Approve porch variance (No. 4), and require staff approved southern border screening plan (corner-to-corner).
- Commissioner Rob Hogan seconded the motion.
- Motion carried (6-0), with Commissioner Paul Laney absent.

3.3) Consideration of Z#169-26: 8261 Main Street (Public Hearing & Vote) (Cameron Dunn)

Staff recommends approval with conditions of Zoning Condition Amendment and concurrent Variance requests to a previously approved project (Z#162-24) at 8261 Main Street to allow for a development comprised of 9,000 SF of commercial space, 34 townhomes, and 2 condominium units at the corner of Dobbs Road and Main Street.

- Mr. Dunn, City staff, presented the case to the Commission.
- Amendments to the previously approved site plan included three smaller mixed-use buildings (approximately 9,300 SF of commercial space), 36 residential units (34 townhomes and 2 condominiums), added Main Street access, and grading to accommodate a potential Dobbs Road/Main Street roundabout or turn lane.
- Two new variances were requested (Main Street access and a minor sidewalk reduction due to an existing utility pole).
- Updated conditions addressed trash, fire access (building separation gaps and no rear amenities on the eastern units), parking, and other site-related items.
- DPC recommended approval with conditions.

- Applicant presented the case to the Commission. Market driven changes. Applicant coordinated with the Fire Marshal on the revised access plan and requested minor revisions to the conditions (clarify the roundabout as a City project within the public right-of-way, allow internal trash solution for the northern building, clarify that front porches are permitted, and remove a redundant fire access condition that has already been satisfied).

Open Public Hearing

In Favor

- No one signed up

In Opposition

- Theodore Zach - 140 Parks Cir

Closed Public Hearing

- Commissioner Gregg Smtih made a motion to approve the request with the staff recommendations and modifications to Condition 21 (trash), 24 (rear-only restrictions on porches/balconies/rooftops) and 25 (remove redundant walkway sentence).
- Commissioner Rob Hogan seconded the motion.
- Motion carried (6-0), with Commissioner Paul Laney absent.

3.4) Consideration of A#131-26: Faith Community Church (Public Hearing & Vote) (Niwana Ray)

Staff recommends City Council approve the Annexation, Rezoning, and Conditional Use Permit for the ± 5.87 acre addition to Faith Community Church, located at 291 & 295 Rope Mill Road (A#131-26).

- Ms. Ray, City staff, presented the case to the Commission.
- Annex ~5.87 acres from Cherokee County R-40 (Single-Family Residential) & NC (Neighborhood Commercial) to City of Woodstock OSI (Office Space/Institutional).
- Conditional Use Permit (CUP) for church/place of worship expansion. Within growth boundary; fills island.
- Conceptual future buildings (office, possible coffee/event space) to match existing campus.
- DPC and staff recommended approval with conditions (consolidation plat, traffic and tree studies, trail segment, buffers).
- Applicant presented the case to the Commission. Expansion provides staff offices and tenant/event space. Design will match existing buildings with generous green and gathering space.

Open Public Hearing

- No one signed up.

Closed Public Hearing

- Commissioner Chase Roth made a motion to approve the item with staff recommendations.
- Commissioner Gregg Smith seconded the motion.
- Motion carried (6-1), with Commissioner Paul Laney absent.

3.5) Consideration of CUP#095-26: 9845 Main St (Public Hearing & Vote) (Natalie Faustine)

Staff recommends denial of CUP#095-26 and the concurrent variances.

- Ms. Faustine, staff, presented the case to the Commission.
- Conditional Use Permit (CUP) for a new gas station and convenience store (4,000 SF store and 4 pumps) with variances (front setback 40' to 20', parking 16 to 12 spaces).
- Power easement constrainers site.
- Use does not align with Workplace Center character area or Gateway Overlay standards.

- DPC unanimously recommended denial.
- Applicant presented the case to the Commission. Site constraints require variances. Offered to reduce to 3 pumps.

Open Public Hearing

- No one signed up.

Closed Public Hearing

- Commissioner Gregg Smith made a motion to deny the request per staff recommendations.
- Commissioner David Lundquist seconded the motion.
- Motion carried (6-0), with Commissioner Paul Laney absent.

ITEM 4) PRESENTATIONS

ITEM 5) ANNOUNCEMENTS AND INFORMATIONAL ITEMS

5.1) Planning Commission Update (Melissa Sigmund)

- Ms. Sigmund, City staff, provided updates on recent City Council actions.

ITEM 6) ADJOURNMENT

- Commissioner Brandon Williams adjourned the meeting at 11:23 p.m.

As approved on this day, July 9, 2026.

Maria Chang, Community Development, Office Manager

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: July 9, 2026

SUBMITTED BY: Niwana Ray, Community Development

ITEM TYPE: Presentation and Discussion Items

AGENDA SECTION: **PUBLIC HEARINGS**

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

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

ATTACHMENTS:

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

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

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

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

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

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



DATE: July 9, 2026

TO: Woodstock Planning Commission

FROM: Niwana Ray, AICP, Senior Planner

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

RECOMMENDATION

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

EXECUTIVE SUMMARY

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



The multi-family phase is highlighted in the image at right. If the condition amendment and CUP requests are approved, the 180 apartment/condo entitlements will go away and townhomes would be developed in their place. Four commercial buildings are proposed on this portion of the site as shown on the site plan, which will satisfy the overall requirement of 41,800 SF of commercial space. Many of the existing conditions of approval on the project have been satisfied over the last several

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

BACKGROUND

Table 1 provides general information for the site.

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

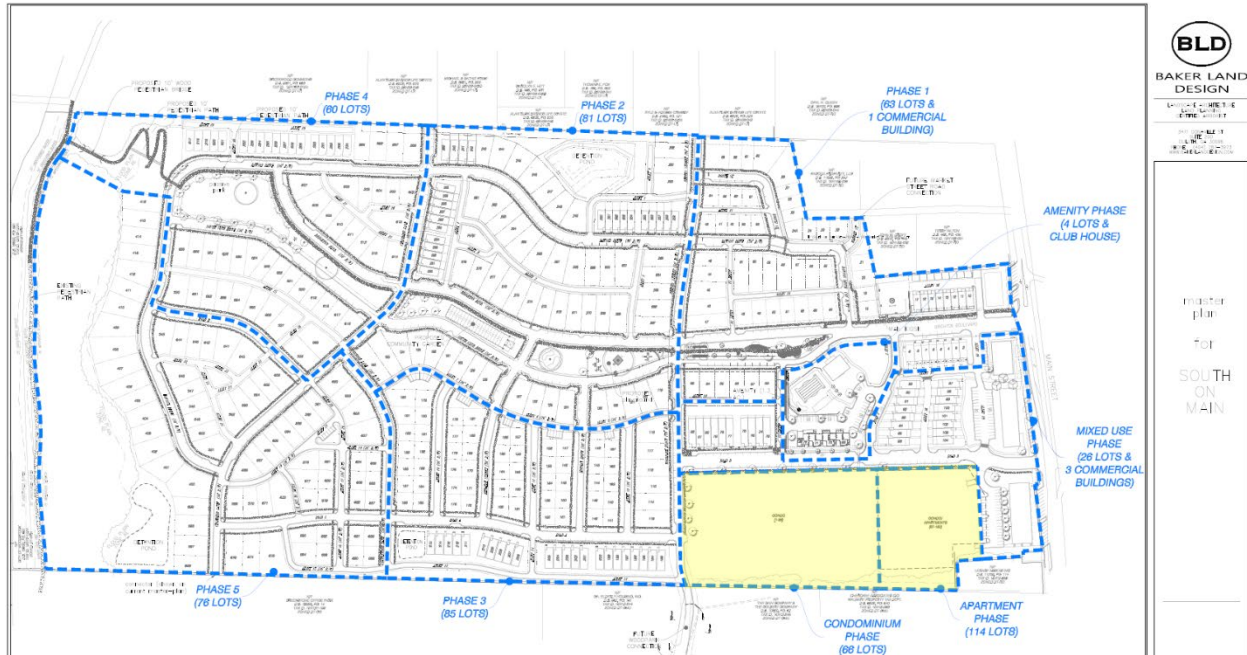
Additional information regarding the proposed project can be found in the public hearing application and related documents, provided as Attachments A-E.

Past Zoning History

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

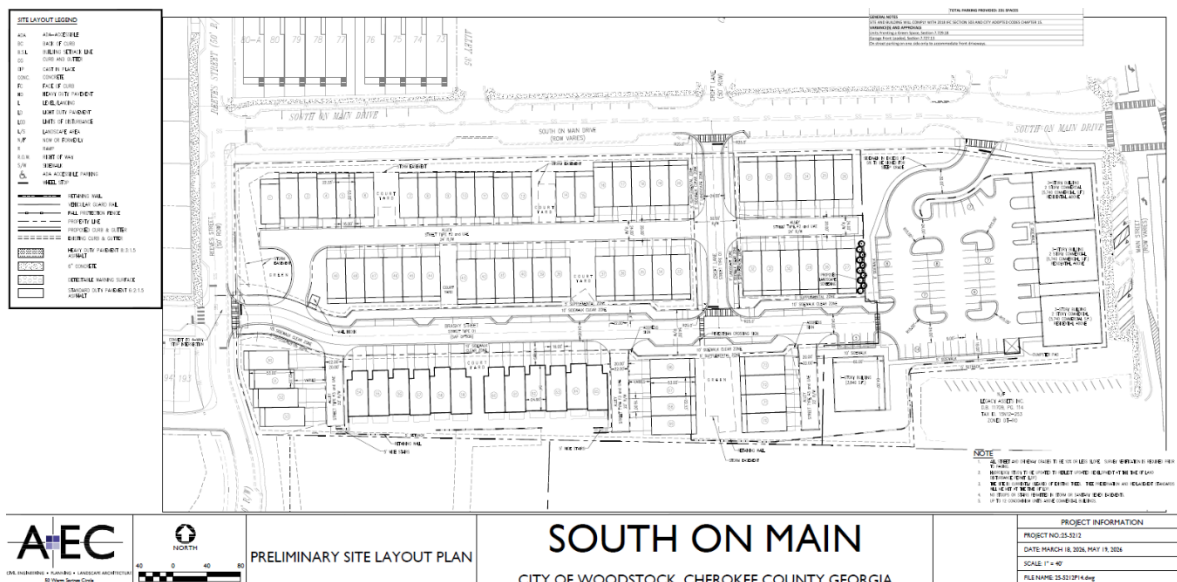
PROJECT DESCRIPTION

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



Master Plan from 2019 with apartment/condo phase highlighted.

