



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, August 6, 2026

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

ITEM 2. APPROVAL OF MINUTES

1. **Consideration of Approval to Adopt Planning Commission Meeting Minutes – July 9, 2026** (Maria Chang)

ITEM 3. PRESENTATIONS

1. **Capital Improvement Plan Update** (Chris Luly)
Chris Luly, Capital Improvement Plan Administrator, will provide an update regarding Capital Improvement Plan Projects.

ITEM 4. OLD BUSINESS

1. **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 July 9, 2026, to allow the applicant to attend and present. A public hearing was held.

ITEM 5. PUBLIC HEARINGS

1. **Consideration of Z#174-26: Holbrook Woodstock (Public Hearing & Vote)** (Natalie Faustine)
Request for approval of a Zoning Condition Amendment and concurrent Variance for the previously approved Holbrook Woodstock development to increase the maximum number of Independent Retirement Living units from 175 to 230 and revise the required southern buffer.
2. **Consideration of A#132-26, 200 Dupree Rd (Public Hearing & Vote)** (Melissa Sigmund)

Staff recommends approval of an Annexation, Rezoning, and associated Variances for a 31.47± acre project located west of I-575 at the northeast corner of Stonebridge Parkway and Dupree Road at 200 Dupree Road and 681 Stonebridge Parkway (A#132-26). The application seeks to rezone the property from R-40 (Cherokee County) to R-4 for the purposes of developing a residential subdivision with a maximum of 220 single family residences. Associated Variances are requested to the development standards of the LDO for reduced front and side setbacks, and reduced lot sizes.

ITEM 6. ANNOUNCEMENTS AND INFORMATIONAL ITEMS

ITEM 7. ADJOURNMENT

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: August 6, 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 – July 9, 2026**

SUGGESTED ACTION:

ATTACHMENTS:
[Planning Commission Minutes 07.09.26.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, July 9, 2026

Planning Commission ~ 7:00 PM

Attendees: Commissioner Paul Laney, Commissioner Ali Najafi, Commissioner Gregg Smith, Commissioner Rob Hogan, Commissioner David Lundquist, Community Development Director Melissa Sigmund, Planning Manager Niwana Ray, Planner I Natalie Faustine, Community Development Office Manager Maria Chang, Deputy Chief Information Officer Steve Onufrock, and Systems Administrator Rick Blake.

Absent: Commissioner Brandon Williams, Commissioner Chase Roth

ITEM 1) CALLED TO ORDER

1.1) CALL FOR A MOTION TO ELECT A CHAIR PRO TEM FOR THIS EVENING, July 9, 2026
 (Melissa Sigmund).

Community Development Director Melissa Sigmund called the meeting to order. Due to the absence of both Chair Brandon Williams and Vice Chair Chase Roth, the first order of business was the election of a Chair Pro Tem. Commissioner Paul Laney had been briefed on the role prior to the meeting and indicated his willingness to serve.

- Commissioner Rob Hogan made a motion to nominate Commissioner Paul Laney as Chair Pro Tem.
- Commissioner David Lundquist seconded the motion.
- Motion carried (5-0), with Commissioner Brandon Williams and Commissioner Chase Roth absent.

Chair Pro Tem Paul Laney assumed the chair for the remainder of the meeting.

ITEM 2) APPROVAL OF MINUTES

2.1) Consideration of Approval to Adopt Planning Commission Meeting Minutes – May 7, 2026
 (Maria Chang)

- Commissioner David Lundquist made a motion to approve the minutes as presented.
- Commissioner Gregg Smith seconded the motion.
- Motion carried (5-0), with Commissioner Brandon Williams and Commissioner Chase Roth absent.

ITEM 3) PRESENTATIONS

None

ITEM 4) PUBLIC HEARINGS

4.1) 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.

- Ms. Ray, City staff, presented the case to the Commission.
- Condition amendment for the portion of the South on Main development previously entitled for 180 apartments and/or condominiums, located on the southeast corner of the overall ±87.25-acre project. The commercial portion along Main Street is zoned DT-RO, while the remainder is zoned DT-MR-A.
- The applicant seeks to remove the entitlement for 180 multi-family dwelling units and replace it with 73 townhomes and three mixed-use buildings (each with two residential units over ground-floor commercial), plus one freestanding commercial building. The four commercial buildings will satisfy the minimum required 41,800 square feet of commercial space.
- Additional requests include a Conditional Use Permit for townhomes and 3 variances for units fronting open space rather than a street, 12 front loaded units and Brashy Street as Type D2 street with parallel parking on one side only.
- In consultation with the City Attorney, staff recommended that all prior conditions of approval be repealed and replaced with a new clean set of conditions. Key points include a residential unit cap of 500 for the overall project, confirmation that the prior apartment/condo phase is null and void, architectural and commercial frontage requirements, infrastructure phasing, and the three requested variances.
- The Development Process Committee (DPC) voted unanimously to recommend approval subject to staff recommended conditions.
- Applicant presented the case to the Commission. Townhomes are the preferred use versus multifamily at this location. Density will be significantly lower than the original 575 units entitlement. Architecture will be consistent with existing South on Main product. The site presents topographic challenges; dirt generated from relocating the temporary detention pond has helped address grade.

Open Public Hearing

In Favor

- Merrill Oakes – 933 South on Main Dr
- William O'Shea – 339 Reeves St

In Opposition

- No one signed up.

Closed Public Hearing

- Commissioner David Lundquist made a motion to approve the request with staff recommendations and an additional condition requiring a minimum 18-foot driveway (from the home to the back of the sidewalk) for the front-loaded townhomes along Brashy St (Commissioner Gregg Smith's amendment).
- Commissioner Ali Najafi seconded the motion.
- Motion carried (5-0), with Commissioner Brandon Williams and Commissioner Chase Roth absent.

4.2) 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.

- Ms. Faustine, City staff, presented the case to the Commission.
- Two of the three identical mixed-use buildings within the Adair Park master development are located along Linton Street. The parcels are zoned DT-CBD and are within the Historic Overlay. Construction is complete at 64 Linton Street and is underway at 68 Linton Street.
- A prior variance allowed two dwelling units per building at 60 Linton Street. A subsequent action limited rental use for a specified period. The current request seeks to remove the rental restriction for the units at 64 and 68 Linton Street.
- The Development Process Committee (DPC) unanimously recommended approval of the variance to remove Condition No. 3, retaining the other two conditions.
- The applicant was unable to attend the meeting and requested that the item be tabled. Staff proceeded with the public hearing as advertised but indicated support for tabling the item if the Commission preferred to have the applicant present.

Open Public Hearing

In Favor

- No one signed up

In Opposition

- David Hultstrom – 183 Hubbard Rd

Closed Public Hearing

- Commissioner David Lundquist made a motion to Table to the next planning commission.
- Commissioner Rob Hogan seconded the motion.
- Motion carried (3-2), with Commissioner Paul Laney and Commissioner Gregg Smith in opposition. Commissioner Brandon Williams and Commissioner Chase Roth were absent.

4.3) 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).

- Ms. Ray, staff, presented the case to the Commission.
- Annexation of parcel 15N17009 (±2.1 acres), located at 545 Dobbs Road, and rezoning from Cherokee County R-40 to City of Woodstock DT-VLR (Downtown Very Low Density Residential). The parcel is one of four properties within an unincorporated island on the north side of Dobbs Road and is adjacent to the Haney Walk Subdivision.
- The applicant owns the adjoining parcel at 501 Dobbs Road, which is already within the City and zoned DT-VLR. No development is currently planned. The request is part of an overall effort to reduce unincorporated islands and place both of the owner's parcels under consistent regulations.
- The Development Process Committee (DPC) recommended approval with one condition recognizing the existing structures as legally nonconforming.
- The applicant was unable to attend the meeting but had reviewed and understood the recommendation.

Open Public Hearing

- No one signed up

Closed Public Hearing

- Commissioner Gregg Smith made a motion to approve the request with the staff recommendations.
- Commissioner David Lundquist seconded the motion.
- Motion carried (5-0), with Commissioner Brandon Williams and Commissioner Chase Roth

absent.

4.4) Consideration of Adoption of Zoning Map Amendment: July 2026 (Public Hearing & Vote) (Natalie Faustine)

- Ms. Faustine, City staff, presented to the Commission.
- Map amendment reflects actions taken in the six months since the last adoption.
- Annexation authorized by House Bill 1568 – 138 acres (139 individual parcels) on the City's east side, including a small industrial park, the Townview Commons neighborhood, and the Dixie Speedway site.
- Rezoning Z#168-26 of five parcels downtown totaling approximately 12 acres for residential development.
- Rezoning Z#170-26 of a 23 acre parcel along Lorain Parkway for a distribution warehouse.
- Annexation and rezoning A#131-26 of two parcels along Rope Mill Rd (just under six acres) for future growth of the Faith Community Church campus.
- General quality control to match current Cherokee County boundary parcels.

Open Public Hearing

- No one signed up

Closed Public Hearing

- Commissioner Rob Hogan made a motion to approve.
- Commissioner Gregg Smith seconded the motion.
- Motion carried (5-0), with Commissioner Brandon Williams and Commissioner Chase Roth absent.

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 Paul Laney adjourned the meeting at 7:43 p.m.

As approved on this day, August 6, 2026.

Maria Chang, Community Development, Office Manager

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: August 6, 2026

SUBMITTED BY: Melissa Sigmund, Community Development

ITEM TYPE: Presentation and Discussion Items

AGENDA SECTION: **PRESENTATIONS**

SUBJECT: **Capital Improvement Plan Update**

SUGGESTED ACTION: Chris Luly, Capital Improvement Plan Administrator, will provide an update regarding Capital Improvement Plan Projects.

ATTACHMENTS:

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: August 6, 2026

SUBMITTED BY: Niwana Ray, Community Development

ITEM TYPE: Presentation and Discussion Items

AGENDA SECTION: OLD BUSINESS

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 July 9, 2026, to allow the applicant to attend and present. A public hearing was held.

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:

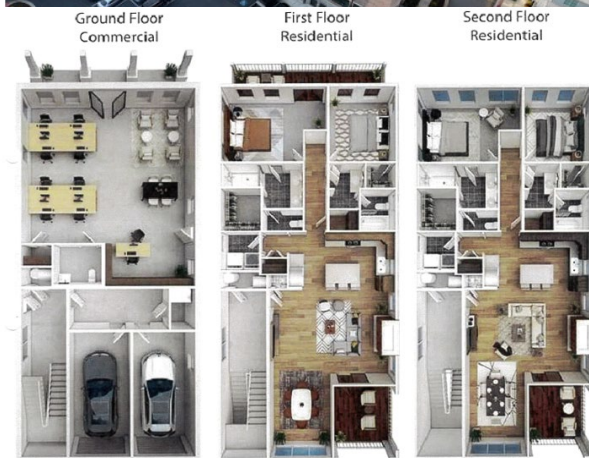
https://woodstockga.granicus.com/DocumentViewer.php?file=woodstockga_339bc03efa17c74c9cea4131bd6430c7.pdf&view=1

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.



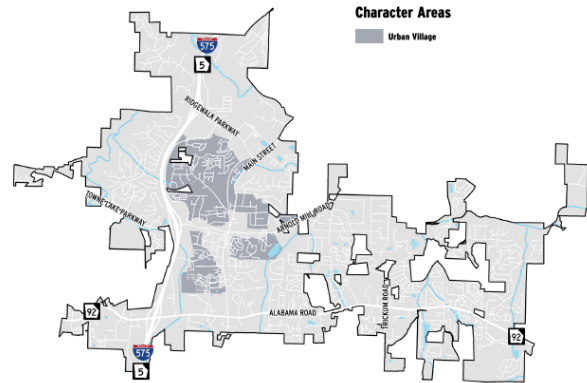
Adair Park Zoning

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

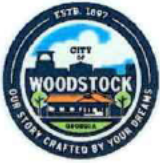
Attachment B - V#218-25 Applicant Response Statement

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.

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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

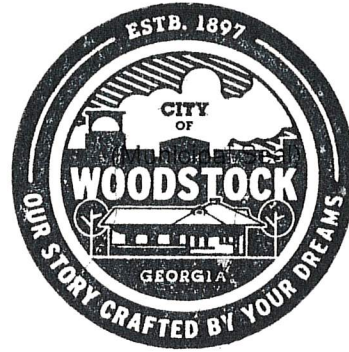
Michael Caldwell, Mayor
City of Woodstock, Georgia

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

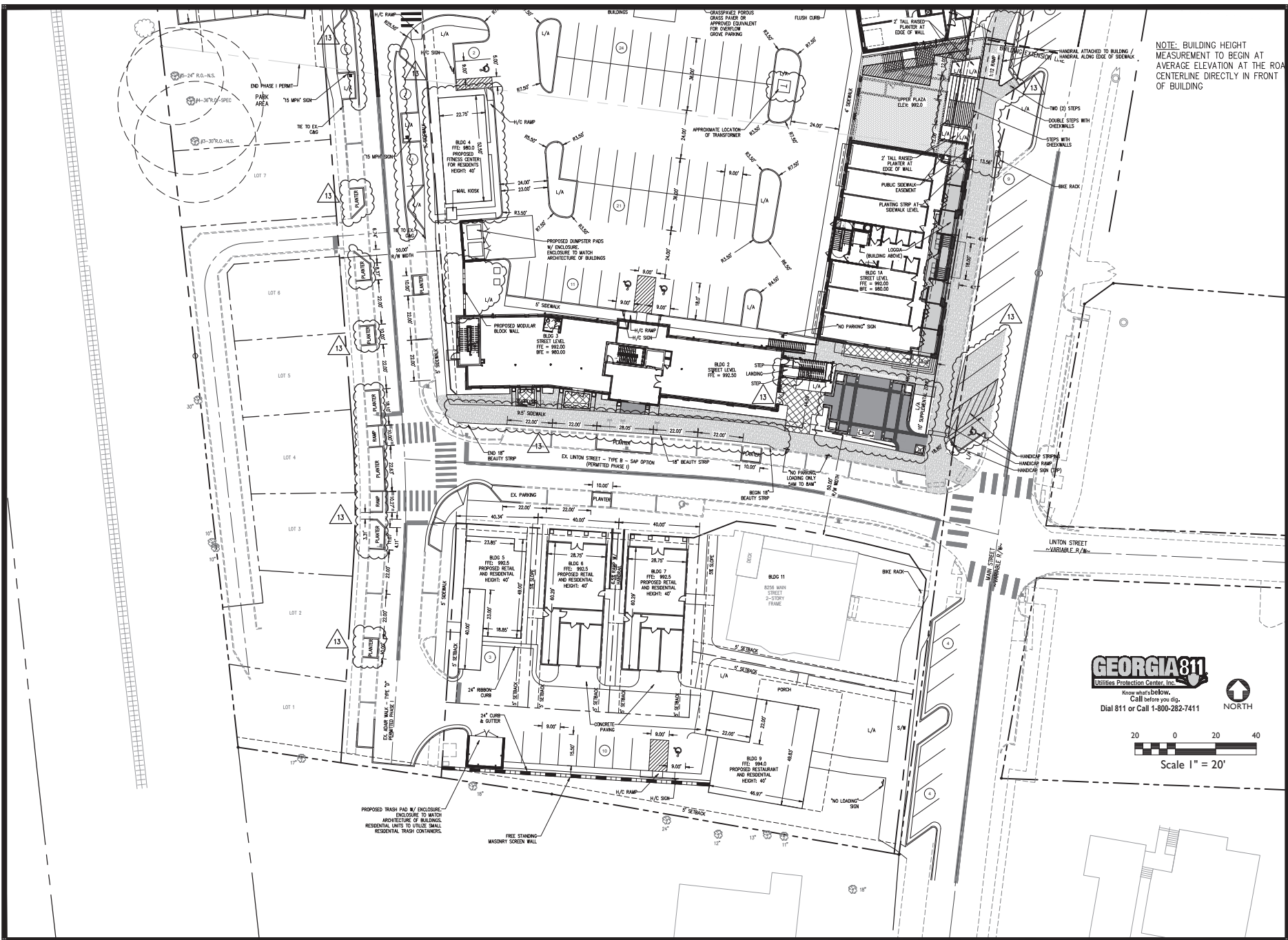
By: _____

Print Name:

