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, October 1, 2026

Planning Commission
7:00 PM

ITEM 1. CALL TO ORDER

ELECTIONS

Election of Vice Chair (Melissa Sigmund)
Elect a new Vice-Chair for the Planning Commission for the remainder of the year due to Planning Commission resignation of Chase Roth.

ITEM 2. APPROVAL OF MINUTES

1. **Consideration of Approval to Adopt Planning Commission Meeting Minutes - September 3, 2026** (Melissa Sigmund)

ITEM 3. PRESENTATIONS

ITEM 4. PUBLIC HEARINGS

1. **Consideration of Z#172-26 - Adair Park North, Casteel & A-frame properties (Public Hearing & Vote)** (Melissa Sigmund)

   Staff recommends City Council approve the Rezoning, CUP, and associated Variances for a 5.595± acre project located at 7950 and 8020 Main Street (Z#172-26). The application seeks to rezone the property larger parcel from DT-MR-A to DT-RO and receive a CUP for attached single family residential uses in order to develop a continuation of the mixed-use Adair Park project that would include commercial uses, as well as condominiums, townhomes, cottages, and detached single family homes. Requested Variances include a stream buffer variance where the stream will be piped, allowance for townhomes to front onto open spaces instead of a street, elimination of minimum supplemental landscape zones, reduction of stormwater and sanitary sewer easement widths, and increase in the maximum building height from 40’ to 48’.

ITEM 5. ANNOUNCEMENTS AND INFORMATIONAL ITEMS

1. **Review 2027 Planning Commission Dates** (Niwana Ray)

ITEM 6. **ADJOURNMENT**

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	October 1, 2026
SUBMITTED BY:	Melissa Sigmund, Community Development
ITEM TYPE:	Appointments to Boards, Committees, Oaths of Office
AGENDA SECTION:	**ELECTIONS**
SUBJECT:	**Election of Vice Chair**
SUGGESTED ACTION:	Elect a new Vice-Chair for the Planning Commission for the remainder of the year due to Planning Commission resignation of Chase Roth.
ATTACHMENTS:	

AGENDA ITEM NO. 2.1

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	October 1, 2026
SUBMITTED BY:	Melissa Sigmund, Community Development
ITEM TYPE:	Minutes
AGENDA SECTION:	**APPROVAL OF MINUTES**
SUBJECT:	**Consideration of Approval to Adopt Planning Commission Meeting Minutes - September 3, 2026**

SUGGESTED ACTION:

ATTACHMENTS:
Planning Commission Minutes 09032026 NR.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, September 3, 2026

Planning Commission ~ 7:00 PM

Attendees: Chair Brandon Williams, Commissioner David Lundquist, Commissioner Gregg Smith, Commissioner Rob Hogan, Community Development Director Melissa Sigmund, Planning Manager Niwana Ray, Planner I Natalie Faustine, Planner II Justin Mullis, Deputy City Clerk Cassandra Henry, and Deputy Chief Information Officer Steve Onufrock.

Absent: Vice-Chair Chase Roth, Commissioner Paul Laney, Commissioner Ali Najafi

ITEM 1) CALL TO ORDER

ITEM 2)APPROVAL OF MINUTES

2.1) Consideration of Approval to Adopt Planning Commission Meeting Minutes – August 6, 2026 (Melisssa Sigmund)

- Commissioner David Lundquist made a motion to approve the minutes as presented.
- Commissioner Gregg Smith seconded the motion.
- Motion carried (4-0), with Vice Chair Chase Roth, Commissioner Paul Laney, Commissioner Ali Najafi absent.

ITEM 3) PRESENTATIONS

ITEM 4) PUBLIC HEARINGS

4.1) Consideration of Z#174-26: Zoning Condition Amendment for Holbrook Woodstock(Public Hearing & Vote) (Natalie Faustine)

- Natalie Faustine, Planner I, presented the case to the commissioners.
- Parks Huff, Attorney, presented for applicant.