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



Proposed Site Plan. See Attachment B for more detail.

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

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

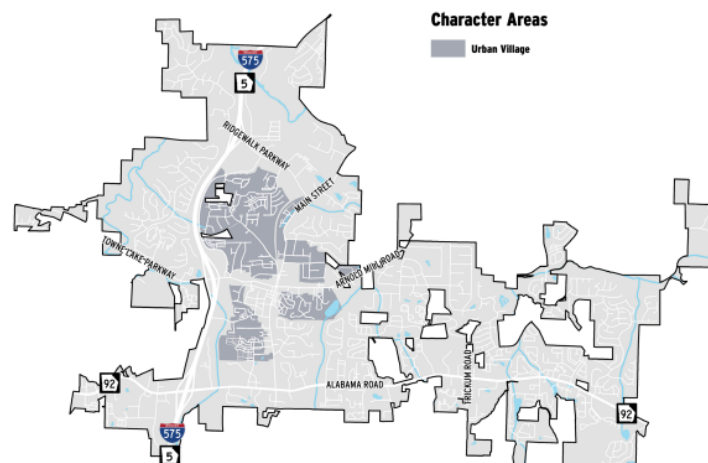
1. A condition amendment in order to modify the existing entitlements. The SOM development has been the subject of a number of previous zoning cases going back to the original rezoning in 2007. Conditions of approval have been modified with each case, concept plans have changed over time, and many of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

Staff recommends approval of the requested condition amendment and entitlements.

ANALYSIS

Consistency with the 2023 Comprehensive Plan

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



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

Consistency with the Land Development Ordinance

Condition Amendments

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

CUP

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

Variances

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

PUBLIC INPUT

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

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

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

DEVELOPMENT PROCESS COMMITTEE RECOMMENDATION

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

The following entitlements are recommended for approval:

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

Pursuant to the following Conditions of Approval:

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

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

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

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

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

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

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

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

ATTACHMENTS

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

ATTACHMENT A1



2355 Log Cabin Drive Atlanta GA 30339

April 20, 2026

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

FROM: Michelle Horstemeyer, JW Collection

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

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

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

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

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

ATTACHMENT A2

APPLICANT RESPONSE STATEMENT – Variances

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

ATTACHMENT A3

8. Granting of the application is necessary for the preservation and enjoyment of the property right and not merely to serve as a convenience to the applicant.
 - a. Granting the variance will result in the best overall land plan for this parcel.

9. The condition from which relief or a variance is sought did not result from willful action by the applicant.
 - a. No, this is a very difficult piece of property which does not lend itself easily to single family construction.

10. Authorizing the variance will not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare if the inhabitants of the city.
 - a. No, this variance will not affect adjacent property owners, increase traffic or impact the general welfare of Woodstock inhabitants.

ATTACHMENT A4

APPLICANT RESPONSE STATEMENT – Variances

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

ATTACHMENT A5

8. Granting of the application is necessary for the preservation and enjoyment of the property right and not merely to serve as a convenience to the applicant.
 - a. Granting the variance will result in the best overall land plan for this parcel.
9. The condition from which relief or a variance is sought did not result from willful action by the applicant.
 - a. No, this is a very difficult piece of property which does not lend itself easily to single family construction.
10. Authorizing the variance will not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare if the inhabitants of the city.
 - a. No, this variance will not affect adjacent property owners, increase traffic or impact the general welfare of Woodstock inhabitants.

ATTACHMENT A6

APPLICANT RESPONSE STATEMENT – Conditional Use Permit

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

ATTACHMENT A7

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



VICINITY MAP

SITE LAYOUT LEGEND

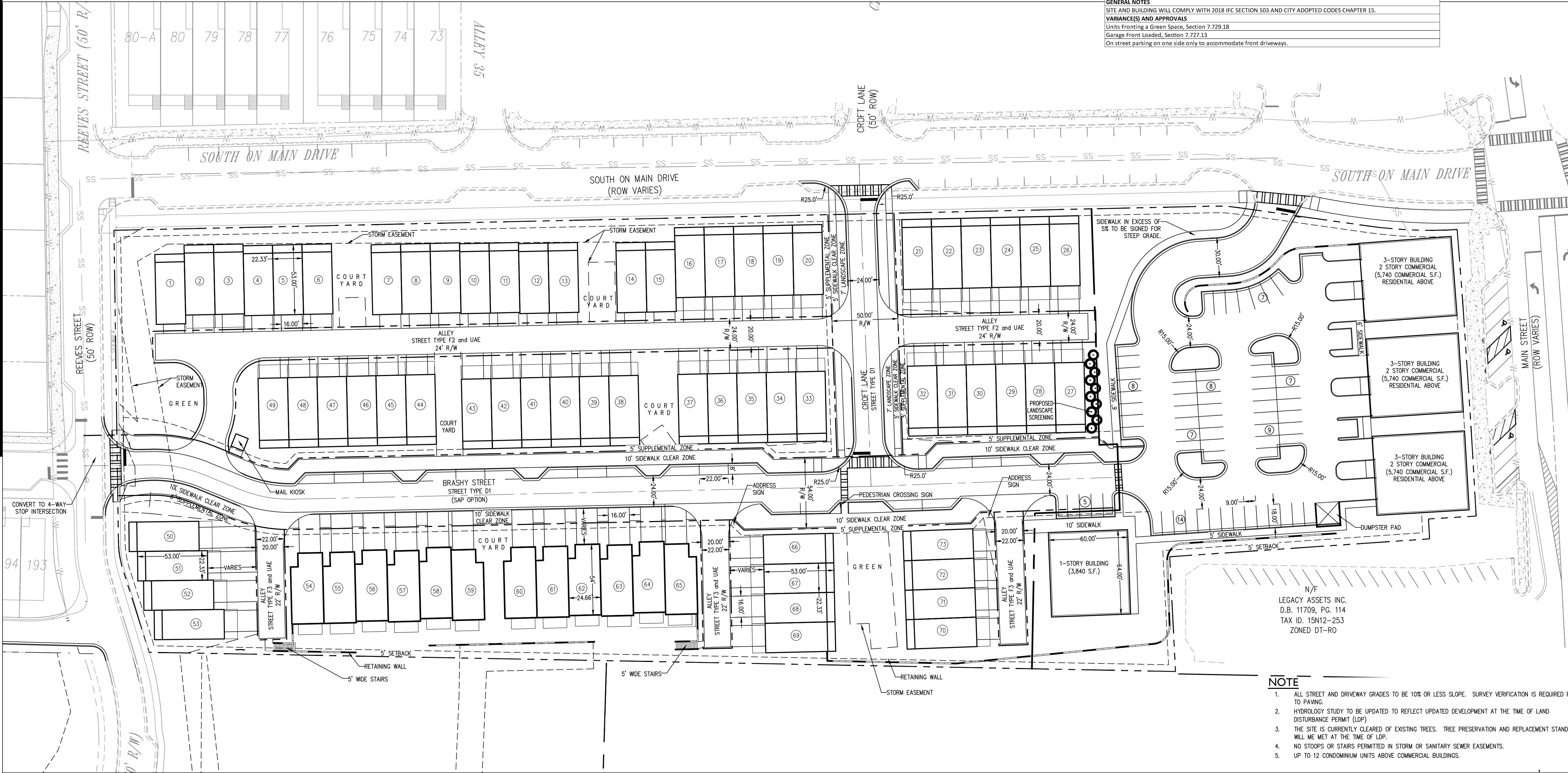
ADA	ADA-ACCESSIBLE
BC	BACK OF CURB
B.S.L	BUILDING SETBACK LINE
CG	CURB AND GUTTER
CP	CAST IN PLACE
CONC.	CONCRETE
FC	FACE OF CURB
HD	HEAVY DUTY PAVEMENT
L	LEVEL/LANDING
LD	LIGHT DUTY PAVEMENT
LOD	LIMITS OF DISTURBANCE
L/S	LANDSCAPE AREA
N/F	NOW OR FORMERLY
R	RAMP
R.O.W.	RIGHT OF WAY
S/W	SIDEWALK
	ADA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

FIRE NOTES

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

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

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



NOTE

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

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NORTH

40 0 40 80

Scale 1" = 40'

PRELIMINARY SITE LAYOUT PLAN

SOUTH ON MAIN

CITY OF WOODSTOCK, CHEROKEE COUNTY GEORGIA

PROJECT INFORMATION

PROJECT NO.:25-5212

DATE: MARCH 18, 2026, MAY 19, 2026

SCALE: 1" = 40'

FILE NAME: 25-5212P14.dwg

DESIGN/DRAWN: slr/slr, sch

STORM AND GRADING LEGEND

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

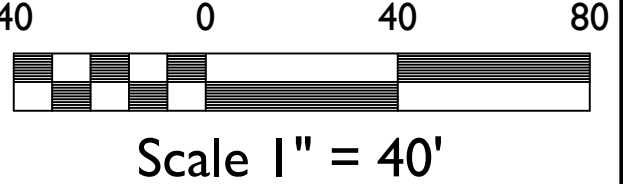
+ XX.X	PROPOSED SPOT GRADE
+ XX.X	EXISTING SPOT GRADE
---	LIMITS OF DISTURBANCE
---	TREE PROTECTION FENCE
---	RETAINING WALL
---	VEHICULAR GUARD RAIL
---	PROPOSED GRADE
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---	PROPOSED FIBER OPTIC LINE
---	PROPOSED GAS LINE
---	PROPOSED POWER LINE
---	PROPOSED TELECOM LINE