Title:

DATE: _____

ATTACHMENT D1



NOTE: BUILDING HEIGHT MEASUREMENT TO BEGIN AT AVERAGE ELEVATION AT THE ROAD CENTERLINE DIRECTLY IN FRONT OF BUILDING

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411



Scale 1" = 20'

GEORGIA 811
LEVEL 8 069796
Exp 03-15-2024

AEC
Civil Engineering, Land Planning, Landscape Architecture
Biosciences, Property Services, Aviation Services
50 Warm Springs Circle
Roswell, Georgia 30075
(770)641-1942 • www.aecusa.com

**ADAIR PARK
PHASE 2**
CITY OF WOODSTOCK, GEORGIA

DATE	REVISIONS
10-24-2023	CONCRETE ADJUSTMENT
10-24-2023	LANDSCAPE ADJUSTMENTS
10-24-2023	BUILDING ADJUSTMENTS
10-24-2023	BUILDING ADJUSTMENTS
10-24-2023	PERMIT REVISIONS

PROJECT NO. 18414
CHILD DRAWN BY: CHN/JMM
LANDSCAPE DRAWN BY: SJA/JS
LANDSCAPE CHECKED BY: SJA/JS
DATE: 10/20/23

SHEET
C4.2



64 LINTON ST, UNIT 6

ATTACHMENT E1



Public Input Meeting Report

The Applicant held their public input meeting for CONDITIONAL USE PERMITS and VARIANCES for the properties located at 64 and 68 Linton Street (zoned DT-CBD with Historical Overlay); 8104 Main Street (zoned DT-RO) and 216 Rope Mill Rd. (zoned DT-RO). on Thursday February 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: August 6, 2026

SUBMITTED BY: Natalie Faustine, Community Development

ITEM TYPE: Ordinance 1st or 2nd Reading

AGENDA SECTION: **PUBLIC HEARINGS**

SUBJECT: **Consideration of Z#174-26: Holbrook Woodstock (Public Hearing & Vote)**

SUGGESTED ACTION: Request for approval of a Zoning Condition Amendment and concurrent Variance for the previously approved Holbrook Woodstock development to increase the maximum number of Independent Retirement Living units from 175 to 230 and revise the required southern buffer.

ATTACHMENTS:

[Z174-26 Holbrook CA PC SR](#)

[ATTACHMENT A - Site Plans](#)

[ATTACHMENT B - Public Input Report](#)

[ATTACHMENT C - Applicant Response Statements](#)



DATE: August 6, 2026

TO: Woodstock Planning Commission

FROM: Natalie Faustine, MPA
Planner I

SUBJECT: Project Z#174-26
Holbrook Condition Amendment & Variance

RECOMMENDATION

Staff recommends City Council approve the proposed Zoning Condition Amendment and concurrent Variance to the previously approved Holbrook Woodstock development (Case Z#097-17). The Condition Amendment would increase the maximum number of Independent Retirement Living units from 175 to 230 and modify the required southern buffer.

EXECUTIVE SUMMARY

Parks Huff, Esq., on behalf of Solomon-Woodstock, LLC dba Holbrook Woodstock, has submitted an application for a Condition Amendment to modify the entitlements previously approved under Case Z#097-17 by increasing the maximum number of Independent Retirement Living units from 175 to 230. The proposal includes construction of a new structured parking garage with residential units above and two additional independent cottages. A concurrent Condition

Amendment and Variance are requested to allow the cottages to encroach into the required southern buffer. The proposed site plan is provided as Attachment A.

Vicinity Map



BACKGROUND

Table 1 provides general property information for the project site and the surrounding land uses.

Table 1: General Property and Surrounding Land Use Information	
Address	13682 Hwy 92
Council Ward	Ward 4, Tracy Collins
Tax ID # (TIN)	15N24 212
Parcel ID #	15-1198-0047
Site Acreage	20.40 acres
Future Development Map	Community Village Center
Current Zoning	GC (General Commercial) w/ Parkway Overlay
Current Development	Holbrook Woodstock Retirement Community
Streets Information:	Hwy 92 is maintained by GDOT, Mountain Brook Pkwy is maintained by the City
Surrounding Neighborhood:	
North	R-3 (Medium Density Residential District) w/ Parkway Overlay – Everton Townhomes (Under Construction)
East	GC (General Commercial) w/ Parkway Overlay – Life Time Fitness
South	R-3 (Medium Density Residential) w/ Parkway Overlay – Bluffs at Mountain Brook Subdivision
West	GC (General Commercial) w/ Parkway Overlay and R-3 (Medium Density Residential) w/ Parkway Overlay – Claremore Manor Subdivision

Past Zoning History

The subject property was included in the annexation and zoning for the Mountain Brook Master Planned Community in 2002, which established multiple zoning conditions for the overall development. Condition amendments and additional variances were approved in Case Z#097-17, which superseded all annexation and rezoning stipulations of Cases A#007-02 and Z#081-15.

PROJECT DESCRIPTION

Holbrook Woodstock, located at 13682 Highway 92, is an existing active adult community comprised of independent living, memory care, assisted living, and cottages. A 2017 zoning condition amendment case capped the total number of units possible in the development at 299 units, with maximums for each type of unit allowed. The development did not fully buildout, so some entitled units remain on the books. The existing development includes a total of 282 constructed units, consisting of 167 Independent Retirement Living units, 99 assisted living/memory care units, and 16 independent cottages. As a result, the development has 17 remaining approved but unconstructed units, including 8 Independent Retirement Living units and 9 cottages. Table 2 below provides a summary.



The existing development includes a total of 282 constructed units, consisting of 167 Independent Retirement Living units, 99 assisted living/memory care units, and 16 independent cottages. As a result, the development has 17 remaining approved but unconstructed units, including 8 Independent Retirement Living units and 9 cottages. Table 2 below provides a summary.

The applicant requests to amend Zoning Condition Number 2 of case Z#097-17 to increase the maximum permitted Independent Retirement Living units from 175 to 230. Since 167 Independent Retirement Living units have already been constructed, the amendment would allow for the addition of 63 new Independent Retirement Living units. The applicant also proposes to construct two additional cottages, increasing the total number of cottages from 16 to 18, which remains below the initially approved maximum of 25 cottages.

If approved, the development would increase to a total of 347 units, consisting of 230 Independent Retirement Living units, 99 assisted living/memory care units, and 18 independent cottages. The additional Independent Retirement Living units would be constructed above a new 175-space parking garage. The proposed structure would include one level of underground parking, one level of above-grade parking, and three levels of Independent Retirement Living units.

Table 2

Unit Type	Approved Maximum	Existing	Proposed
Independent Retirement Living	175	167	230
Assisted Living/Memory Care	99	99	99
Independent Cottages	25	16	18
Total Units	299	282	347

The southern property line is subject to two separate buffering requirements. Pursuant to condition number five of Case Z#097-17, the site is required to maintain a 50-foot undisturbed buffer along the southern property boundary. In addition, Section 7.602 of the Land Development Ordinance requires a 45-foot buffer between property zoned GC and adjoining property zoned R-3.

The proposed cottages would encroach into both required buffer areas. Therefore, the applicant requests a Condition Amendment to modify the approved zoning condition and a Variance from the Land Development Ordinance to encroach into the required buffer.

ANALYSIS

Consistency with the 2023 Comprehensive Plan

The character area designation for the project site is Community Village Center (CVC). The 2023 Comprehensive Plan states that CVCs are envisioned as places where a mixture of modest to higher intensity uses are located in major transportation corridors and are designed to serve the areas adjacent to and near them. CVCs may also include businesses that offer a wide variety of goods and services and are well integrated with the areas around them to encourage non-motorized trips.



The proposed Condition Amendment and Variance would modify an existing senior living community by increasing the number of independent retirement living units while maintaining the approved use. The development also includes a 10,000-square-foot spa and restaurant that are available to the public, providing additional services and amenities within the development. These existing components provide services and amenities that support the surrounding area and are consistent with the intent of the Community Village Center designation. The requested Condition Amendment and Variance would allow the existing development to expand while maintaining the approved use and character of the site.

Consistency with the Land Development Ordinance

The property is zoned General Commercial (GC) with Parkway Overlay and is subject to zoning conditions established through Case Z#097-17. Although residential uses are not generally permitted within the GC zoning district, this use was explicitly authorized through Commercial Condition 13 of the 2002 annexation and rezoning for the Mountain Brook Master Planned Community (A#007-02). The Applicant now seeks to modify these

existing conditions to increase the maximum number of Independent Retirement Living units permitted on the site, in response to growing demand.

Since the development is located within a commercial zoning district, the GC zoning district does not provide applicable residential density standards to evaluate the request. However, the existing development, if reconsidered today, would likely fall under the SL-C (Senior Living - C) zoning designation, which permits multi-family residential units and limited additional uses with a base density of 12 dwelling units per acre. The SL-C zoning district provides a residential density bonus of 8 additional units per acre when at least 10 percent of the units are assisted living units. With this bonus, the maximum permitted density is 20 units per acre. The current density is 14 units per acre, and this proposed condition amendment would increase the maximum density to 17 units per acre, which is still within the allowed density.

As part of this addition, a 175-stall two-story parking garage is planned in order to accommodate the increased parking needs. Thus, as part of the condition amendment, the applicant would no longer need the 8 percent reduction in the minimum parking required that was previously granted in Z#081-15, and that condition would be removed. These improvements would bring the number of parking spaces to 338, which is under the maximum permitted when accounting for the additional 26 spaces allowed due to the spaces constructed with permeable pavement and the electric vehicle charging stations.

Table 1

Unit Type	Proposed Units	Parking Ratio	Parking Minimum	Parking Maximum (10% over min)	Proposed Parking
Independent Retirement Living	230	1 space per dwelling unit	230	253	
Assisted Living/Memory Care	99	0.25 spaces per dwelling unit	24	26	
Independent Cottages	18	2 spaces per dwelling unit	36	39	
Totals	347		290	319 + 26 (bonus achieved) =345	338

Additionally, the Applicant requests a Condition Amendment to modify Z#097-17 Condition 5, which requires a 50-foot undisturbed buffer along the southern property boundary. The Applicant proposes to encroach approximately 20 feet into this buffer to accommodate the construction of two additional independent cottage units, which are otherwise permitted within the approved development.

The southern property boundary is subject to a 45-foot buffer requirement under Section 7.602 of the Land Development Ordinance for properties zoned GC that abut R-3 zoning.

Therefore, a concurrent Variance is required. Although the buffer requirement applies because the property is zoned GC, the proposed cottages are age-restricted, single-family attached residential units. If these units were located within the senior living zoning designation, no buffer would be required when adjoining R-3 property.

Although the cottages would encroach into both buffer areas, the adjacent residential lots within The Bluffs at Mountain Brook subdivision are located several hundred feet from the Holbrook property line and sit approximately 35 feet higher in elevation. Existing topography and mature vegetation provide substantial visual screening and physical separation between the two developments.

Consistency with the Council Policy Manual

The City Council Policy Manual establishes a target that senior living units should not exceed 5 percent of the total number of households within the City. Senior housing currently represents approximately 6 percent of the City's housing stock. The requested addition of 65 units would increase this proportion to about 6.1 percent. Staff reviewed the proposal in relation to this policy and found that the proposed addition of senior living units within the footprint of the existing facility is an appropriate growth pattern that reduces the need for the development of other useable land for senior living purposes.

PUBLIC INPUT

Public input for the public hearing has been provided in accordance with State and local law. On or around June 12, 2026, public notices were mailed to property owners within 800 feet 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 July 16, 2026.

On June 30, 2026, the Applicant hosted a public input meeting at The Chambers at City Center, beginning at 7:00 PM. 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 attended by three nearby residents, who raised concerns regarding the existing access off of Mountain Brook Parkway at Highway 92. The public input report is provided as Attachment B. A condition of approval has been proposed by staff to address access concerns and staff is working with GDOT on options for improvements since Highway 92 is a GDOT controlled state route.

DEVELOPMENT PROCESS COMMITTEE RECOMMENDATION

The Development Process Committee met on July 7, 2026, to consider and vote on the proposed project. The DPC voted (5-0) to recommend approval of the Condition Amendment and Variance request, subject to the staff-recommended conditions of approval on the project. The proposed recommendation is as follows, with changes from the previously approved zoning conditions in red:

1. This rezoning and these conditions supersede all conditions from Case **Z#097-17**. However, if land development permits are not issued within 12 months of the

signing of this ordinance, the conditions contained herein will be invalid. An extension may be granted by the Mayor and Council at their discretion.

2. The senior living development shall be substantially similar to the site plan, attached hereto as Exhibit A dated July 7, 2026. Where 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 requirements.
3. A maximum of 230 Independent Retirement Living units, 99 assisted living or memory care units, and 18 cottages shall be allowed on the subject property, all age restricted for seniors, with no fee-simple ownership. There shall be no more than 347 total units on the property.
4. Request for a variance to increase building height to 77 feet is granted.
5. Variance to architectural materials required by the Parkway Overlay is granted, to allow for similar materials as found in the Mountain Brook neighborhood, to include cement siding, wood, stone, and brick but not EIFS or vinyl.
6. There shall be a minimum 25-foot undisturbed or replanted buffer against the southern property line, bordering Mountain Brook, to be reviewed or approved by the Community Development Department.
7. **Condition Met** - A sidewalk shall connect the development to Mountain Brook Parkway, and to Highway 92, at the eastern end of the property.
8. **Condition Met** - The entrance to Mountain Brook Parkway shall align with the entrance to Claremore Manor.
9. **Condition Met** - Dumpster, recycling, loading dock, and service court areas may be screened with building facade, walls, fencing, and/or landscaping options, to be approved by the Community Development Department.
10. No fewer than 338 total parking spaces shall be provided on-site, including 175 garage parking spaces and 163 surface parking spaces. Any modification to the number or distribution of parking spaces requires approval by the Development Process Committee.
11. **Condition Met** - A 10-foot-wide section of Greenprints Trail shall be installed along Highway 92 for the entire Highway 92 road frontage of the property, prior to Certificate of Occupancy.
12. Variance is granted to allow a steel, stone, and brick fence to border Highway 92 instead of the white three-rail fence required by streetscape standards in the Parkway Overlay District. The fence may not exceed the height of the fence on the Claremore Manor property.
13. The Applicant shall meet with Building, Fire, and Zoning staff to answer questions regarding the final plans for the engineering and architectural design of the

residential buildings. The meeting must occur prior to site plan approval. It is the Applicant's responsibility to arrange this meeting.