Staff recommend approval of a zoning condition amendment for the previously approved Holbrook Woodstock development to increase the maximum number of independent retirement living units from 175 to 230. They want to add 63 independent living units and 2 additional cottages. Two buffers exist along the southern property line: 50-foot buffer (zoning condition) and 45-foot buffer (LDO requirement). The applicant has withdrawn the request to reduce the buffers. DPC recommends a maximum of 230 independent living units, 99 assisted living or memory care units, and 18 independent cottages shall be allowed. No more than 347 total units shall be on the property. No fewer than 337 total parking spaces shall be provided on site, including 175 parking spaces and 162 surface parking spaces. Any modifications to the number or distribution of parking spaces require approval by the DPC.

There should be a left turn lane from Mountain Brook Parkway to Highway 92, contingent upon GDOT

approval. Any gated entry features shall be reviewed and approved by the DPC prior to site plan approval. Parks Huff spoke and asked for no fewer of 355 parking spaces and right to go up to 419 parking spaces. One concern was about emergency services during construction and if there was a plan for how emergency access will be maintained during construction. There is an understanding of the need for parking.

Open Public Hearing

In Opposition

- John Frank – 13682 Hwy 92
- Marcie Wrye- 13682 Hwy 92
- James P. – 13682 Hwy 92

Closed Public Hearing

- Commissioner Rob Hogan made a motion to approve with staff recommendations.
- Commissioner David Lundquist seconded the motion.
- Commissioner Brandon Williams offered a friendly amendment for a construction management plan to be approved by staff before any construction begins. Commissioner Hogan and Commissioner Lundquist both agreed to the amendment.
- Commissioner Brandon Williams, Commissioner Gregg Smith in Opposition.
- Motion Failed (2-2), with Commissioner Chase Roth, Commissioner Ali Najafgholi, Commissioner Paul Laney Absent.

4.2) Consideration of Z#173-26: Dixie Speedway & Townview Commons (Public Hearing & Vote) (Niwana Ray)

- Jeff Moon, City Manager, presented to the commissioners about the annexation via legislative action.
- Niwana Ray, Planning Manager, presented the case to the Commission.

Staff recommend City Council approval of the initial zoning for properties annexed into city limits via legislative action (HB1568). This is initial zoning of 138 acres, including Dixie Speedway, Speedway Transfer Station, Townview Commons Townhouse development, and vacant parcels. The proposed districts were selected to most closely align with how the parcels have been zoned in the county. The zoning is proposed to be General Commercial (GC), Heavy Industrial (HI), Light Industrial (LI), R-1 – Single Family Residential (R-1), and R-3 Medium Density Residential (R-3). In the HI zoning the following will be stricken from the list of allowed uses: Meat processing facilities, Mobile Home sales, Petroleum Products – storage, Sawmill, Lumberyard, Sexually Oriented Businesses. Residential uses are not allowed in the GC zoning. Dixie Speedway will continue to hold events. Part of Townview Commons was developed under Cherokee Co regulations and were not constructed with a sprinkler system, so a variance is recommended to the city code section 14.89. The existing townhomes are hereby recognized as legally non-conforming to City of Woodstock standards.

Open Public Hearing

In Opposition

- Rob Miller – 122 Bascomb Dr
- Alexander Egan – 209 Townview Dr
- Ken Davis – 103 Kasy Dr
- Gopi Govindaraj – 163 Riverside Lane
- Darice Whitaker – 2240 Favor Rd SW Marietta
- John Robert – 138 Quail Run & 534 Ind Drive

Close Public Hearing

- Commissioner Gregg Smith made a motion to approve with staff recommendations.
- Commissioner Rob Hogan seconded the motion.
- Motion carried (4-0) with Commissioner Chase Roth, Commissioner Ali Najafgholi, Commissioner Paul Laney absent.

4.3) Consideration of V#222-26: Brighton Blvd (Public Hearing & Vote) (Natalie Faustine)

- Natalie Faustine, Planner I, presented the case to the Commission.