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

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



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PRELIMINARY UTILITY PLAN

SOUTH ON MAIN
CITY OF WOODSTOCK, CHEROKEE COUNTY GEORGIA

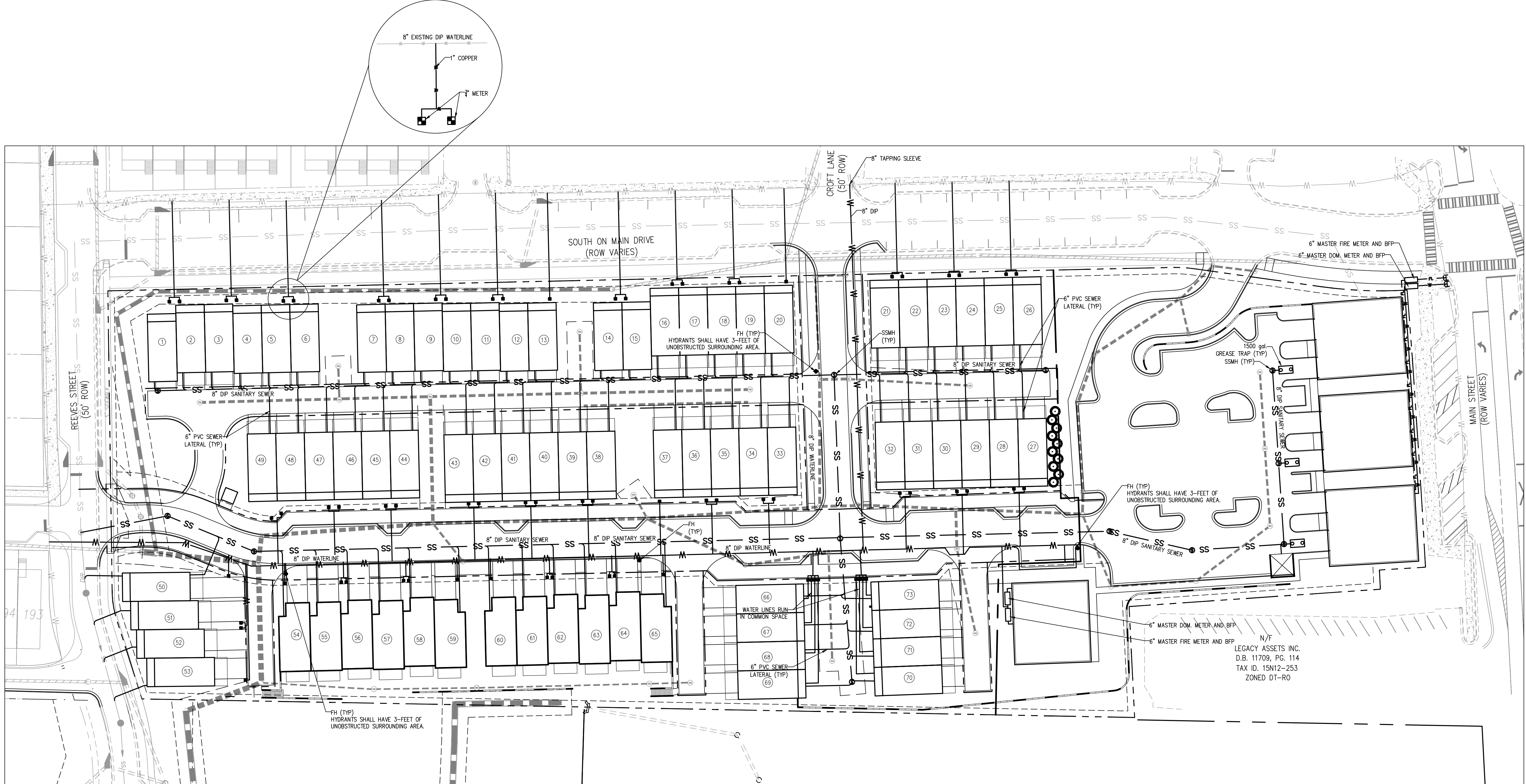
PROJECT INFORMATION

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DATE: MARCH 18, 2026, MAY 19, 2026
SCALE: 1" = 40'
FILE NAME: 25-5212P14.dwg
DESIGN/DRAWN: slr/slr, sch

WATER NOTES:

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

- PLEASE SUBMIT ELECTRONIC DATA TO B5TILSON@WOODSTOCKGA.GOV BE REVIEWED BY DEVELOPMENT SERVICES, FIRE, AND US DEPARTMENTS.
- HYDRANTS SHALL HAVE 3- FEET OF UNOBSTRUCTED SURROUNDING AREA.
- FIRE HYDRANTS TO BE INSTALLED AND OPERABLE PRIOR TO ANY BUILDING CONSTRUCTION.
- FIRE HYDRANTS MUST BE TESTED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE TEST WILL CONSIST OF BUT NOT LIMITED TO FLOWING THE FIRE HYDRANTS, PAINTING THE HYDRANTS, AND PROPERTY GREASING THE DISCHARGE OUTLETS AND STEM. AFTER COMPLETION NOTIFY THE FIRE MARSHAL WITH DOCUMENTATION OF THE TESTING.
 - TESTING FIRE HYDRANTS: TEST STATIC, RESIDUAL AND FLOW G.P.M. (GALLONS PER MINUTES) AT 20 PSI
 - PAINT FIRE HYDRANTS: PAINT HYDRANTS SILVER.
 - COLOR CODE TOP BARREL OF FIRE HYDRANT TO MATCH FLOW.
 - ORANGE = 500-999 G.P.M.'S
 - GREEN = 1000-1499 G.P.M.'S
 - BLUE = 1500 G.P.M.'S AND ABOVE
 - GREASE: GREASE DISCHARGE OUTLETS AND HAND TIGHT HYDRANT CAPS. STEMS MUST BE GREASED OR PROPERLY LUBRICATED.



N/F
LEGACY ASSETS INC.
D.B. 11709, PG. 114
TAX ID. 15N12-253
ZONED DT-RO

STORM AND GRADING LEGEND

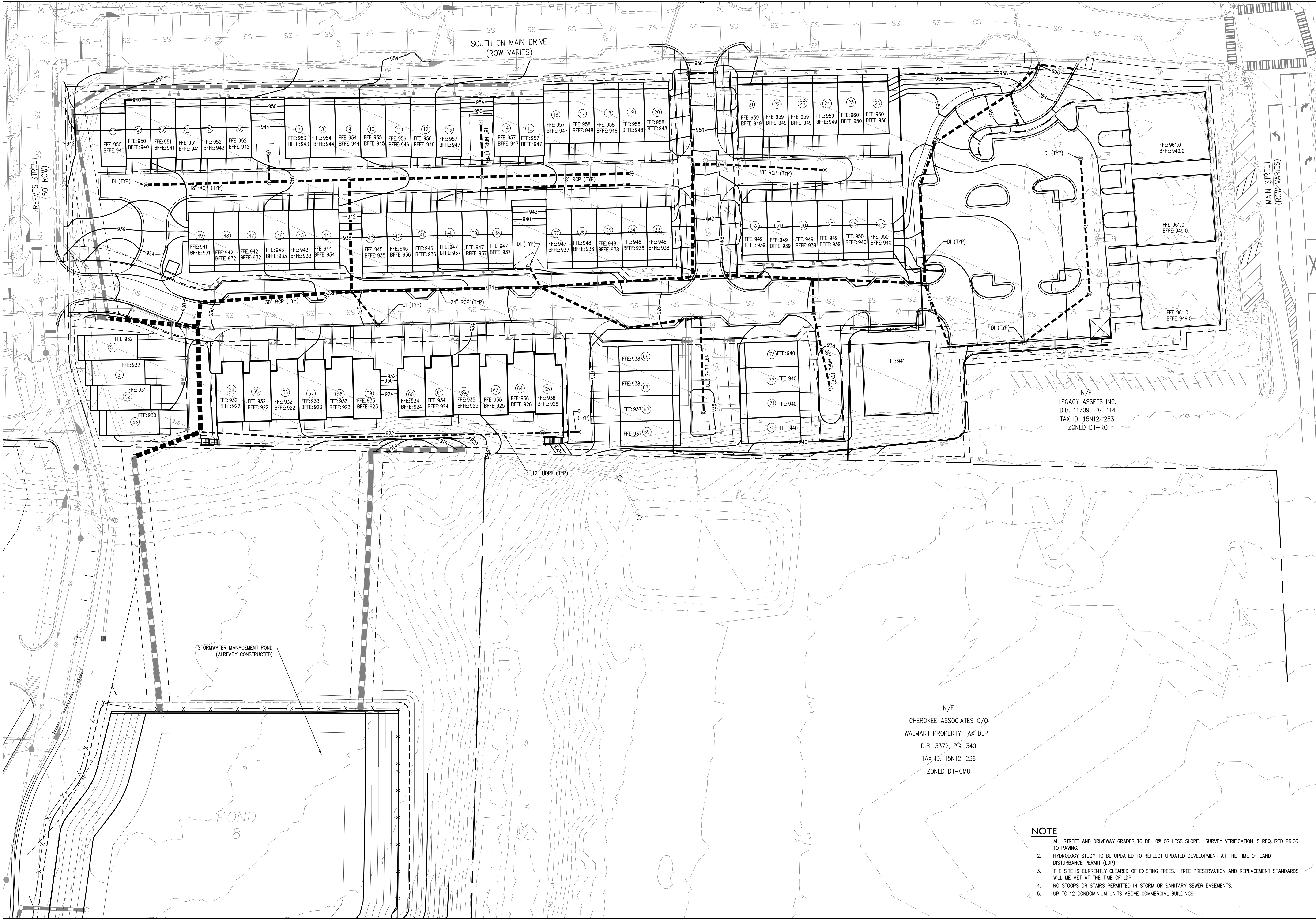
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- - - - -	PROPOSED STORM SEWER LINE
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- - - - -	PROPOSED WATER LINE
- - - - -	EXISTING WATER LINE
- E -	PROPOSED ELECTRICAL LINE
- FO -	PROPOSED FIBER OPTIC LINE
- GAS -	PROPOSED GAS LINE
- P -	PROPOSED POWER LINE
- T -	PROPOSED TELECOM LINE

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

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2355 LOG CABIN DRIVE
ATLANTA, GA 30339
CHRIS OLSON (404)392-5264

NOTE:
THERE ARE NO EXISTING
TREES ONSITE.