14. Variance is granted to reduce the required 45-foot buffer between properties zoned GC and R-3 to 25 feet.
15. A dedicated left turn lane from Mountain Brook Parkway to Highway 92 shall be installed by the applicant, contingent upon GDOT approval.
16. Any gated entry features shall be reviewed and approved by the Development Process Committee prior to site plan approval.

ATTACHMENTS

Attachment A: Site Plan

Attachment B: Public Input Summary



THE HOLBROOK RESIDENCES

WOODSTOCK, GA

ZONING PACKAGE

JULY 07, 2026

BLUR | WORK SHOP

LUR Workshop, LLC
21 North Avenue NE,
Suite C-40
Atlanta, GA 30308
LURworkshop.com
04.600.1166

Notes as stated hereon are valid on the original drawing, the dimensions of which are 24x36 inches. These scales noted hereon are hereby changed by the ratio of the overall sheet dimensions of the print to the corresponding dimensions of the original drawing. Upon payment to the Architect by the owner this drawing is the property of Wheelock Street Capital and is not to be reproduced or copied in whole or in part. It is only to be used for the project and the site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

2018 BLUR Workshop, LLC.

THE HOLBROOK RESIDENCES

13682 GA-92, WOODSTOCK, GA
30188

EAL

[illegible]

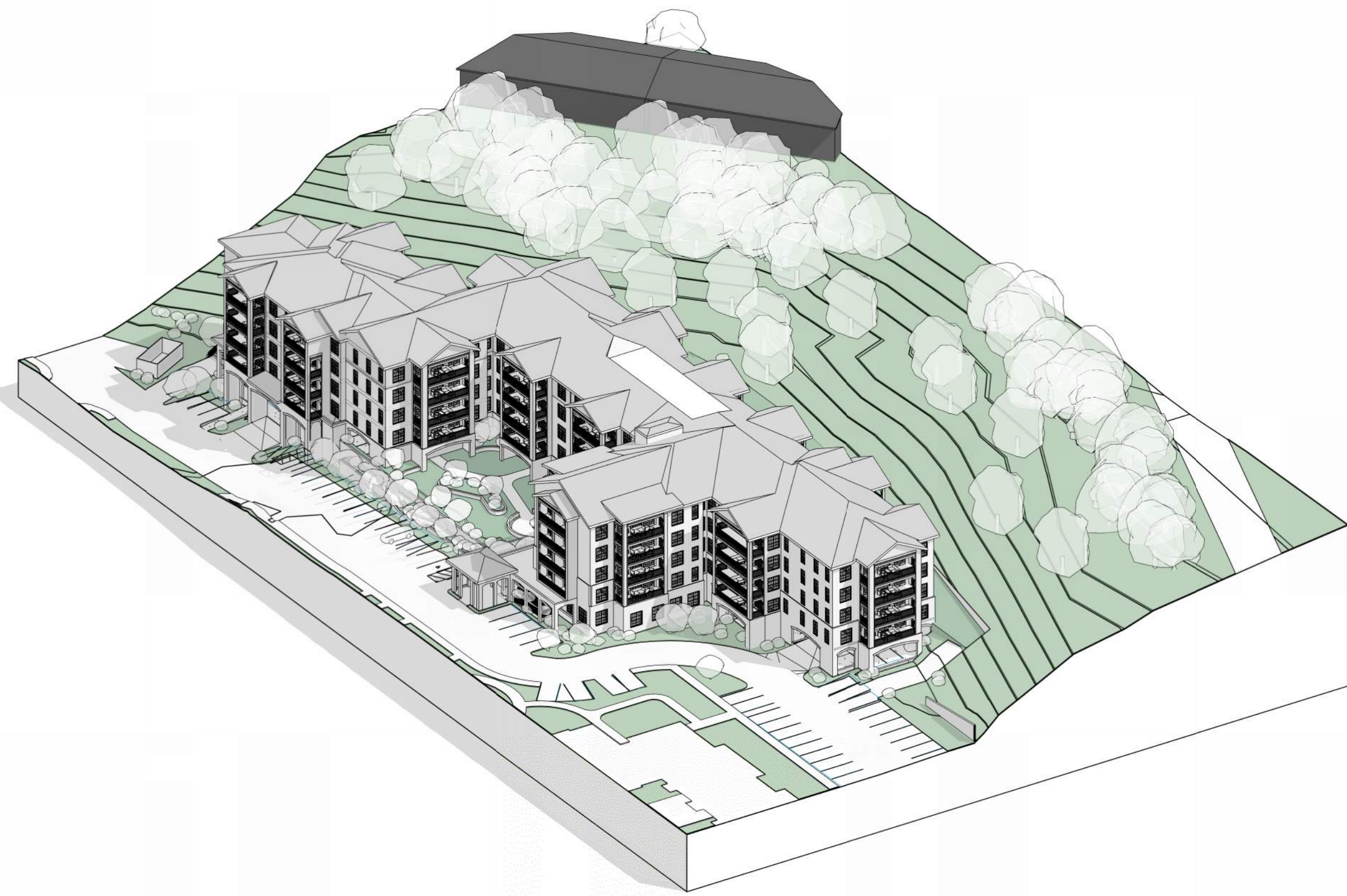
COVER SHEET

PROJECT NUMBER	26001
DATE	07/07/2026
SCALE	SCALE AS NOTED
SHEET NO.	

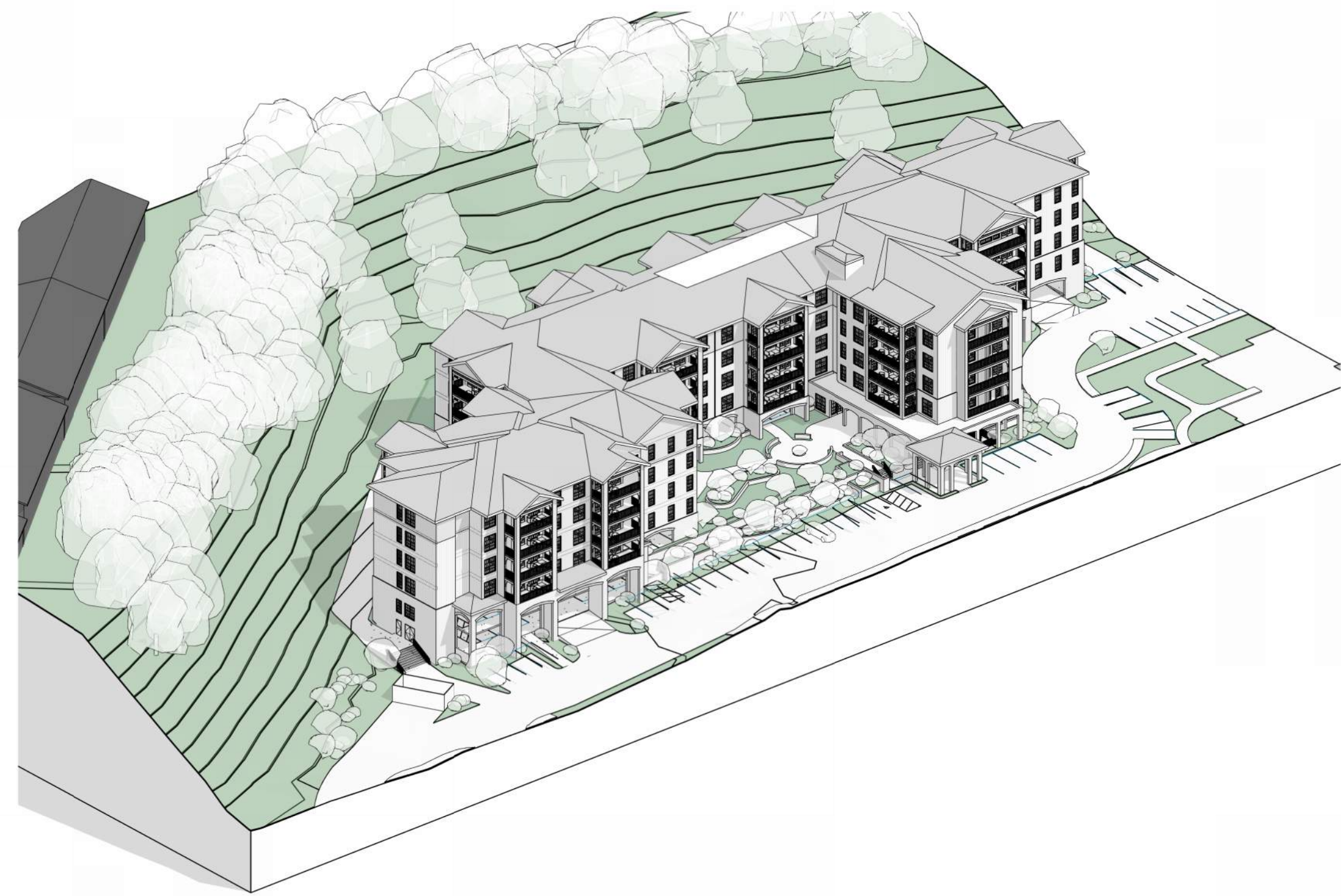
A001

NOT RELEASED FOR CONSTRUCTION

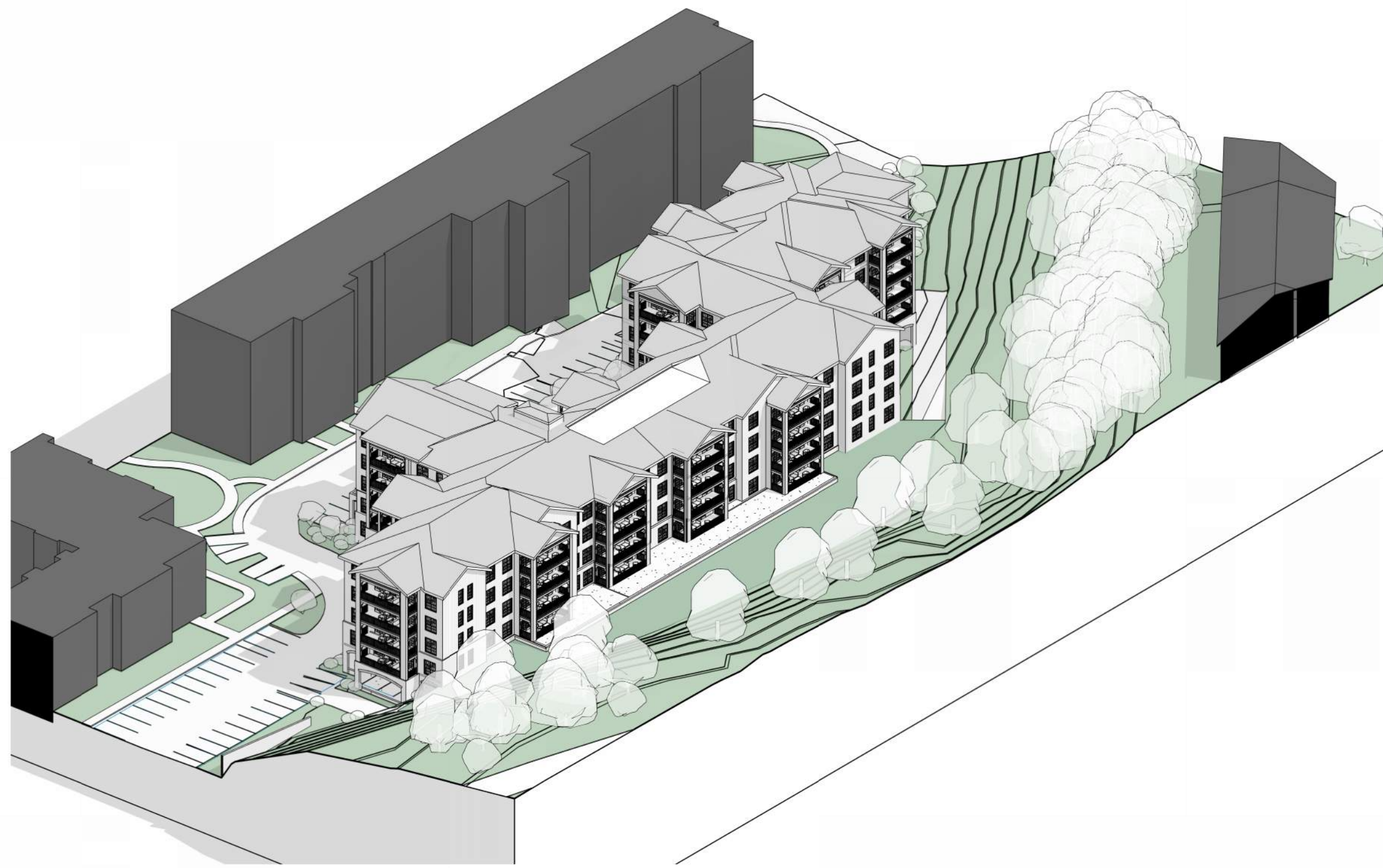
37



H1	AXON - NW CORNER VIEW
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H9	AXON - NE CORNER VIEW
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A1	AXON - SW CORNER VIEW
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A9	AXON - SE CORNER VIEW
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BLUR |
WORK
SHOP

BLUR Workshop, LLC
621 North Avenue NE,
Suite C-40
Atlanta, GA 30308
BLURworkshop.com
404.600.1166

Scales as stated hereon are valid on the original drawing, the dimensions of which are 24x36 inches. These scales noted hereon are hereby changed by the ratio of the overall sheet dimensions of the print to the corresponding dimensions of the original drawing. Upon payment to the Architect by the Owner this drawing is the property of Wheelock Street Capital and is not to be reproduced or copied in whole or in part. It is only to be used for the project and the site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

© 2018 BLUR Workshop, L.L.C.

THE HOLBROOK RESIDENCES

13682 GA-92, WOODSTOCK, GA
30188

SEAL

[illegible]

3D AERIAL VIEWS

PROJECT NUMBER	26001
DATE	07/07/2026
SCALE	SCALE AS NOTED
SHEET NO.	