- NOTE
1. ALL STREET AND DRIVEWAY GRADES TO BE 10% OR LESS SLOPE. SURVEY VERIFICATION IS REQUIRED PRIOR TO PAVING.
 2. HYDROLOGY STUDY TO BE UPDATED TO REFLECT UPDATED DEVELOPMENT AT THE TIME OF LAND DISTURBANCE PERMIT (LDP)
 3. THE SITE IS CURRENTLY CLEARED OF EXISTING TREES. TREE PRESERVATION AND REPLACEMENT STANDARDS WILL BE MET AT THE TIME OF LDP.
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AEC

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NORTH

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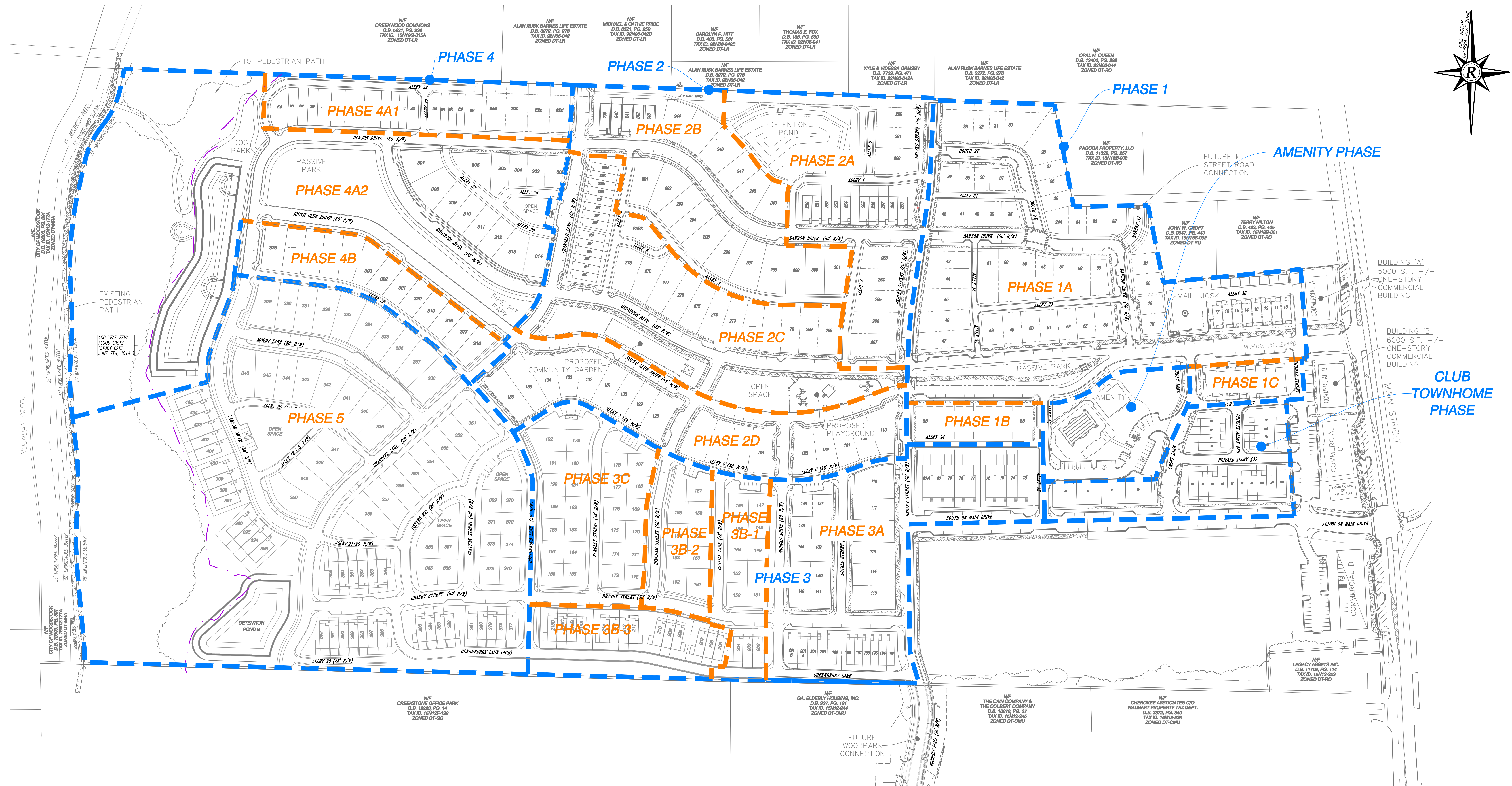
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	MASTER PLAN	PHASE 1	1A	1B	1C	PHASE 2	2A	2B	2C	2D	PHASE 3	3A	3B	3C	PHASE 4	4A1	4A2	4B	PHASE 5	Club Phase	Club Attached	Club TH
RESIDENTIAL DT-MRA Area																						
Single Family Detached	147	25	19	6	-	55	8	17	12	18	7	6	1	-	30	4	13	13	30	-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

MULTI-FAMILY DT-MRA Area

Future Development	180
total	180

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

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

294 441

ATTACHMENT D1

SOUTH ON MAIN Zoning History:

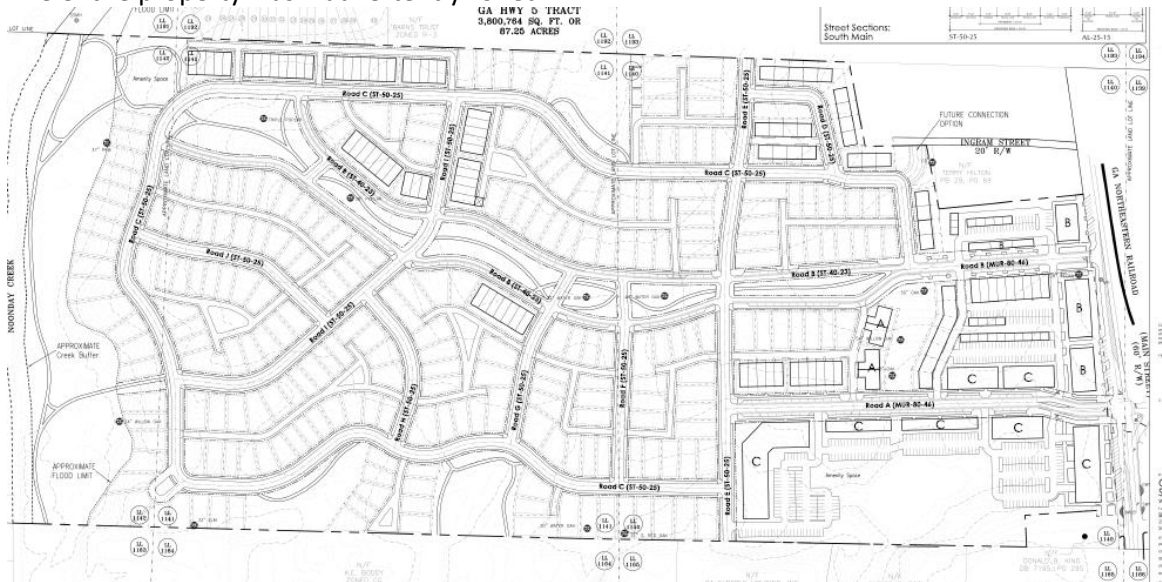
2007 – Z#033-07. Rezoning to DT-Res/Office (mixed-use) & DT-Medium Density Residential with Conditions:

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



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

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



ATTACHMENT D2

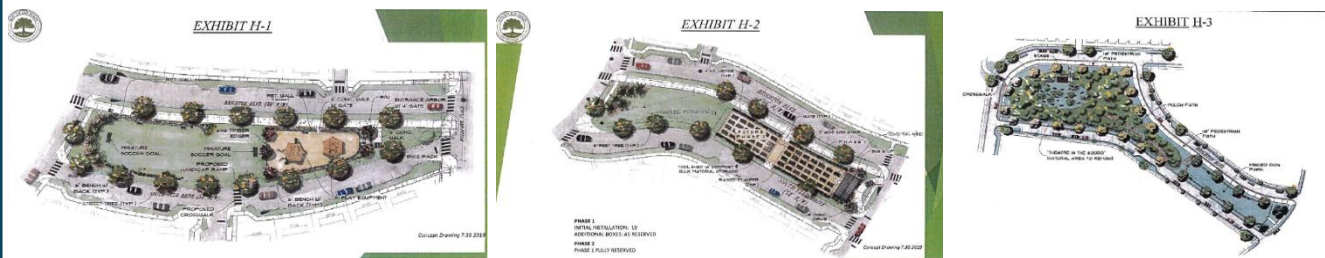
2017 – Z#108-17. This case rezoned the ±2-acre commercial mixed-use portion of the development from DT-MR-A back to DT-RO. Condition Amendments to change zoning based upon new site plan:

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



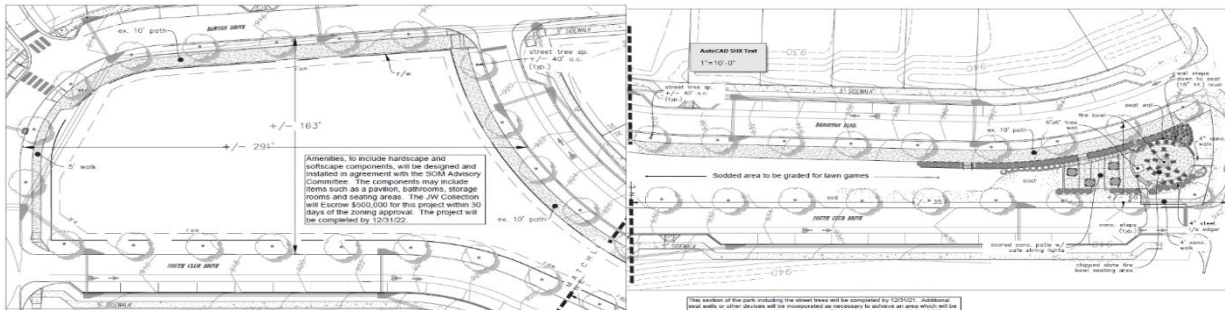
2019 – Z#126-19. This case amended condition #25 from case Z#108-17.

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



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

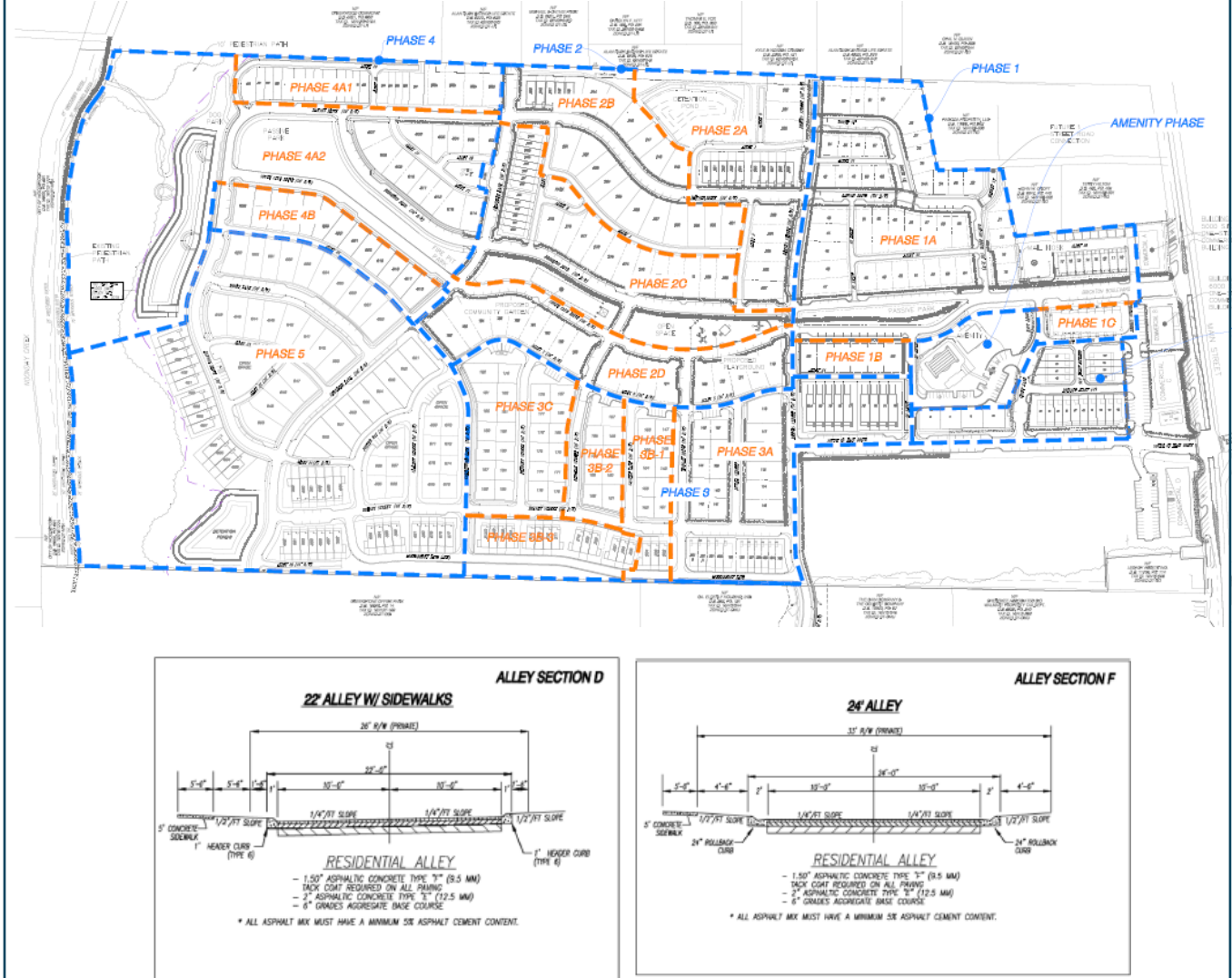
- The Heritage Park and the Community Garden were completed but the applicant couldn’t construct the Theater in the Woods area for several reasons.
- Revised condition broke park 4 into two areas, each with different timing for completion, and provides for resident input on park amenities.



ATTACHMENT D3

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

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



SOUTH ON MAIN Adjacent properties:

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

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

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

ATTACHMENT E1

PUBLIC INPUT REPORT: Case # Z171-26

Applicant Name: Michelle Horstemeyer

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

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

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

I. Summary of concerns:

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

II. How the applicant addressed concerns:

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

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

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

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

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

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

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

Applicant's Signature: _____

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

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: July 9, 2026

SUBMITTED BY: Natalie Faustine, Community Development

ITEM TYPE: Presentation and Discussion Items

AGENDA SECTION: **PUBLIC HEARINGS**

SUBJECT: **Consideration of V#218-26: 64 & 68 Linton St (Public Hearing/Vote)**

SUGGESTED ACTION: Request for approval with conditions of a Variance to allow more than one residential unit in each of the two buildings located at 64 and 68 Linton Street and remove the rental restriction currently applied to the property. This item was tabled by the Planning Commission at their meeting on March 5, 2026.

ATTACHMENTS:

[V#218-25 - 64 and 68 Linton St PC Staff Report.pdf](#)

[ATTACHMENT A - APPLICATION.pdf](#)

[ATTACHMENT B - APPLICANT RESPONSE STATEMENT.pdf](#)

[ATTACHMENT C - V#213-25 ORDINANCE.pdf](#)

[ATTACHMENT D - SITE AND FLOOR PLANS.pdf](#)

[ATTACHMENT E - PUBLIC INPUT REPORTS.pdf](#)



DATE: July 9, 2026

TO: Woodstock Planning Commission

FROM: Natalie Faustine, Planner I

SUBJECT: Project No. V#218-25
64 & 68 Linton Street

RECOMMENDATION:

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

EXECUTIVE SUMMARY

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

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

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



64 and 68 Linton St - Aerial View

BACKGROUND

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

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

Zoning History

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

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

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



Adair Park Zoning Projects

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

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

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

The meeting minutes can be viewed online here:

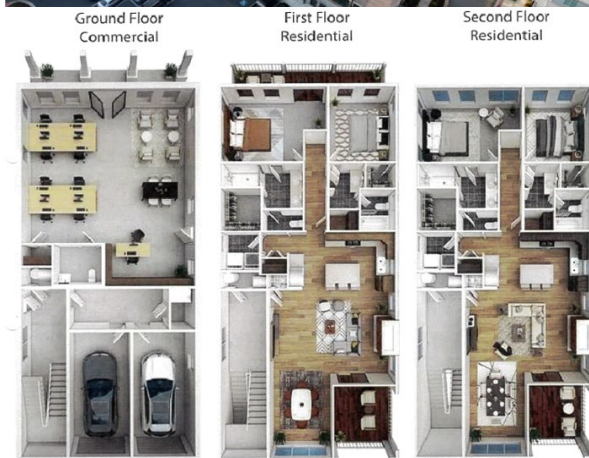
https://woodstockga.granicus.com/DocumentViewer.php?file=woodstockga_339bc03efa17c74c9cea4131bd6430c7.pdf&view=1

PROJECT DESCRIPTION

The applicant, Eric Richards, on behalf of Adair Park Holding, is requesting a variance consistent with Variance Case V#213-25, with the exception of Condition #3, which states, “Residential units shall be fee simple. No short term or long-term rentals may be allowed after February 28, 2026.”

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

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



Proposed Building Floor Plan

ANALYSIS

Consistency with the Land Development Ordinance (LDO)

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

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

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



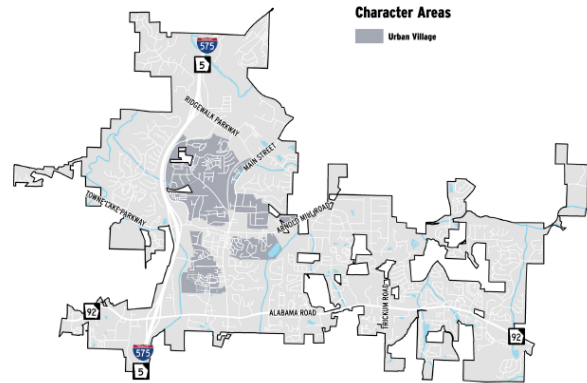
Adair Park Zoning

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

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

Consistency with the 2023 Comprehensive Plan

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



PUBLIC INPUT

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

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

DPC RECOMMENDATION

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

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

ATTACHMENTS

Attachment A - V#218-25 Application

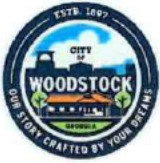
Attachment B - V#218-25 Applicant Response Statement

Attachment C - V#213-25 Ordinance (Approved by Council on July 28, 2025)

Attachment D - Site Plan and Floor Plan

Attachment E - Public Input Report

ATTACHMENT A1



CITY OF WOODSTOCK Application for Public Hearing

Important Notes:

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

Contact Person: Eric Richards Phone: [REDACTED]
Email: [REDACTED]

Applicant's Information:

Name: Eric Richards - Adair Park Holding
Address: 61 Linton Street, Suite 2400 Phone: [REDACTED]
City, State, Zip: Woodstock GA 30188 Email: [REDACTED]

Property Owner's Information: ☒ same as above Please attach a list if multiple property owners

Name: _____
Address: _____ Phone: _____
City, State, Zip: _____ Email: _____

Requested Public Hearing (check all that apply):

- | | |
|--|---|
| ☐ Annexation | ☐ Conditional Use Permit |
| ☐ Rezoning | ☐ Comprehensive Plan Amendment |
| ☐ Condition Amendment | ☐ Other: _____ |
| ☒ Variance | |

STAFF USE ONLY:

Case: V # 218-25
Received by: _____
Date Received: _____
Fee Paid: \$ _____
Date Accepted: 11/17/25

PUBLIC HEARING SCHEDULE:

Pre-Application Meeting: _____
Public Input Meeting: _____
DPC Meeting: 12/3/25
Planning Commission: 1/8/26
City Council: 1/14/26 1/26/26

ATTACHMENT A2

Property Information:

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

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

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

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

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

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

Proposed Use(s) of Property:

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

Infrastructure Information:

Is water available to this site? ☒ Yes ☐ No Jurisdiction: City of Woodstock water

How is sewage from this site to be managed?