A060

NOT RELEASED FOR CONSTRUCTION

PRINTED: 7/7/2026 10:55:15 AM
PATH: Autodesk Docs://Holbrook Woodstock Flats Expansion/26001_Holbrook Woodstock Flats.rvt

PUBLIC INPUT REPORT: Case # Z#174-26

Applicant Name: Solomon-Woodstock LLC aka Holbrook

Phone #: 770-422-7016

Email: [REDACTED]

Subject Property Address/Parcel #: 13682 Highway 92

Public Input Meeting date, time, location: June 30, 2026, 7:00 pm at City Center

I. Summary of concerns:

Two attendees were residents of The Bluffs at Mountain Brook which overlooks the site. They loved the Holbrook and their only concern were driver entering Mountain Brook Parkway from Holbrook which will be alleviated by a proposed gate.

II. How the applicant addressed concerns:

Holbrook is looking at installing a gate at the Mountain Brook Parkway entrance which should solve the issue.

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

Holbrook was willing to address all their concerns.

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

All parties agreed the Highway 92 and Mountain Brook Parkway signal could be improved. The left turn lanes do not line up and a protected turn signal might be an improvement.

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

There were not any specific agreement but they did commit to explore the gate at their entrance if approved by the city.

Applicant's Signature: Parks Huff

 Digitally signed by Parks Huff
Date: 2026.07.01 15:44:43 -04'00'

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!

Fw: Case: Z#174-26 (The Holbrook of Woodstock)

From: Barbara Bedwell [REDACTED]
Sent: Saturday, July 25, 2026 3:09 PM
To: Planning <planning@woodstockga.gov>
Subject: Case: Z#174-26 (The Holbrook of Woodstock)

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

The following are our concerns regarding the proposed construction of a 63 unit apartment building on the existing site of Holbrook of Woodstock at 13682 Highway 92, Woodstock, Georgia.

1. Parking is already a huge problem here at Holbrook. The city has recently approved an expansion of our parking lot, which is still inadequate for our needs. The added expansion of additional apartments on the existing parking lot will add to the problem. Where will residents park during the construction? Navigating construction areas on foot, along with construction noise for an extended period of time would also be a considerable problem.
2. The existing building was not designed or built to house 100+ extra people. None of the public areas have the room to expand and not large enough to accommodate this many residents. All rooms are now at capacity with an overflow at meetings, etc. Our tiny kitchen and dining rooms in the restaurant are at capacity now.
3. The overall quality of life at Holbrook will be diminished as present residents will lose peace and quiet and live with congestion and obstructed views from existing apartments and common areas.
4. Since the announcement of this project many of us are already expressing fear and anxiety as we all navigate ways to cope with this possible situation, including possible moves to other facilities.

In conclusion, we do not want to live out our, possibly, final years amongst the uncertainty of construction, parking issues and an added overflow of residents.

Thank you for your consideration of this matter.

Dana and Barbara Bedwell
13682 Highway 92
Apt. 4022
Woodstock, Ga. 30188
[REDACTED]

APPLICANT RESPONSE STATEMENT

ANNEXATIONS AND REZONINGS

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 Applicant proposes to amend the zoning conditions found in Exhibit "B" of Case Z#097-17 and replace the site plan (Exhibit "C") referenced in Case Z#097-17. The applicant is not requesting to rezone the property but is requesting to add 63 independent retirement living attached units to the existing development. Increased parking will be handled via a 2-story underground parking garage.

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 Subject Property is currently used as Active, Assisted and Memory Care. The Applicant is requesting to add 63 Independent Retirement Living Units. The Applicant's proposal will increase the maximum number of units to 345, a net increase of 46 units over the current maximum allowed 299 units.

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

There is no request to rezone the property. The Applicant's proposal will not adversely affect the existing use or usability of adjacent or nearby property.

4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.

The Applicant is not requesting a rezoning or alternative use of the Subject Property.

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 development will not create an excessive or burdensome use of streets and other infrastructure. Most of the vehicular traffic will be from employees, except for the residents of the existing cottages within the internal driveway(s). The facility is open for visitation 24 hours a day, which allows for traffic throughout the day and night as opposed to a few limited visiting hours within the day.

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

The property is consistent with the Comprehensive Plan. The Applicant is not requesting a rezoning or alternate use of the Subject Property.

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

There is an increasing demand for a mixture of Active, Independent and Assistant Living communities as the population ages.

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: August 6, 2026

SUBMITTED BY: Melissa Sigmund, Community Development

ITEM TYPE: Ordinance 1st or 2nd Reading

AGENDA SECTION: **PUBLIC HEARINGS**

SUBJECT: **Consideration of A#132-26, 200 Dupree Rd (Public Hearing & Vote)**

SUGGESTED ACTION:

Staff recommends approval of an Annexation, Rezoning, and associated Variances for a 31.47± acre project located west of I-575 at the northeast corner of Stonebridge Parkway and Dupree Road at 200 Dupree Road and 681 Stonebridge Parkway (A#132-26). The application seeks to rezone the property from R-40 (Cherokee County) to R-4 for the purposes of developing a residential subdivision with a maximum of 220 single family residences. Associated Variances are requested to the development standards of the LDO for reduced front and side setbacks, and reduced lot sizes.

ATTACHMENTS:

[A#132-26 200 Dupree PC staff report 8.6.26.pdf](#)

[Exhibit A Concept Plans.pdf](#)

[Exhibit B Public Input Report and public comments.pdf](#)

[Exhibit C County Response Packet.pdf](#)

[Exhibit D Variance Responses from Applicant.pdf](#)



DATE: August 6, 2026

TO: Woodstock Planning Commission

FROM: Melissa Sigmund, AICP, MPA
Community Development Director

SUBJECT: Project A#132-26
200 Dupree Road

RECOMMENDATION

Staff recommends City Council approve the Annexation, Rezoning, and associated Variances for a 31.47± acre project located west of I-575 at the northeast corner of Stonebridge Pkwy and Dupree Rd (A#132-26).

EXECUTIVE SUMMARY

Parks Huff, Esq., on behalf of Weekley homes, LLC, has submitted an application for Annexation, Rezoning, and associated Variances for an approximately 31.47 acre property located at the northeast corner of Stonebridge Parkway and Dupree Road. The request is to rezone the property from R-40 (Cherokee County) to R-4 for the purposes of developing a residential subdivision with a maximum of 220 single family residences. In conjunction with the rezoning, the applicant has requested to annex into the City of Woodstock municipal jurisdiction. Associated Variances are requested to the development standards of the LDO to allow for reduced front and side building setbacks, and for reduced lot sizes.

Additional information can be found in Table 1 below.

Vicinity Map



BACKGROUND

Table 1 provides general property information for the project site and the surrounding land uses.

Table 1: General Property and Surrounding Land Use Information	
Address	681 Stonebridge Pkwy & 200 Dupree Rd
Council Ward	NA – Anticipated: District 6, Rob Usher
Tax ID # (TIN)	15N12102, 15N11014
Parcel ID #	15-1090-0009, 15-1070-0001
Site Acreage	31.47± acres
Dwelling units	Maximum 220 detached single family homes
Max Allowable Density	7
Max Proposed Density	6.99
Future Development Map	Neighborhood Living
Current Zoning	Cherokee County R-40
Current Development	Ansley Park mobile home park
Streets Information:	City performs snow removal on Stonebridge and Dupree per IGA with Cherokee County
Surrounding Neighborhood:	
North	Cherokee Co. GC, gas station & commercial center
East	I-575
South	Dupree Rd, then Cherokee Co GC, tire shop, septic tank service, erosion control company
West	R-5, Avonlea Towne Lake apartments, Stonebridge Pkwy

The subject property is located north of Dupree Road between Stonebridge Parkway and I-575. The approximately 31.47-acre site is currently developed as the Ansley Park mobile home park and is zoned R-40 in Cherokee County. The request is to annex and rezone the property to the R-4 zoning district to allow development of a residential subdivision of up to 220 single family homes. Variances are also requested to LDO Section 7.4 Zone District Performance Standards to reduce the minimum required front setback from 15 feet to 12 feet and to reduce the minimum required side setback from 5 feet to 3.5 feet. In addition, the applicant is requesting to reduce the minimum required lot size from 5,500 sf to 2,500 sf.

ANALYSIS

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 lessen an unincorporated “island” that exists

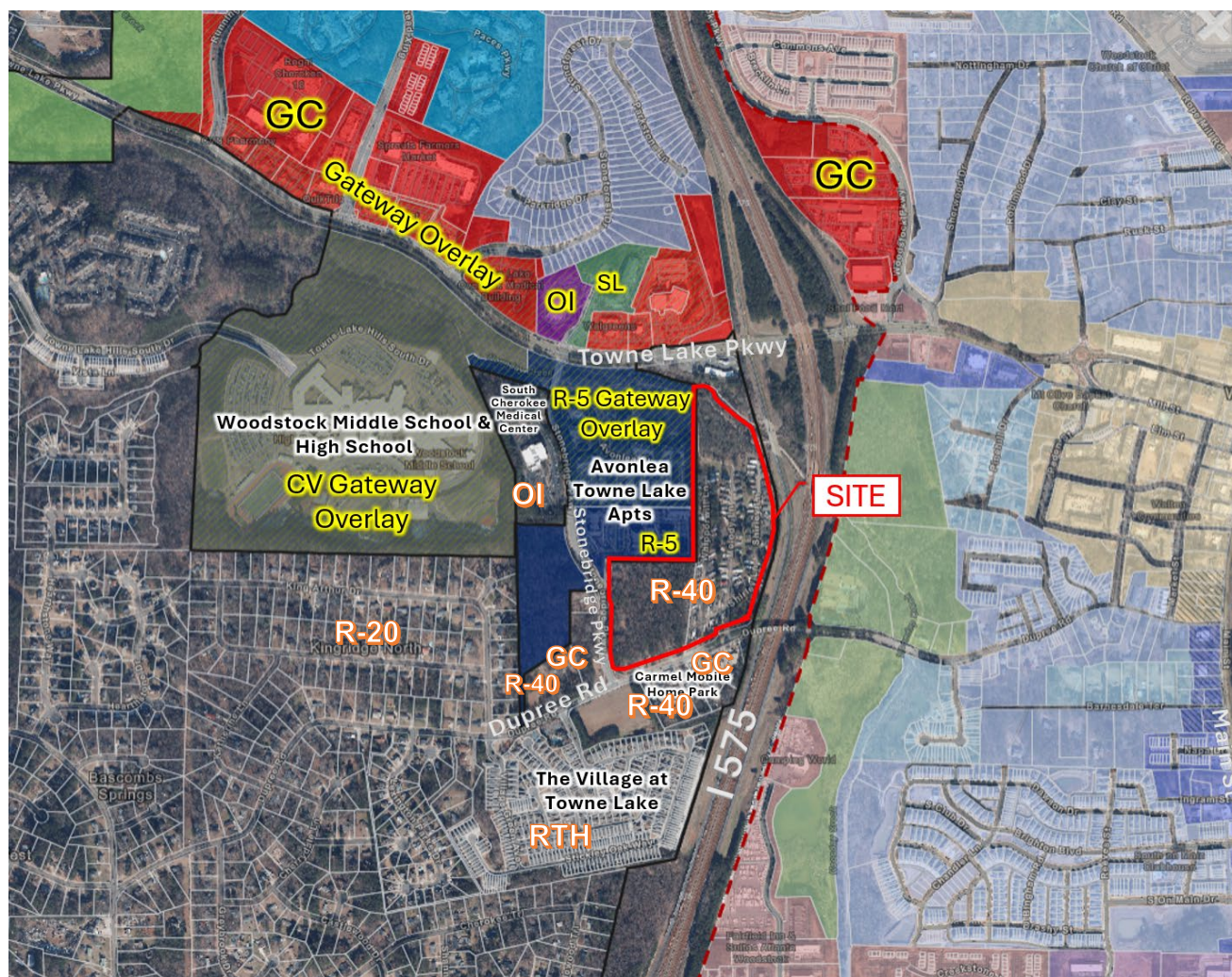
along Dupree Road, as property to the west of this site is already incorporated into the City's jurisdiction.

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

Consistency with the Land Development Ordinance

The R-4 zoning district supports development of single family detached residential neighborhoods as proposed by this project. The request is below the maximum allowable density of 7 dwelling units per acre for the R-4 zoning district.

Zoning Map



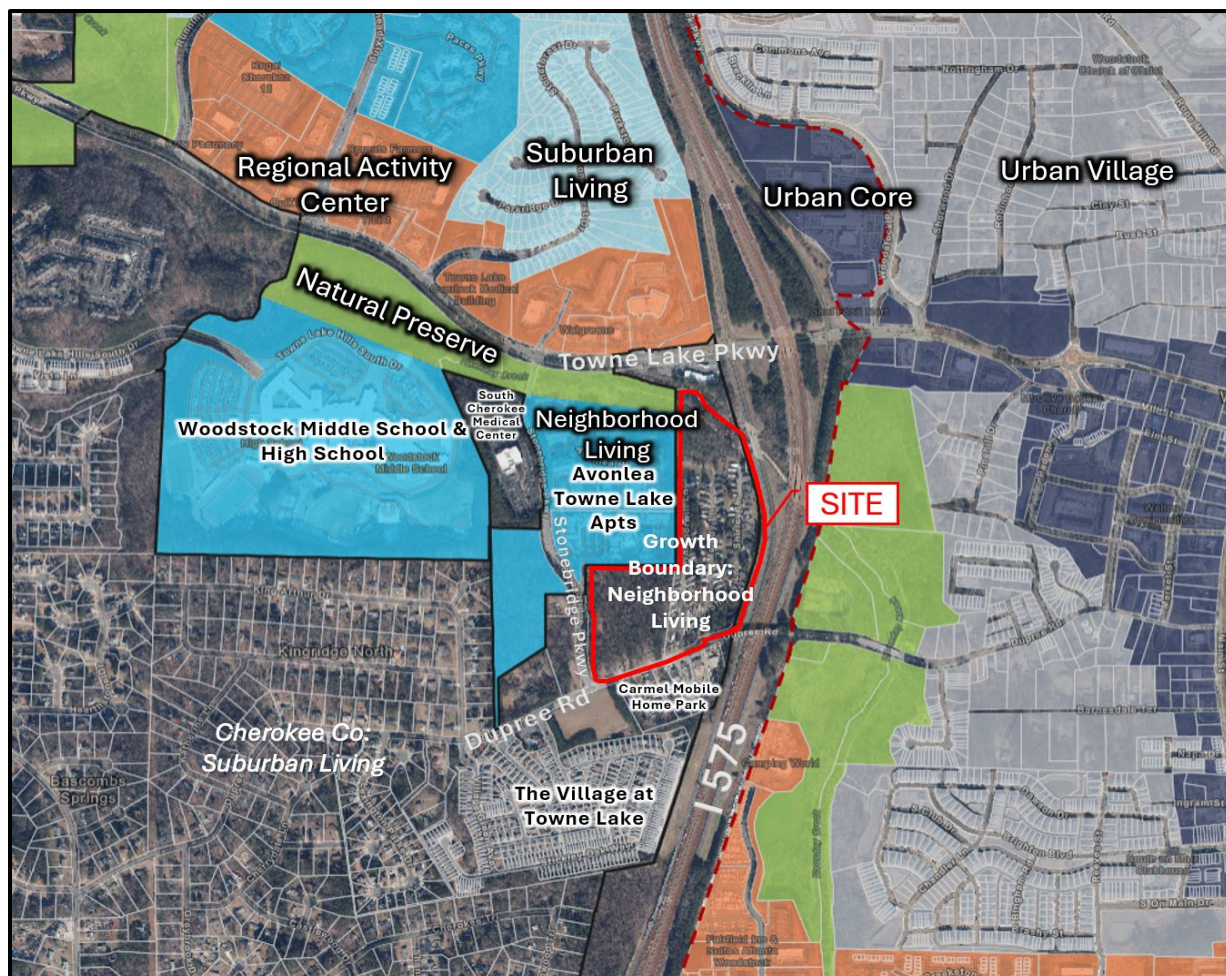
Variances

The requested variances for setbacks are appropriate given the proposed development form. Reducing the front setback for the livable portion of the home (not the garage portion) will enhance the streetscape while accommodating the environmental features that constrain the site on the north and east sides. Reducing the side setbacks will also provide flexibility to address the environmental features, while allowing homes to maintain the minimum width necessary to incorporate two-car garages. Reducing the minimum lot size provides a home product with reduced yard maintenance while still allowing for the enhanced privacy that comes with a detached single family home that does not have any shared walls.