Existing sewers

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

If yes, what is the projected increase? 1.148 students

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

ATTACHMENT A3

Traffic Generation:

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

What is the estimated number of trips generated? 26.52 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome		9.57	
220	Apartment	4	6.63	26.52
• 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, Eric Richards, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

ESR
This 7th day of November, 2025
Print Name Eric Richards
Applicant Signature [Signature]

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

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

This 7th day of November, 2025.
Copyright Owner Print Name ERIC RICHARDS
Copyright Owner Signature [Signature]

Sworn to and Subscribed before me this: 7th day of November, 2025.

Notary
Signature: [Signature]



ATTACHMENT B1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Date of Public Hearing: July 28, 2025

Advertisement: Cherokee Tribune, June 16, 2025

APPROVED, ADOPTED, AND ENACTED this 28th day of July 2025.

Michael Caldwell

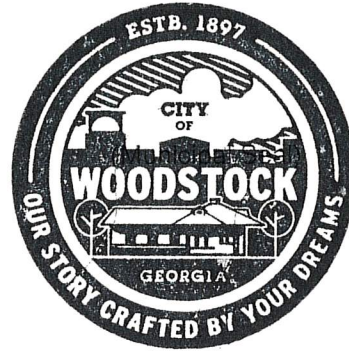
Michael Caldwell, Mayor
City of Woodstock, Georgia

Robyn Adams

Robyn Adams, City Clerk
City of Woodstock, Georgia

Phil Friduss

REVIEWED FOR LEGAL CONTENT
Phillip Friduss, City Attorney



**EXHIBIT A
PROPERTY DESCRIPTION**

64 Linton Street, Tax ID Number 92N02 006B

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

68 Linton Street, Tax ID Number 92N02 006C

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

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

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

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

Said property containing 3561.69 square feet

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

EXHIBIT B
CONDITIONS OF ZONING

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

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

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

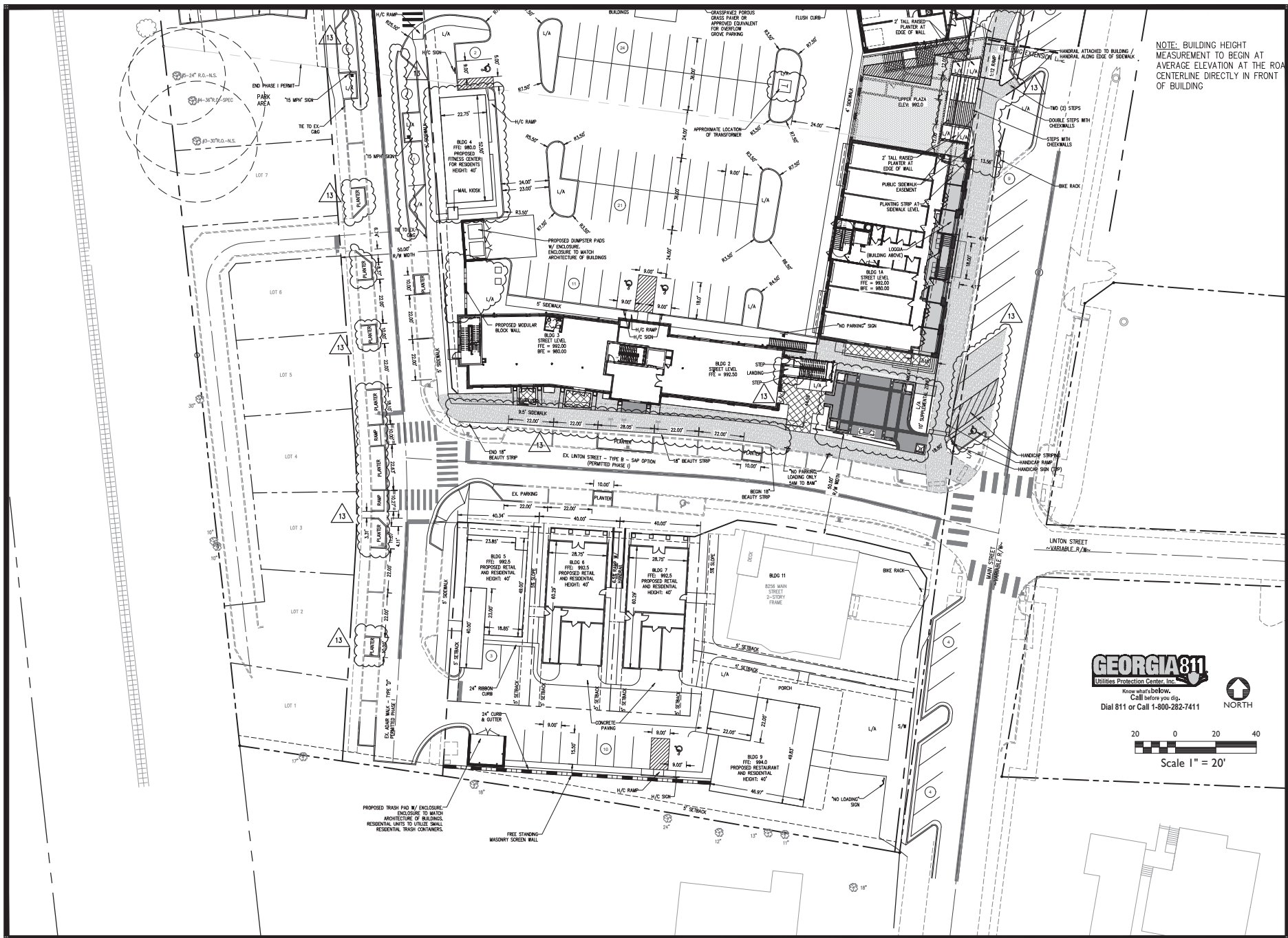
By: _____

Print Name:

Title:

DATE: _____

ATTACHMENT D1



LEVEL 166796
Exp. 03-15-2024

AEC

Civil Engineering, Land Planning, Landscape Architecture
Briar Resources, Property Services, Aviation Services
50 Warm Springs Circle
Roswell, Georgia 30075
(770) 641-1941 • www.aecall.com

SITE LAYOUT PLAN

ADAIR PARK PHASE 2

CITY OF WOODSTOCK, GEORGIA



64 LINTON ST, UNIT 6



Public Input Meeting Report

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

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

The members of the public who were present were:

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

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

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

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

Sincerely,

Dr. Eric J. Richards
Applicant

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: July 9, 2026

SUBMITTED BY: Niwana Ray, Community Development

ITEM TYPE: Annexation

AGENDA SECTION: **PUBLIC HEARINGS**

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

SUGGESTED ACTION: Staff recommends approval of the request to annex the parcel at 545 Dobbs Road and rezone to DT-VLR (DT-Very Low Density Residential).

ATTACHMENTS:

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

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

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

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



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

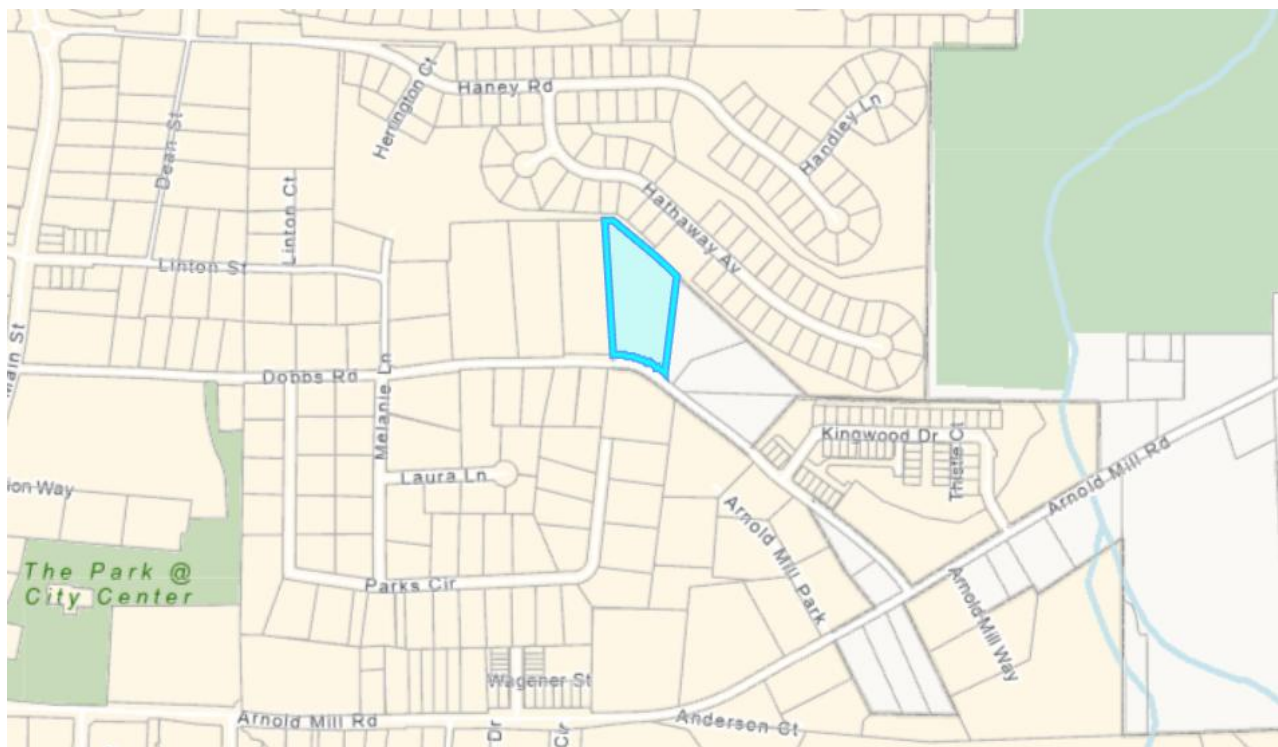
RECOMMENDATION:

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

EXECUTIVE SUMMARY

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

Additional information can be found in Attachments A-C.