CONSISTENCY WITH THE 2023 COMPREHENSIVE PLAN

The property is subject to the City's Growth Boundary agreement with Cherokee County. The property has a Future Development designation of Neighborhood Living for Cherokee County. This directly equates to the City's Neighborhood Living Character Area. The Neighborhood Living Character Area is envisioned as a place where residential neighborhoods feature houses on smaller lots with smaller front setbacks and are predominately owner-occupied.

Future Development Map



PUBLIC INPUT

Public notice for the public hearing has been provided in accordance with State and local law.

On March 21, 2026, the Applicant hosted a public input meeting. This informational 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. Two members of the public attended the meeting, a representative of the builder developing the nearby Village at Towne Lake subdivision and a resident of The Village at Towne Lake subdivision. The Public Input Report and correspondence relating to this project are included as Attachment B.

DPC RECOMMENDATION

The Development Process Committee (DPC) voted 5-1 on July 8, 2026, to conditionally recommend approval of the proposed Annexation, Rezoning, and Variance requests, pending receipt of the owner's agreement to support the existing Ansley Park residents in finding suitable alternative housing, and subject to the conditions listed below. At the time of preparation of this report, the agreement has not been received by staff.

Conditions of Approval:

- 1) The development shall include a maximum of 220 residential units.
- 2) The Development shall substantially conform to and remain in conformance with the conceptual site plan attached as Exhibit A and herein after referred to as the "Conceptual Plans". Where the LDO conflicts with the substantial compliance requirement, the LDO will be enforced with the exception of an explicit variances or administrative relief that has been granted in writing by the Mayor and City Council or Development Process Committee (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 by the City Council approving it. In the event Council requests consideration of an administrative amendment, staff will agendaize the matter for Council discussion and consideration.

- 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.
- 3) All road improvements recommended in the Traffic Study submitted with this application shall be installed by the developer. Additional improvements may also be required in accordance with LDO standards as determined during Site Plan review.
 - 4) The developer shall install a paved trail meeting City Trail construction specifications connecting from a sidewalk of the proposed neighborhood to the Noonday Creek Greenprints trail. This trail shall be privately maintained by the HOA for the proposed neighborhood. The trail may be located as shown on the Conceptual Plan or along an alternate route approved by DPC during site plan review.
 - 5) The developer shall install a 10' wide trail along Dupree Rd from the I-575 bridge at Dupree Road to Stonebridge Parkway.
 - 6) The Amenity Area shall include a pool, pavilion, and restroom building consistent with the Conceptual Plans, or improvements of similar quality and scale as determined by the DPC.
 - 7) There shall be no more than 10% of the units allowed to be rental units at any time. No short-term rentals shall be permitted at any time. This restriction shall be memorialized in the covenants for the development provided to every home buyer and shall be enforced by the HOA.
 - 8) Driveways shall be no less than 18 feet in length from the exterior of the garage door to the sidewalk or curb, whichever is closer to the house.
 - 9) All areas identified as open space shall be owned and maintained by the HOA.
 - 10) No on-street parking shall be permitted, except where explicitly striped on the pavement and/or signed as allowed.
 - 11) Entrance gates shall be setback a minimum of 40' from the intersecting deceleration lane of public right-of-way (i.e. Dupree Rd and Stone Bridge Pkwy) and there shall be a minimum of 20' from the right-of-way to the entry keypad or first stopping point to provide for vehicle stacking space outside of the right-of-way.
 - 12) The applicant and current property owner shall support the existing Ansley Park residents in finding suitable housing as expressed in their draft agreement attached as Exhibit E.

- 13) Areas within the 100-year flood plain not otherwise shown to be improved with elements such as easements, stormwater management, trail connection, etc. shall be maintained as an undisturbed buffer.
- 14) A minimum 25' wide opaque landscaped buffer is required along the property boundaries adjacent to the Avonlea Towne Lake development and adjacent to I-575. Existing vegetation shall be preserved and supplemented as necessary with trees and shrubs to meet the following: 5 overstory/large trees/100 linear feet of buffer (minimum 80% evergreen species), plus 20 large evergreen shrubs/100 linear feet of buffer. Large shrubs shall be considered those species with a minimum 6' height at time of maturity.
- 15) A variance is granted to reduce the required landscape buffer adjacent to 1464 Dupree Rd (TIN: 15N12103) from 45 feet to 10 feet. The 10-foot landscape buffer shall include a minimum 6-foot-high ornamental privacy fence on the residential property line side of the buffer, along with a minimum of 2 trees and 5 shrubs for every 100 linear feet of buffer.
- 16) No billboard signs shall be permitted on the subject property.

CRITERIA FOR CONSIDERATION OF A REZONING REQUEST

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

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

The zoning proposal will allow the redevelopment of the property in question at a scale and density that are appropriate for the surrounding area. The vicinity benefits from close proximity to downtown, albeit across I-575, and as a result provides a suitable location for adding additional fee simple housing at a moderate density. The proposal provides an appropriate transition from the adjacent apartment development south, and Dupree Road serves as a separation between the proposed use and some of the more intense commercial uses currently located on the south side of Dupree Road. The proposed density is less than the existing Village at Town Lake subdivision developed under county jurisdiction that is located to the south and west along Dupree Road.

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

The proposal is compatible with adjacent existing uses and will provide appropriate transportation improvements to mitigate any anticipated negative impacts to traffic in the area.

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

The current development would be non-conforming if annexed into the City. Therefore, redevelopment of any type would likely require rezoning as the current county zoning of

R-40 is not consistent with the Future Development Classification of the property, nor feasible given the environmental features and other site constraints of the property.

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

There is, at most, a modest increase in the number of dwelling units proposed for the site versus the existing development. As a result, changes to the use of existing streets, transportation facilities, and schools is expected to be minor. In addition, street improvements should result in positive impacts to existing streets. Cherokee County has confirmed sufficient water and sewer capacity exists to serve the proposed development.

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

Yes, the proposed zoning conforms to the Neighborhood Living Character Area of Cherokee County's Land Use Plan. This designation would be adopted by the City upon annexation.

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

The original Ansley Park mobile home community was developed in the 1980's at a time when the City of Woodstock's population was around 3,000 and around the same time that I-575 expanded north through Woodstock. Since that time, the City's population and municipal boundaries have expanded significantly, leading to very different housing needs. The current R-40 County zoning neither supports the current mobile home park use, nor is it consistent with the Future Land Use Plan designation. In addition, maintaining large-lot zoning in proximity to the City's downtown is not consistent with the Comprehensive Plan Goals, including creating "Land use patterns that promote connectivity".

CRITERIA FOR CONSIDERATION OF A VARIANCE REQUEST

Pursuant to LDO Section 11.216.2 (Variances), no Variance shall be authorized (or recommended for authorization) unless the City Council finds that all of the following conditions listed below exist. The applicant's responses to these criteria are attached as Exhibit D.

1. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape, or topography.
2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.
3. Such conditions are peculiar to the particular piece of property involved.
4. A literal interpretation of this Ordinance would deprive the applicant of any right that others in the same district are allowed.

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

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

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

6. That the special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.
7. That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.
8. That the condition from which relief or a variance is sought did not result from willful action by the Applicant.
9. That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property, unreasonably increase congestion of public streets, increase danger of fire, imperil public safety, unreasonably diminish property values, or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

ATTACHMENTS

Exhibit A: Concept Plans

Exhibit B: Public Input Meeting Report and Public Comments

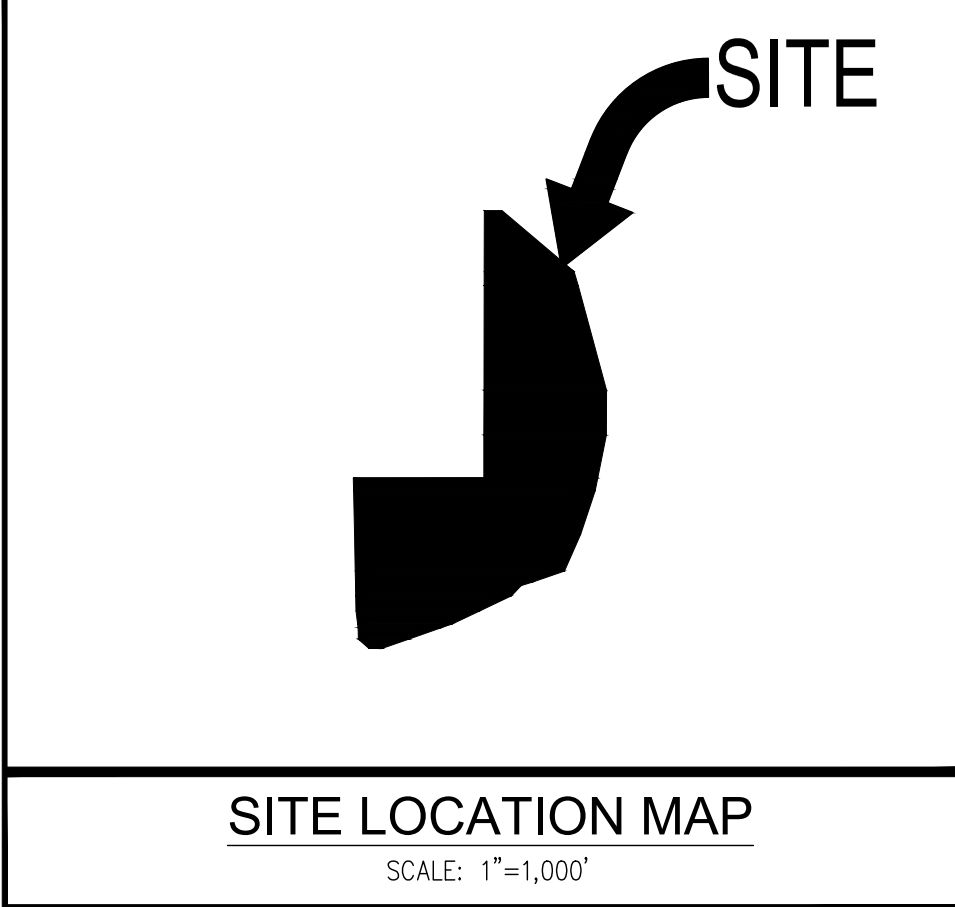
Exhibit C: County Response with Conditions

Exhibit D: Applicant responses to Variance Criteria.

Exhibit E: Owner agreement with existing residents (not provided at time of publishing)



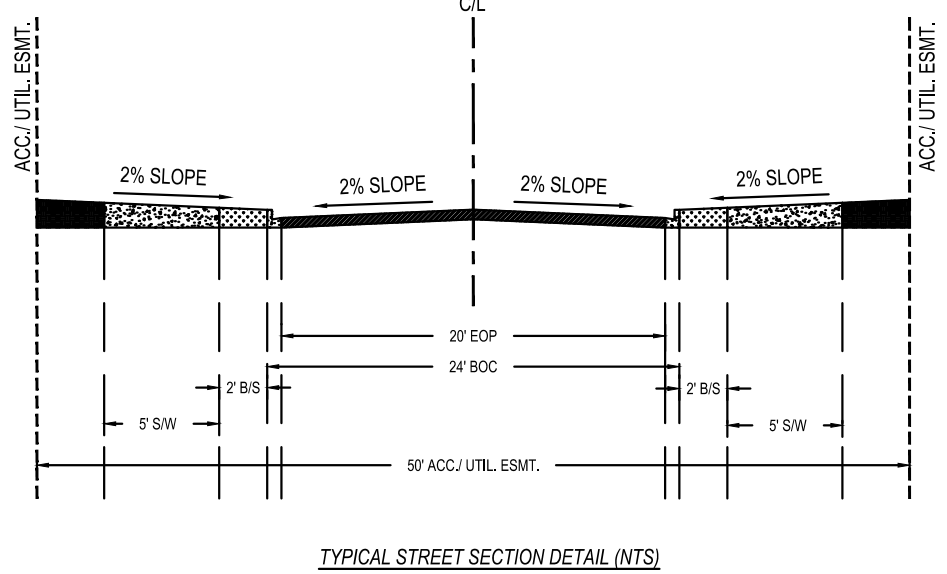
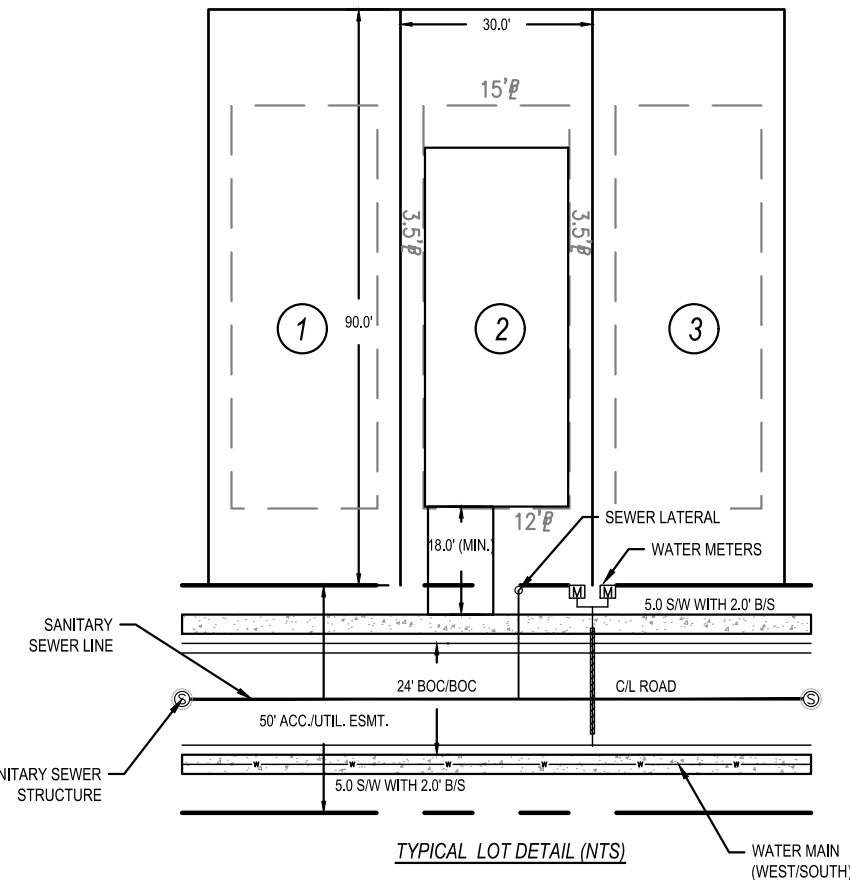
FLOOD CERTIFICATION
SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 130424, MAP NUMBER 13057C0331E, WITH AN EFFECTIVE DATE OF JUNE 7, 2019.



- GENERAL SITE NOTES:**
- TOTAL AREA = 31.47 ACRES
 - ZONING:
 - EXISTING ZONING: R-40 (CHEROKEE)
 - PROPOSED ZONING: R-4 (WOODSTOCK)
 - OPEN SPACE AREA = 9.2 ACRES (~29.23%)
 - TOTAL NUMBER OF PROPOSED LOTS = 220 LOTS
 - DENSITY:
 - MAXIMUM DENSITY: 7.0 UNITS/AC.
 - PROPOSED DENSITY: 7.0 UNITS/AC.
 - LOT SIZE:
 - REQ. MINIMUM LOT SIZE: 5,500 S.F.
 - PROP. MINIMUM LOT SIZE: 2,500 S.F.
 - LOT WIDTH:
 - PROP. MINIMUM LOT WIDTH: 30.0'
 - BUILDING SETBACKS:
 - FRONT = 12' (REQ. 15')
 - MIN. DRIVEWAY LENGTH = 18' (MEASURED FROM BACK OF SIDEWALK.)
 - REAR = 15' (REQ. 15')
 - SIDE = 3.5' (REQ. 5')
 - OWNER:

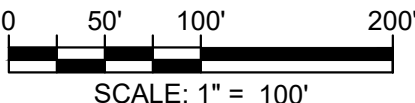
DAVID WEEKLEY HOMES
100 MANSELL COURT EAST
SUITE 100
ROSWELL, GEORGIA 30076
 - 24-HOUR CONTACT:

BRANDON WILT
404-481-3880
 - STREET PARKING IS NOT PROPOSED FOR THIS DEVELOPMENT.
 - ALL ON-SITE WETLANDS AND BUFFERED STATE WATERS LOCATED ON OR WITHIN 200 LINEAR FEET OF THE PROJECT SITE HAVE BEEN DELINEATED.
 - THE PRE-DEVELOPED AND POST-DEVELOPED FLOODPLAIN LIMITS ARE BASED ON PRELIMINARY ANALYSIS. AN OFFICIAL FLOOD STUDY ANALYSIS SHALL BE CONDUCTED AND PROVIDED THROUGH THE LAND DISTURBANCE PERMITTING PROCESS.



BENCHMARK: SOUTH EAST PROPERTY PIN
ELEVATION = 912.21
SOUTH EAST PROPERTY PIN
LOCATED EAST OF
DUPREE ROAD ENTRANCE

24 HOUR CONTACT INFORMATION:
BRANDON WILT
404-481-3880

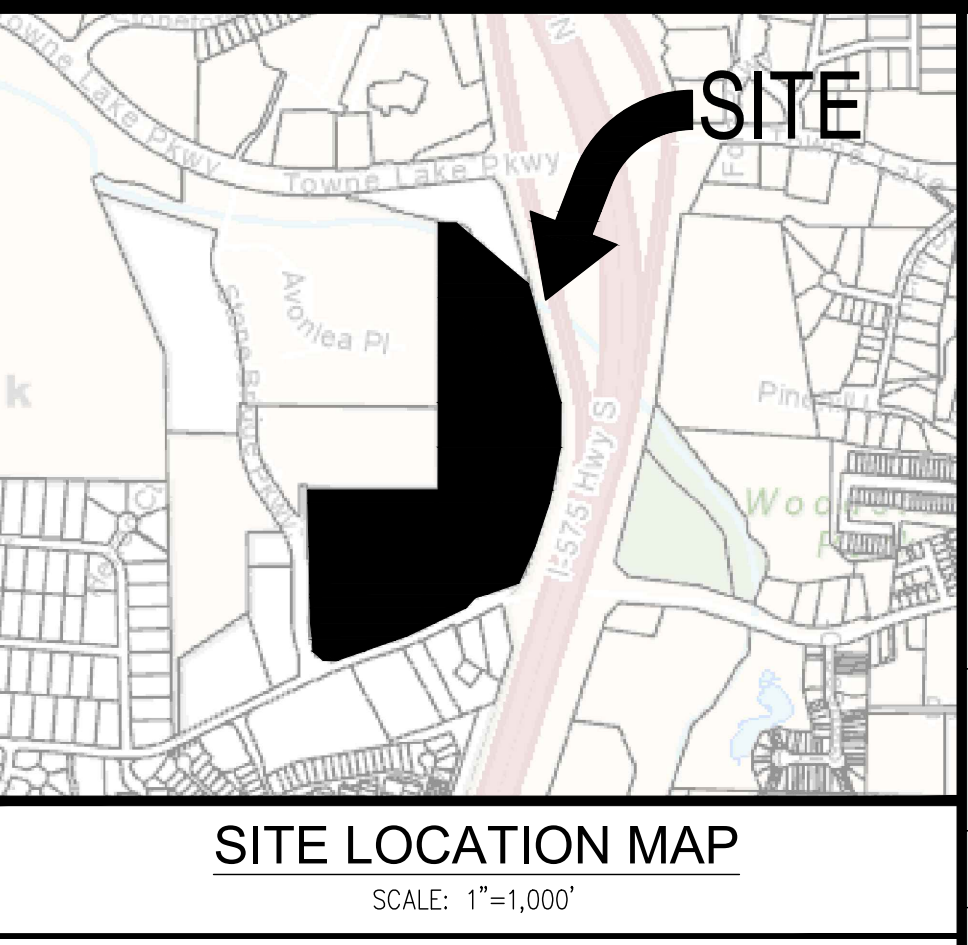


DESIGNED BY:	GR
DRAWN BY:	GR
REVIEWED BY:	BAC
245 TOWNPARK DRIVE, SUITE 470 KENNESAW, GEORGIA 30144 WWW.BCEINC.COM DIRECT: 470-705-0885	
COA: PEF007149 EXP: 06/30/2026	
DAVID WEEKLEY HOMES 100 MANSELL COURT EAST SUITE 100 ROSWELL, GEORGIA 30076	
DUPREE ROAD ZONING PLAN CITY OF WOODSTOCK PROPOSED ZONING: R-4 LL 1070, 1080 & 1090 DISTRICT 15 PARCEL ID: 15-1080-008 15-1070-001	
OVERALL ZONING PLAN	
GSWC CERT. #85089 EXP. 09.01.27 NOT ISSUED FOR CONSTRUCTION FILE NUMBER: 14538-00 DATE: 06.26.2026 C3.1.0	

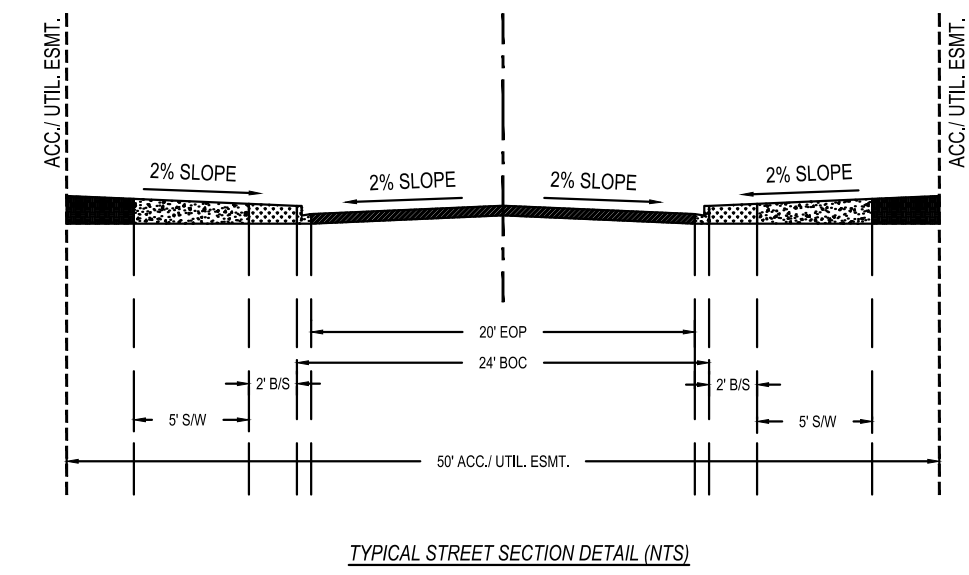
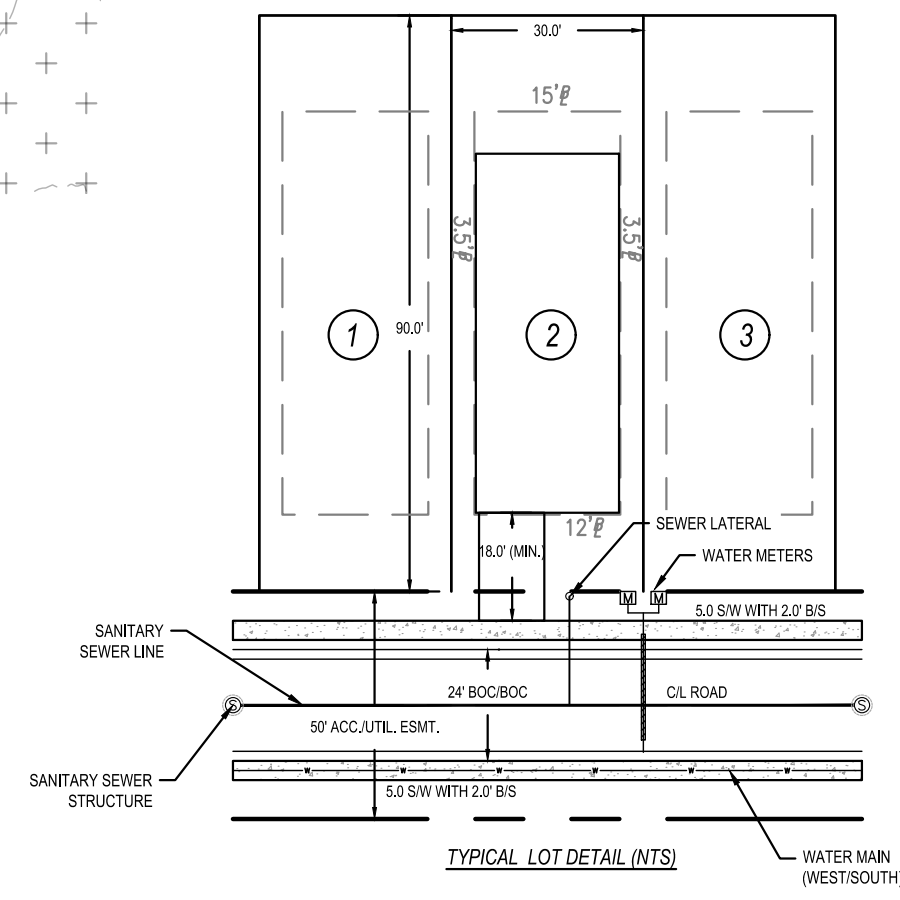


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CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD DISTANCE
C1	17°55'50"	100.00'	31.29'	N81°55'40"E	31.17'
C2	21°39'20"	100.00'	37.79'	S78°16'50"E	37.57'
C3	21°39'20"	100.00'	37.79'	S78°16'50"E	37.57'
C4	20°26'50"	100.00'	35.69'	S9°19'50"E	35.50'
C5	16°30'10"	100.00'	28.80'	N62°11'40"E	28.71'
C6	10°34'30"	100.00'	18.46'	N59°13'50"E	18.43'
C7	63°37'30"	100.00'	111.05'	N32°42'20"E	105.43'
C8	11°15'10"	736.00'	144.56'	N4°44'00"W	144.32'
C9	10°24'00"	256.00'	46.46'	N5°09'40"W	46.40'
C10	10°24'00"	500.00'	90.75'	N5°09'40"W	90.62'
C11	11°15'10"	500.00'	98.20'	N4°44'00"W	98.05'
C12	26°22'30"	100.00'	46.03'	N12°17'40"W	45.63'
C13	26°22'30"	100.00'	46.03'	N12°17'40"W	45.63'
C14	78°44'50"	500.00'	68.72'	N40°16'00"E	63.44'
C15	7°00'40"	200.00'	24.47'	S4°23'50"W	24.46'
C16	20°26'50"	100.00'	35.69'	S9°19'50"E	35.50'



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 - STREET PARKING IS NOT PROPOSED FOR THIS DEVELOPMENT.
 - ALL ON-SITE WETLANDS AND BUFFERED STATE WATERS LOCATED ON OR WITHIN 200 LINEAR FEET OF THE PROJECT SITE HAVE BEEN DELINEATED.
 - THE PRE-DEVELOPED AND POST-DEVELOPED FLOODPLAIN LIMITS ARE BASED ON PRELIMINARY ANALYSIS. AN OFFICIAL FLOOD STUDY ANALYSIS SHALL BE CONDUCTED AND PROVIDED THROUGH THE LAND DISTURBANCE PERMITTING PROCESS.