BACKGROUND

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

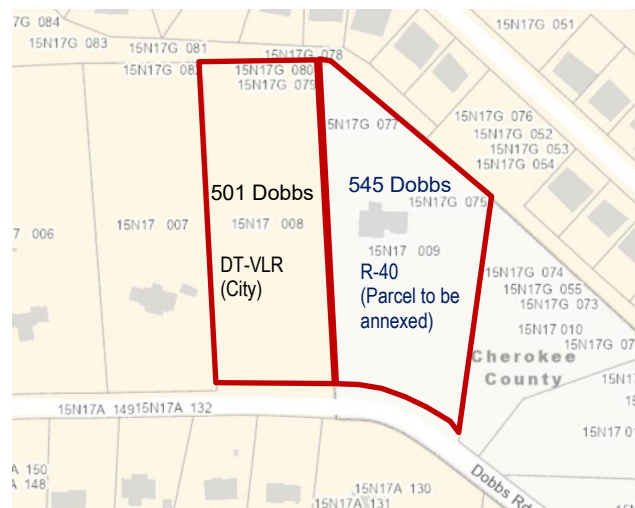
General Property and Surrounding Land Use Information	
Address	545 Dobbs Road
Council Ward	3 (Ake) – <i>upon annexation</i>
Tax ID #	15N17 009
Site Acreage	± 2.17 acres
Future Development Map	Urban Village
Current Zoning	County R-40 (Single-Family Residential)
Current Development	Single-family residence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

Past Zoning History

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

PROJECT DESCRIPTION

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



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

ANALYSIS

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

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

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

Annexation Policy & Growth Boundary Agreement (GBA) Consistency

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

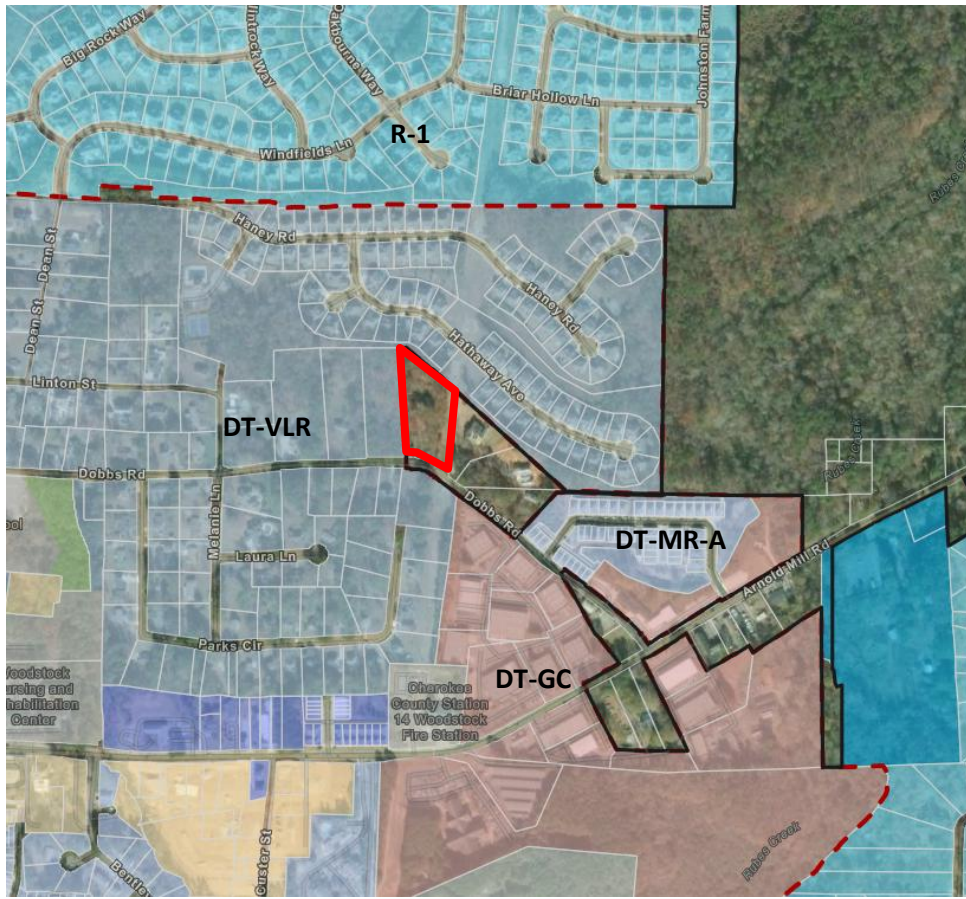
The parcel included in this annexation and rezoning request is within the adopted Growth Boundary Agreement (GBA) with Cherokee County. The County Board of Commissioners expressed no objections to the proposed annexation. Their response is provided in Attachment C.

Land Development Ordinance (LDO) Consistency

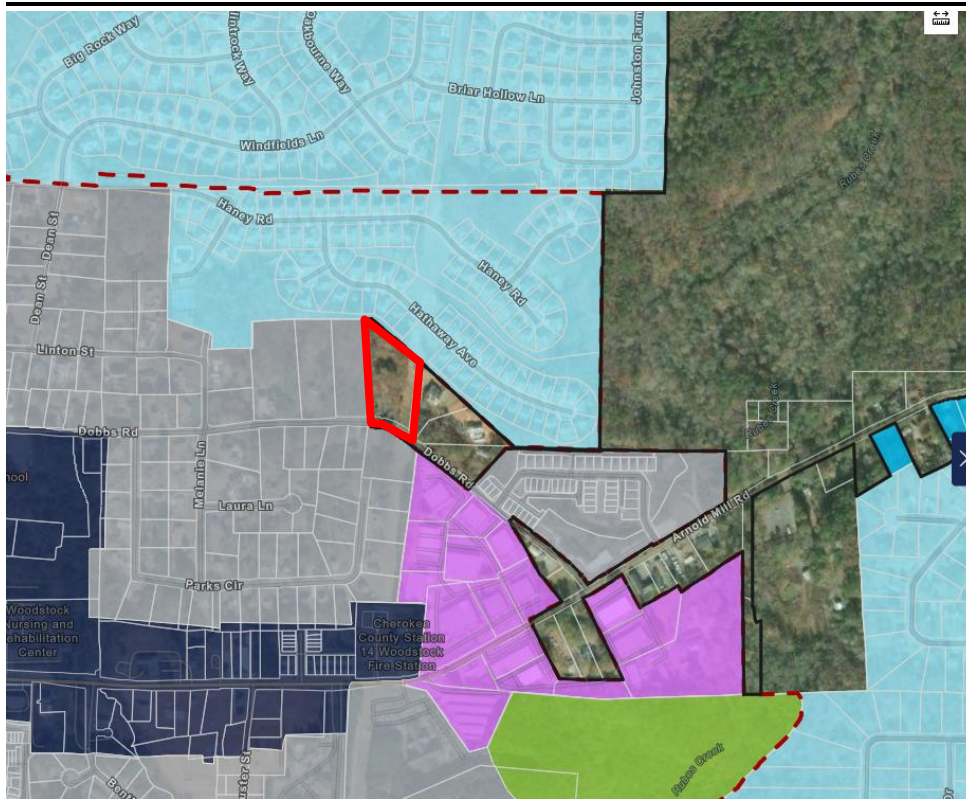
The applicant seeks to rezone the parcel from County R40 to City DT-VLR. This zoning designation matches the surrounding development, including the property owner’s adjacent parcel. DT-VLR permits single-family residential uses and accessory dwelling units at a maximum density of 2 residential lots per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

2023 Comprehensive Plan Consistency

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



Zoning Map



Future Development Character Areas

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

PUBLIC INPUT

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

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

DPC RECOMMENDATION

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

Recommend approval of the following entitlements:

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

With the following condition of approval:

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

ATTACHMENTS

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

ATTACHMENT A1

APPLICANT RESPONSE STATEMENT

ANNEXATIONS AND REZONINGS

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

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

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

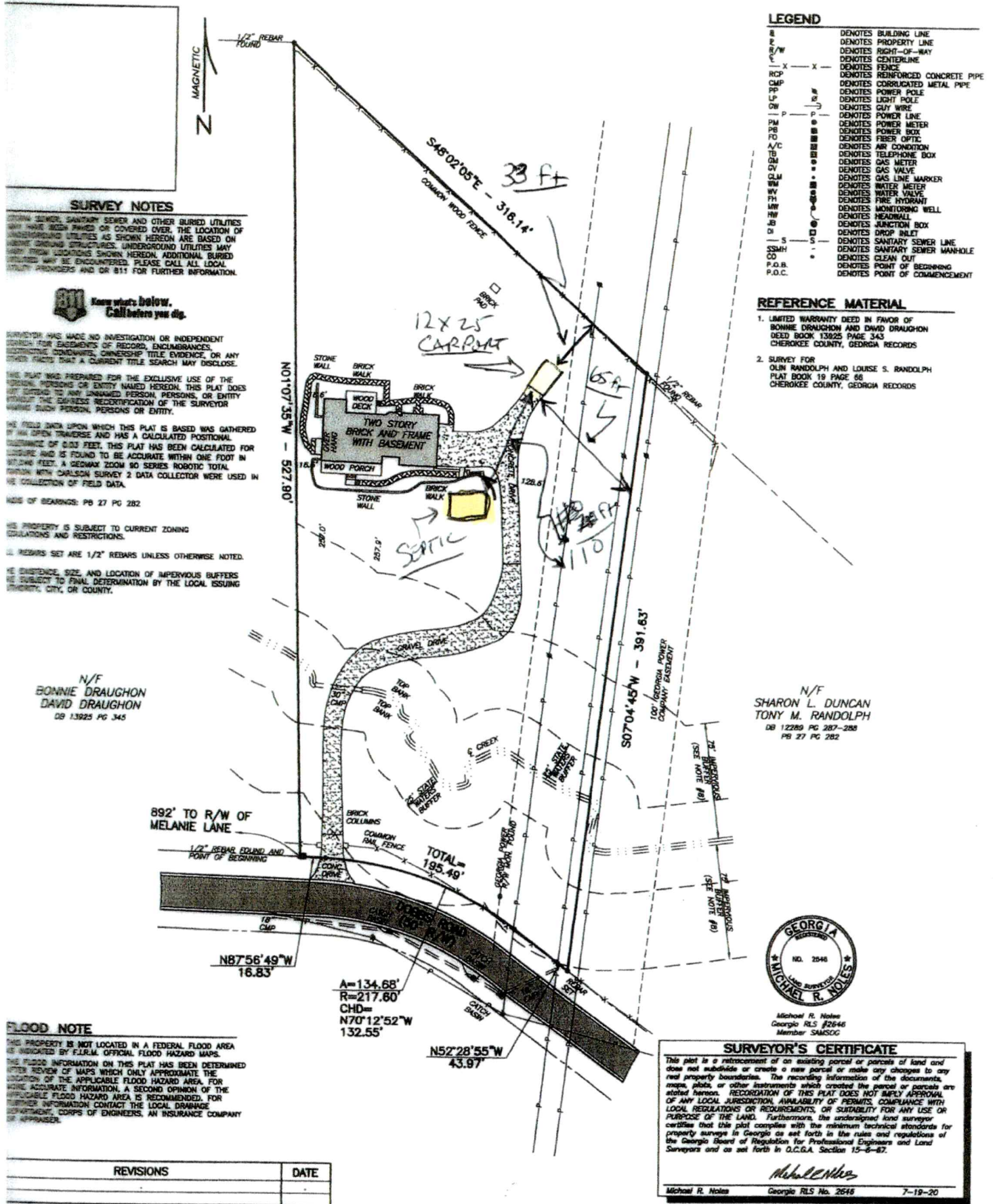
If this application is in response to an annexation and/or rezoning, please respond to the following standards in the form of a written narrative:

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

ATTACHMENT A2

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

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



ATTACHMENT C1

Cherokee County



PLANNING AND ZONING

June 19, 2026

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

RE: A#133-26 – 545 Dobbs Rd

Dear Ms. Sigmund:

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

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

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

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

Sincerely,

A handwritten signature in cursive script that reads "Catherine Long".

Catherine Long
Planning Division Manager

ATTACHMENT C2



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

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

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

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

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

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

ATTACHMENT C3



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

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

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

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

ATTACHMENT C4



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

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

Comments:

Planning and Zoning

- The subject property is within the growth boundary.

Transportation

- No comment.

Fire and Emergency Services

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



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

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

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

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

(2) Proposed increase in density; and

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

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

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

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

(1) Result in:

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

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

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

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: July 9, 2026

SUBMITTED BY: Natalie Faustine, Community Development

ITEM TYPE: Map

AGENDA SECTION: PUBLIC HEARINGS

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

SUGGESTED ACTION:

ATTACHMENTS:

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

[Zoning_18x24_20260701.pdf](#)



DATE: July 9, 2026

TO: Woodstock Planning Commission & Woodstock City Council

FROM: Natalie Faustine, Planner I

SUBJECT: Zoning Map Update – July 2026

RECOMMENDATION:

Staff recommends approval of the Official Zoning Map.

SUMMARY

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

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

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

Other changes since the July 2025 Map Update:

- General QC to match current Cherokee County parcel boundaries.

House Bill 1568 (AS PASSED HOUSE AND SENATE)

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

A BILL TO BE ENTITLED
AN ACT

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

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 **SECTION 1.**

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

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

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

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

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

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

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

H. B. 1568

- 1 -

- 17 (6) 15N06K005 109 Townview Dr, Woodstock, GA 30189
- 18 (7) 15N06K006 111 Townview Dr, Woodstock, GA 30189
- 19 (8) 15N06K007 113 Townview Dr, Woodstock, GA 30189
- 20 (9) 15N06K008 115 Townview Dr, Woodstock, GA 30189
- 21 (10) 15N06K009 117 Townview Dr, Woodstock, GA 30189
- 22 (11) 15N06K010 119 Townview Dr, Woodstock, GA 30189
- 23 (12) 15N06K011 121 Townview Dr, Woodstock, GA 30189
- 24 (13) 15N06K012 123 Townview Dr, Woodstock, GA 30189
- 25 (14) 15N06K013 125 Townview Dr, Woodstock, GA 30189
- 26 (15) 15N06K014 127 Townview Dr, Woodstock, GA 30189
- 27 (16) 15N06K015 129 Townview Dr, Woodstock, GA 30189
- 28 (17) 15N06K016 131 Townview Dr, Woodstock, GA 30189
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125 (114) 15N06K113
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135 (124) 15N06K123215 Bobbie Way, Woodstock, GA 30189
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137 (126) 15N06K124A 120 Townview Dr, Woodstock, GA 30189
138 (127) 15N06K125116 Townview Dr, Woodstock, GA 30189
139 (128) 15N06K126114 Townview Dr, Woodstock, GA 30189
140 (129) 15N06K127112 Townview Dr, Woodstock, GA 30189
141 (130) 15N06E 185 540 Industrial Dr, Woodstock, GA 30189
142 (131) 15N062757729 Hwy 92, Woodstock, GA 30189
143 (132) 15N06277150 Dixie Dr, Woodstock, GA 30189
144 (133) 15N06E187 545 Industrial Dr, Woodstock, GA 30189
145 (134) 15N06E183 170 Dixie Dr, Woodstock, GA 30189
146 (135) 15N120132085 Bascomb Carmel Rd, Woodstock, GA 30189
147 (136) 15N063022008 Bascomb Carmel Rd, Woodstock, GA 30189
148 (137) 15N06301
149 (138) 15N06E186 542 Industrial Dr, Woodstock, GA 30189
150 (139) 15N12013A"

151

SECTION 2.

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

DATE OF ADOPTION
JULY 27, 2026

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

AFFIX CITY SEAL HERE

MICHAEL CALDWELL, MAYOR

ROBYN ADAMS, CITY CLERK

CITY OF WOODSTOCK

GEORGIA

2026 ZONING MAP

FORM BASED CODE

IN-VIL - Infill Village

OVERLAY DISTRICTS

Gateway

Ridgeway Corridor

Historic

Technology Park

Parkway

Transects

Downtown District

ZONING CODES

DT-CBD - Central Business District

DT-GC - General Commercial

DT-RO Residential/Office

DT-CMU - Commercial Mixed Use

DT-VLR - Very Low-density Residential

DT-LR - Low-density Residential

DT-MR - Medium-density Residential

DT-CV - Civic

DT-OS - Open Space

CV - Civic

OS - Open Space

RD - Rural District

OSI - Office Space/Institutional

GC - General Commercial

GC-VMU - General Commercial
Vertical Mixed Use

LI - Light Industrial

HI - Heavy Industrial

NC - Neighborhood Commercial

PUD - Planned Unit Development

R-1 - Single Family Residential

R-2 - Single Family Residential

R-3 - Medium Density Residential

R-4 - Modern Medium Density Residential

R-5 - High Density Residential

RTH - Townhome Residential

SL - Senior Living

RR - Railroad District

This district includes all railroad right-of-way
(boundaries undeterminable)

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

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



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MEMO

DATE: July 9, 2026
TO: Woodstock Planning Commission
FROM: Melissa Sigmund, Community Development Director
RE: Planning Commission Monthly Update

On May 18, 2026, the City Council acted on the following items:

V#221-26: Paragon Accounting, 9026 Main St & 105 Barnesdale Terrace

The request is for a Variance to allow angled on-street parking rather than parallel parking at 9026 Main St & 105 Barnesdale Terrace. City Council voted unanimously to approve the request (6-0).

Z#170-26: 125 Lorraine Parkway

The request is for Rezoning from GC to LI, a Conditional Use Permit for Warehouse & Distribution, and concurrent Variance requests to allow for the development of a 92,500 SF warehouse off of Olde Rope Mill Park Road and Lorraine Parkway. 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 to table the request to June 8, 2026.

Z#168-26 Barnesdale Terrace

The request is for Rezoning from DT-LR to DT-MR-A, a Conditional Use Permit to allow townhomes, and associated variances from the Downtown District Standards to allow a residential development consisting of 113 homes with a mixed of detached single family homes, larger lot detached single family homes, and townhomes. City Council voted unanimously to approve the request (6-0).

Z#169-26: 8261 Main Street: Dobbs & Main

The request is for consideration of a Zoning Conditions Amendment and concurrent Variances for a mixed use development located at 8261 Main Street to allow for a development comprised of 9,000 SF of commercial space, 34 townhomes, and 2 condominium units at the corner of Dobbs Road and Main Street. City Council voted to approve the request (4-0).

CUP#095-26: 9845 Main Street gas station

The request is for approval of a Conditional Use Permit (CUP) to allow construction of Gas/Fuel Station use and concurrent Variances at 9845 Main Street. City Council voted unanimously to deny the case. (6-0).

On June 8, 2026, the City Council acted on the following items:

MOU with Unity Architects, LLC to Convey Pre-Approved Accessory Dwelling Unit Plans to the City

The request is for approval of a Memorandum of Understanding with Unity Architects, LLC to allow the City to hold and utilize five pre-approved plan sets for accessory dwelling units (ADUs) to be available for public use. City Council voted unanimously to approve the request (5-0).

Z#170-26: 125 Lorraine Parkway

See above for description. Tabled from May 18, 2026, City Council voted unanimously to approve the request (5-0)

On June 22, 2026, the City Council acted on the following items:

A#131-26: Faith Community Church

Request for consideration of approval of the Annexation, Rezoning, and Conditional Use Permit for the ~5.87 acre addition to Faith Community Church, located at 291 & 295 Rop Mill Road. City Council voted unanimously to approve the request (4-0).

Ordinance Amending Chapters 28, 32, & 42 of the City Code: E-bikes and Personal Transportation Devices

The request is for adoption of an ordinance amending Chapters 28, 32, & 42 in regard to the use of e-bikes and other personal transportation devices. This was a first reading with the second reading scheduled for July 13, 2026. City Council voted unanimously to approve the request (4-0)