DESIGNED BY: GR

DRAWN BY: GR

REVIEWED BY: BAC

COA: PEF007149
EXP: 06/30/2026

DAVID WEEKLEY HOMES

100 MANSELL COURT EAST
SUITE 100
ROSWELL, GEORGIA 30076

DUPREE ROAD
ZONING PLAN

CITY OF WOODSTOCK
PROPOSED ZONING R-4
L.L. 1070, 1080 & 1090 DISTRICT 15
PARCEL ID: 15-1080-008 15-1070-0001

NOT ISSUED FOR CONSTRUCTION
FILE NUMBER: 14538-00
DATE: 06.26.2026

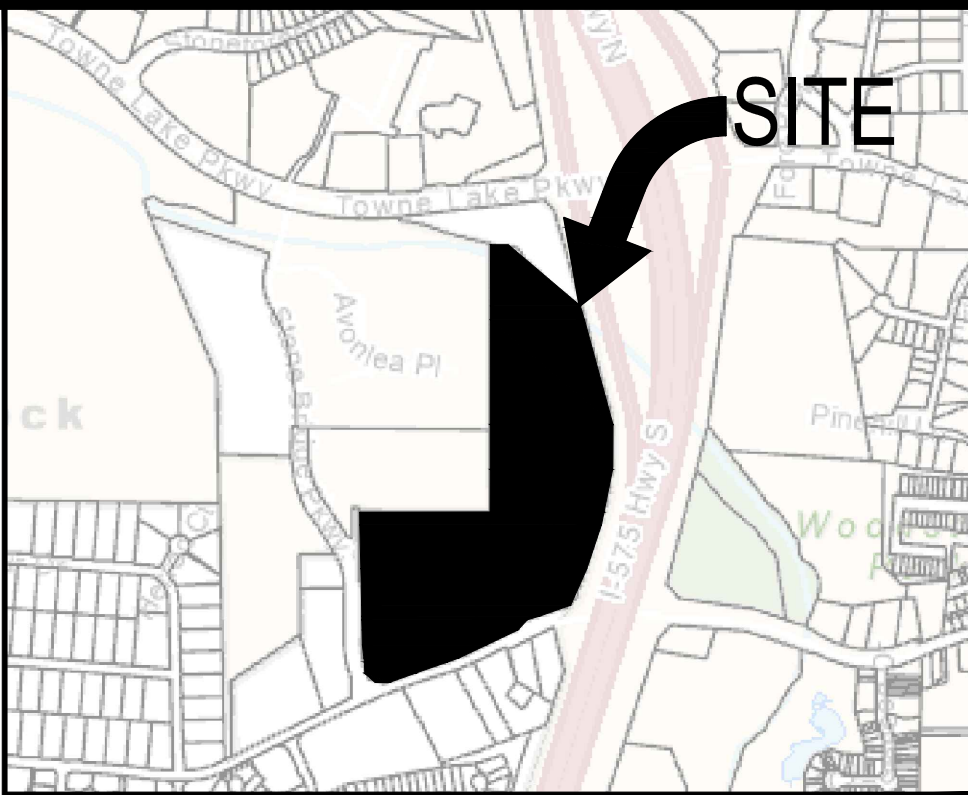
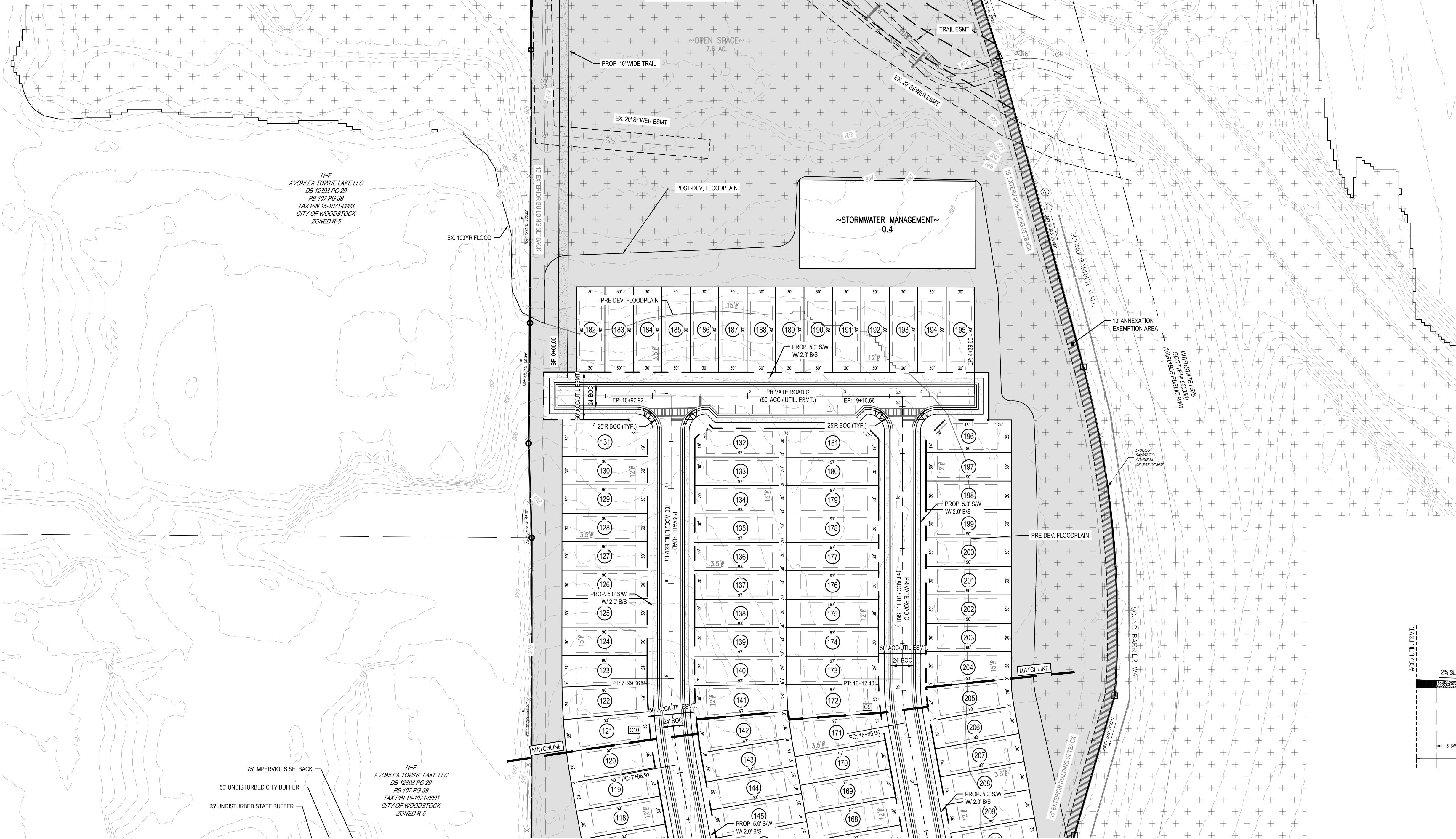
C3.1.1

BENCHMARK: SOUTH EAST PROPERTY PIN
ELEVATION = 912.21
SOUTH EAST PROPERTY PIN
LOCATED EAST OF
DUPREE ROAD ENTRANCE

24 HOUR CONTACT INFORMATION:
BRANDON WILT
404-481-3880



CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD DISTANCE
C1	17°55'0"	100.00'	31.29'	N81°55'40"E	31.17'
C2	21°39'20"	100.00'	37.79'	S78°16'50"E	37.57'
C3	21°39'20"	100.00'	37.79'	S78°16'50"E	37.57'
C4	20°28'50"	100.00'	35.69'	S8°19'50"E	35.50'
C5	16°30'10"	100.00'	28.80'	N62°11'40"E	28.71'
C6	10°34'30"	100.00'	18.46'	N58°13'50"E	18.43'
C7	63°37'30"	100.00'	111.05'	N32°42'20"E	105.43'
C8	11°15'10"	736.00'	144.56'	N4°44'00"W	144.32'
C9	10°24'00"	256.00'	46.46'	N5°09'40"W	46.40'
C10	10°24'00"	500.00'	90.75'	N5°09'40"W	90.62'
C11	11°15'10"	500.00'	98.20'	N4°44'00"W	98.05'
C12	26°22'30"	100.00'	46.03'	N12°17'40"W	45.63'
C13	26°22'30"	100.00'	46.03'	N12°17'40"W	45.63'
C14	78°44'50"	50.00'	68.72'	N40°18'00"E	63.44'
C15	7°00'40"	200.00'	24.47'	S4°23'50"W	24.46'
C16	20°28'50"	100.00'	35.69'	S8°19'50"E	35.50'

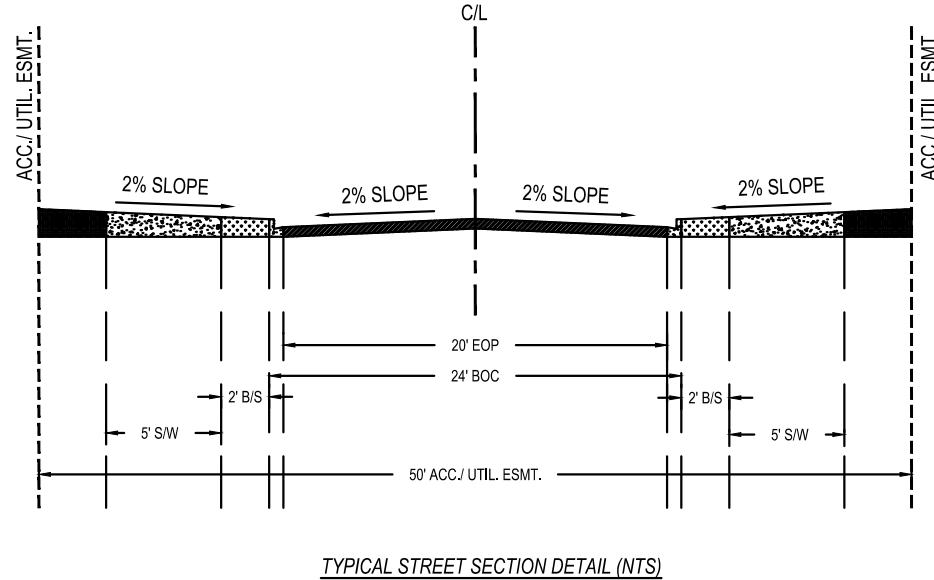
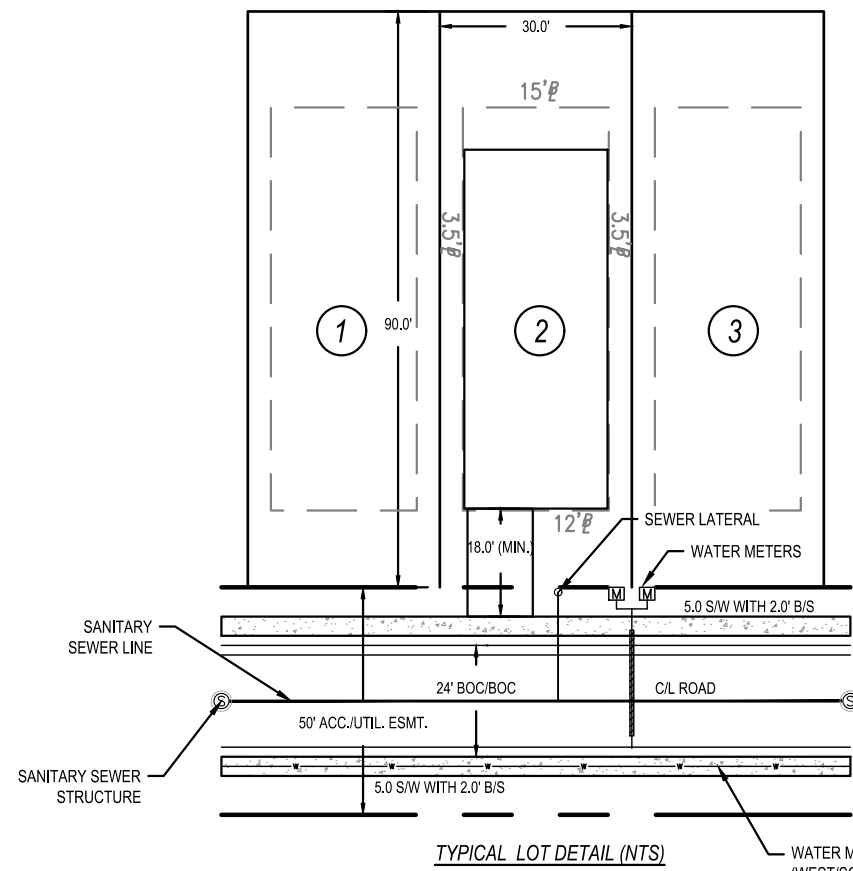


SITE LOCATION MAP
SCALE: 1"=1,000'

- GENERAL SITE NOTES:
- TOTAL AREA = 31.47 ACRES
 - ZONING:
 - EXISTING ZONING: R-40 (CHEROKEE)
 - PROPOSED ZONING: R-4 (WOODSTOCK)
 - OPEN SPACE AREA = 9.2 ACRES (+29.23%)
 - TOTAL NUMBER OF PROPOSED LOTS = 220 LOTS
 - DENSITY:
 - MAXIMUM DENSITY: 7.0 UNITS/AC.
 - PROPOSED DENSITY: 7.0 UNITS/AC.
 - LOT SIZE:
 - REQ. MINIMUM LOT SIZE: 5,500 S.F.
 - PROP. MINIMUM LOT SIZE: 2,500 S.F.
 - LOT WIDTH:
 - PROP. MINIMUM LOT WIDTH: 30.0'
 - BUILDING SETBACKS:
 - FRONT = 12' (REQ. 15')
 - MIN. DRIVEWAY LENGTH = 18' (MEASURED FROM BACK OF SIDEWALK)
 - REAR = 15' (REQ. 15')
 - SIDE = 3.5' (REQ. 5')
 - OWNER:

DAVID WEEKLEY HOMES
100 MANSELL COURT EAST
SUITE 100
ROSWELL, GEORGIA 30076
 - 24-HOUR CONTACT:

BRANDON WILT
404-481-3880
 - STREET PARKING IS NOT PROPOSED FOR THIS DEVELOPMENT.
 - ALL ON-SITE WETLANDS AND BUFFERED STATE WATERS LOCATED ON OR WITHIN 200 LINEAR FEET OF THE PROJECT SITE HAVE BEEN DELINEATED.
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FLOOD CERTIFICATION
SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 130424, MAP NUMBER 13057C0331E, WITH AN EFFECTIVE DATE OF JUNE 7, 2019.

BENCHMARK: SOUTH EAST PROPERTY PIN
ELEVATION = 912.21
SOUTH EAST PROPERTY PIN
LOCATED EAST OF
DUPREE ROAD ENTRANCE

24 HOUR CONTACT INFORMATION:
BRANDON WILT
404-481-3880

0 30' 60' 120'
SCALE: 1" = 60'

DESIGNED BY: GR

DRAWN BY: GR

REVIEWED BY: BAC

245 TOWNPARK DRIVE, SUITE 470
KENNESAW, GEORGIA 30144
WWW.BCEINC.COM
DIRECT: 470-705-0885
© 2026

DAVID WEEKLEY HOMES

100 MANSELL COURT EAST
SUITE 100
ROSWELL, GEORGIA 30076

DUPREE ROAD
ZONING PLAN

CITY OF WOODSTOCK
PROPOSED ZONING R-4
LL 1070, 1080 & 1090 DISTRICT 15
PARCEL ID: 15-1080-0088 15-1070-0001

GSWCC CERT. #85089
EXP. 09.01.27
NOT ISSUED FOR
CONSTRUCTION
FILE NUMBER:
14538-00
DATE: 06.26.2026
C3.1.2





PUBLIC INPUT REPORT: Case # A#132-26

Applicant Name: Weekly Homes, LLC

Phone #: 770-422-7016 Email: [REDACTED]

Subject Property Address/Parcel #: _____

Public Input Meeting date, time, location: May 21, 2026 - Chambers at City Center @ 7 pm

I. Summary of concerns:

The attendees were supportive of the redevelopment and three people actually asked about getting their name on a waiting list. They did want to make sure we would extend the sidewalk along Dupree Road to provide better access to downtown. Very positive meeting.

II. How the applicant addressed concerns:

The applicant agreed to install a sidewalk along Dupree Road.

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

The applicant was able to address all their concerns. The attendees lived in the David Peason Community which has a similar density so they were not concerned about the small setbacks that were proposed.

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

The neighbors hoped the redevelopment could include the Mobile Home Park on the opposite side of Dupree Road. They also wished the speed limit could be reduced allowing golf cart use to downtown.

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

The only agreement was to ensure a sidewalk would be built along Dupree Road.

Applicant's Signature: _____

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

From: Al Levin

Sent: Friday, July 17, 2026 8:20 PM

To: Michael Caldwell **Subject:** ansley park

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

Hello, please may I have a moment, thank you. please say NO, a big NO

to putting up 220 homes on tiny lots on land where folks already live. does not seem right to me

thank you, al levine just a regular guy in Canton.

From: [Michael Caldwell](#)
To: [Dona McKee](#)
Cc: [Mayor and Council](#); [Jeff Moon](#); [Coty Thigpen](#); [Melissa Sigmund](#)
Subject: Re: Ansley Parker
Date: Friday, July 17, 2026 6:36:48 PM

From: Dona McKee
Sent: Friday, July 17, 2026 6:29 PM
To: Michael Caldwell
Subject: Ansley Parker

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

Dear Mayor Caldwell,
I oppose the change in zoning for Ansley Park.
The new proposal by the Houston builder will overcrowd roads.
It will tax water and sanitation systems.
It will tax the current education facility and place current residents' children in overcrowded classrooms.
Please consider the above and vote "no" on changing the zoning for Ansley Park.
Thank you for your service and time.
Dona McKee
122 Sweetbriar Farm RD
Woodstock, GA
Sent from my iPhone

From: Will Hargreaves
Sent: Monday, July 13, 2026 5:21 PM
To: Michael Caldwell
Subject: Reject the Ansley park rezoning

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

I'm writing to ask you to reject the proposed rezoning and redevelopment of Ansley Park. I understand that a developer wants to replace the mobile home park with hundreds of houses. The people that live there now won't be able to afford another place to live. This is not the time for such an action.

Sincerely,

Will Hargreaves

From: [Michael Caldwell](#)
To: [d](#) Re: Ansley Park
Cc: Friday, July 17, 2026 6:43:11 PM
Subject:
Date:

Good evening, Ms. Vila!

Thank you so much for reaching out and sharing your perspective on this case. Though the Council and I are unable legally to comment on a pending zoning case, I am cc'ing the City Council members so that they can see your comments as well. I am confident that they will take them into account as they assess and debate the matter. I have also included relevant staff to ensure your comments are included in the public record for the case.

Thank you again, and go make it an outstanding weekend!

Michael Caldwell
Mayor

Get [Outlook for iOS](#)

From: Poppy Vila
Sent: Thursday, July 16, 2026 4:27 PM
To: Michael Caldwell **Subject:** Ansley Park

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

Dear Mayor Caldwell,
My name is Poppy Vila, I am 17 years old, and I have recently been made aware of the developer that wants to wipe out the Ansley Park mobile community on Dupree Road. I have seen the petition with more than 1300 signatures, as well as the public comments at the City Hall meeting, but I would like to know what is being done about this issue. As well as what I and other youth in the community can do to help with this situation.

Thank you,
-Poppy Vila

From: [Michael Caldwell](#)
To: [Serena Albright](#)
Cc: [Mayor and Council](#); [Jeff Moon](#); [Coty Thigpen](#); [Melissa Sigmund](#)
Subject: Re: Urgent: Data-Driven Concerns About Ansley Park Rezoning & Resident Displacement
Date: Thursday, July 16, 2026 2:57:37 PM
Attachments: [Outlook-xnyqi1nf.png](#)

Good afternoon, Serena!

Thank you so much for taking the time to reach out to and to share your feedback on this proposal. Thank you for sharing them with all of Council; I am confident that they will take your feedback into account as they assess and debate. I have also included relevant staff to ensure your comments are included in the case record.

Go make it an outstanding week!



Mayor Michael Caldwell
City of Woodstock

O) 770-592-6000
C) 678-523-8570
12453 Highway 92, Woodstock, GA 30188
www.woodstockga.gov

From: Serena Albright <serenaalbright@gmail.com>
Sent: Thursday, July 16, 2026 8:00 AM
To: Mayor and Council <MayorandCouncil@woodstockga.gov>
Cc: Woodstock CAN <hello@woodstockcan.org>
Subject: Urgent: Data-Driven Concerns About Ansley Park Rezoning & Resident Displacement

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

Mayor Caldwell and Council Members,

My name is Serena Albright. I recently contacted you regarding the urgent need for public transportation in our city, and I am writing again because the proposed annexation and rezoning of Ansley Park demands immediate, data-driven attention. This is not simply a matter of development preference—this is a matter of human impact, displacement, and long-term community stability.

I was raised in this community, and today I work for the local school district. I have watched Woodstock grow and change over the years, and not all of those changes have been pleasant. More and more, lower-income families who have lived here their entire lives are being pushed out. While new development may seem ideal for creating a live-work-play environment, many families like mine cannot afford to play in it. After a while, it stops feeling like home. The financial strain on long-time residents is real. Rents in Cherokee County have risen sharply in recent years, while wages have not kept pace. Families are struggling under soaring

housing costs, low-paying wages, and a lack of meaningful affordable housing options. Eliminating the only affordable homes that many Ansley Park residents have will deepen this crisis dramatically.

The numbers in the developer's own application paint a stark picture. Weekley Homes wants Woodstock to annex 31.47 acres at 200 Dupree Road and 681 Stone Bridge Parkway and rezone it for 220 detached homes at nearly 7 units per acre. Roughly 130 households live there today and have already been told to prepare to leave. The land has not been sold; the purchase depends entirely on city approval. If the mayor and council do not vote yes, this displacement does not happen.

Traffic impacts alone are alarming. The applicant's own numbers project **2,105 new daily vehicle trips** onto Dupree Road and Stone Bridge Parkway. This corridor is already strained, and adding thousands of daily trips will worsen congestion and safety concerns.

The school impact is equally significant. The development is projected to add **roughly 160 new students** to Cherokee County schools. Georgia law does not permit school impact fees, meaning there is no financial offset. Local taxpayers shoulder the burden.

To fit 220 homes onto a constrained, partly flood-prone site, the developer seeks to cut the minimum lot size from **5,500 square feet to 2,500**, along with reductions in front setbacks, side setbacks, and lot width. This is not a simple variance—it is a fundamental rewrite of the zoning district.

The hardship claims in the application do not withstand scrutiny. Every hardship cited—the flood zone, the interstate buffer, the topography—existed long before the developer ever looked at this land. Nothing about the site changed. Only their plan did.

And the claim that there is “no reasonable use” for the property is contradicted by the reality that **roughly 130 households are living on it right now**. That is a use. It is happening today. Beyond the numbers, there is a deeper issue at play. Ansley Park is viewed as an eyesore by some newer neighbors, and that perception has created hardship for residents who have lived here for years and built their lives in this community. Mobile home communities often carry an unfair stigma, especially when they include residents of color, but these families share a common truth: they rely on this housing because there are no other affordable options.

I speak from personal experience. As a teenager, I lived in Ansley Park briefly when I had nowhere safe to go. More recently, I have had the privilege of driving students from Ansley Park to Woodstock Elementary when their permanent driver was out. These families are part of our community. They contribute, they work hard, and they deserve stability.

I am urging you—clearly and urgently—to take a hard look at the future of our city. For some, this neighborhood may be an eyesore. But for the families who live there, it is home. If this development is considered, I implore you to show compassion and stall this process long enough to ensure that every family has the time, resources, and support needed to avoid displacement.

Please do not allow these residents to be pushed out without a plan. They deserve better from the city they have given so much to.

--



Serena Albright

**"Nature, World, Kin There is nothing either good or bad but thinking makes it so." -
William Shakespeare**

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.



Cherokee County



PLANNING AND ZONING

June 19, 2026

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

RE: A#132-26 – 200 Dupree Rd and 681 Stone Bridge Pkwy

Dear Ms. Sigmund:

The annexation application A#132-26 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 two parcels totaling 31.47 +/- acres (15N11014, 15N12102) along Dupree Road. The applicant requests to rezone from R-40 (Cherokee County) to R-4 (City of Woodstock). The applicant indicated that a ten-foot strip will provide contiguity to the unincorporated Cherokee County parcel and eliminate the creation of an island.

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 Board of Commissioners requests that the applicant and the City of Woodstock engage with the current residents of Ansley Park to find suitable living arrangements.
2. Access to Dupree Road and Stone Bridge Parkway shall be permitted by Cherokee County Transportation
3. The City of Woodstock Fire Marshal will ensure that fire code requirements are met during the permit process.

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

Sincerely,

Catherine Long
Planning Division Manager

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#132-26	Applicant Weekley Homes, LLC
Receipt of Certified Annexation Notice	05/11/2026
Woodstock Planning Commission	08/06/2026
End of 45-day review period	06/25/2026
Woodstock City Council Decision	08/24/2026

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	Neighborhood Living and Nature Preserve	
Surrounding / Contiguous City Future Development Map	Neighborhood Living	
Surrounding County Future Development Map	Neighborhood Living and Suburban Living	
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

	Yes	No
2) Will delivery of services be affected by the annexation?		X
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		

	Yes	No
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?		X
If the answer to (4) is no, does the proposed change in zoning or land use result in:		
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

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: This annexation consists of two parcels totaling 31.47 acres that are inside the growth boundary. The applicant requests that the property be rezoned from R-40 (Residential) to R-4 (Residential) for the use of a 220 detached single-family residential development. The applicant indicates that water and sewer will be provided by the Cherokee County Water and Sewerage Authority (CCWSA).

Planning and Zoning

- The subject property is within the growth boundary.
- The proposed density is 6.99 dua.
- A 10-foot strip has been indicated to provide contiguity to the unincorporated Cherokee County parcel and eliminates the creation of an island.

Transportation

- Access to Dupree Rd and Stone Bridge Pkwy shall be permitted by Cherokee County Transportation

Fire and Emergency Services

- All permitting will be managed by the City of Woodstock Fire Marshal.

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.

ARTICLE IV. - ZONE DISTRICT PERFORMANCE STANDARDS**Development Standards Table**

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. Allow lot sizes to be a minimum 2,500 sq. ft. instead of 5,500 sf. The Subject Property is currently used as a mobile home park. In researching market trends in the area, there is a demand for detached for-sale housing in close proximity to Downtown Woodstock, so the Applicant changed its original townhome plan to detached homes.
2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography. The property has many issues that relate to the request for smaller lots. I-575 is adjacent to the Subject Property to the east, which incorporates the 75-foot Technology Ridge Buffer Zone. The northern portion of the Subject Property lies within the Zone AE flood zone, which severely limits the practical buildability of a neighborhood with a 5,500 sf minimum lot size.
3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship. The property is a transition from the multifamily Avonlea apartments to the north and west into the Downtown area.
4. Such conditions are peculiar to the particular piece of property involved. The property is unique in size, shape and topography. The northern portion of the Subject Property is in a high-risk special flood hazard area and the existing public trail system create difficulties that no other development in the vicinity is subject to. By design, the internal street network will minimize vehicle traffic by allowing two entrances and exits.
5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed. The property is a transition property into Downtown and the proposal is responsive to the goals of creating an appropriate transition.
6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance. The plan has many benefits to the public. Allowing the smaller lots, along with the proposed internal street network (with entrance/exit to

and from both Dupree Road and Stone Bridge Parkway) will provide a much-needed housing product near the downtown area.

7. Special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity. The northern portion of the Subject Property is in a high-risk special flood hazard area and the existing public trail system create difficulties that no other development in the vicinity is subject to.
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. The variances allow for a reasonable development on a property that has topographical, drainage and access challenges.
9. The condition from which relief or a variance is sought did not result from willful action by the applicant. The applicant is seeking a prospective variance and is not seeking forgiveness.
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. The variance request does not impair adjacent properties or increase any burden on the public infrastructure.

ARTICLE IV. - ZONE DISTRICT PERFORMANCE STANDARDS**Development Standards Table – Front setback reduction from 15 feet to 12 feet**

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

The size, shape and topography of the Subject Property result in the need for the requested variance proposed by the Applicant in order to permit practicable development of the Subject Property. The Subject Property slopes downward from Dupree Road toward a flood hazard area.

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

The application of these regulations to the Subject Property would create a practical difficulty or unnecessary hardship in that the Subject Property's size, shape, and topography, as well as proximity to the flood zone limit the development of the Subject Property and necessitate the requested variance.

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

The Subject Property's shape, size, and topography and access to both Stone Bridge Parkway and Dupree Road result in constrained lot sizes and reduced setbacks that substantially limit the practical development of the Subject Property and necessitate the requested variance(s) by the Applicant. Approval of the proposed variance will allow the Applicant to develop quality detached homes of comparable design of existing nearby homes.

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

Approval of this variance request would not be contrary to the public interest, cause substantial detriment to the public good or impair the purpose or intent of the

ordinances of the citizens of Woodstock and the proposed development will be consistent with the existing nearby neighborhoods.

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

A literal interpretation of this ordinance would deprive the Applicant of the right to develop the Subject Property in a manner that is economically feasible because of the size, shape, and topography of the Subject Property.

ARTICLE IV. - ZONE DISTRICT PERFORMANCE STANDARDS**Development Standards Table – Side setback reduction from 5 feet to 3.5 feet**

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

The size, shape and topography of the Subject Property result in the need for the requested variance proposed by the Applicant in order to permit practicable development of the Subject Property. The Subject Property slopes downward from Dupree Road toward a flood hazard area.

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

The application of these regulations to the Subject Property would create a practical difficulty or unnecessary hardship in that the Subject Property's size, shape, and topography, as well as proximity to the flood zone limit the development of the Subject Property and necessitate the requested variance.

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

The Subject Property's shape, size, and topography and access to both Stone Bridge Parkway and Dupree Road result in constrained lot sizes and reduced setbacks that substantially limit the practical development of the Subject Property and necessitate the requested variance(s) by the Applicant. Approval of the proposed variance will allow the Applicant to develop quality detached homes of comparable design of existing nearby homes.

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

Approval of this variance request would not be contrary to the public interest, cause substantial detriment to the public good or impair the purpose or intent of the

ordinances of the citizens of Woodstock and the proposed development will be consistent with the existing nearby neighborhoods.

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

A literal interpretation of this ordinance would deprive the Applicant of the right to develop the Subject Property in a manner that is economically feasible because of the size, shape, and topography of the Subject Property.