Request for approval of a variance to reduce the rear setback from 5 feet to 2 feet to allow for the enlargement of the existing porch at 202 Brighton Blvd. The proposed expansion encroaches 3 feet into the required 5-foot setback. The materials will match the existing architectural style. HOA approved the addition.

Open Public Hearing

No one signed up to speak.

Close Public Hearing

- Commissioner Gregg Smith made motion to approve with staff recommendations.
- Commissioner David Lundquist seconded the motion.
- Motion carried (4-0), with Commissioner Chase Roth, Commissioner Ali Najafgholi, Commissioner Paul Laney absent.

4.4) Consideration of Z#175-26: Zoning Condition Amendment for 125 Lorraine Parkway (Public Hearing & Vote) (Melissa Sigmund)

- Melissa Sigmund, Director of Community Development, presented the case to the Commission.

Staff recommends approval of Z#175-26, a Condition Amendment for 125 Lorraine Parkway, modifying the conditions of approval for Z#170-26. The development proposal for this site is an approximately 92,000 sf warehouse building. The building must have multiple tenants if there is a Warehouse-Distribution tenant. The maximum size for a single warehouse distribution tenant is 35% of the building. The maximum total square footage for the Warehouse-Distribution tenants is 50% of the building. No more than 4 tenants.

Open Public Hearing

In Opposition

- Robert Gettlin – 710 Rising Moon Dr

Close Public Hearing

- Commissioner Rob Hogan made a motion to approve with staff recommendations.
- Commissioner David Lundquist seconded the motion.
- Motion carried (4-0), with Commissioner Chase Roth, Commissioner Ali Najafgholi, Commissioner Paul Laney absent.

4.5) Consideration of ZTA#023-26: Livestock (Public Hearing & Vote) (Melissa Sigmund)

- Melissa Sigmund, Director of Community Development, presented the case to the Commission.

Staff recommend City Council approval of a Zone Text Amendment that amends Chapter II (Definitions) and Chapter VII (Performance Zoning Standards) of the Land Development Ordinance to amend the definitions and development standards in regards to livestock. State law has changed and the city attorney advised amendment. We are removing livestock regulations from city code and putting it in the LDO Chapter II – Definitions and Chapter VII, Performance Standards. Existing allowances for fowl remain in City Code.

Open Public Hearing

No one signed up to speak.

Close Public Hearing

- Commissioner Gregg Smith made a motion to approve with staff recommendations.
- Commissioner David Lundquist seconded the motion.
- Motion carried (4-0), with Commissioner Chase Roth, Commissioner Ali Najafgholi, Commissioner Paul Laney absent.

ITEM 5) ANNOUNCEMENTS AND INFORMATIONAL ITEMS

1) Planning Commission Update (Melissa Sigmund)

- Welcome Justin Mullis, Planner II to the team.
- Chase Roth is stepping down from the Planning Commission. Staff thanks Mr. Roth for serving on the Planning Commission.

ITEM 6) ADJOURNMENT

- Chair Brandon Williams adjourned the meeting at 9:41 p.m.

As approved on this day, September 3, 2026.

_____
Melissa Sigmund, Community Development Director

AGENDA ITEM NO. 4.1

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	October 1, 2026
SUBMITTED BY:	Melissa Sigmund, Community Development
ITEM TYPE:	Ordinance 1st or 2nd Reading
AGENDA SECTION:	**PUBLIC HEARINGS**
SUBJECT:	**Consideration of Z#172-26 - Adair Park North, Casteel & A-frame properties (Public Hearing & Vote)**
SUGGESTED ACTION:	Staff recommends City Council approve the Rezoning, CUP, and associated Variances for a 5.595± acre project located at 7950 and 8020 Main Street (Z#172-26). The application seeks to rezone the property larger parcel from DT-MR-A to DT-RO and receive a CUP for attached single family residential uses in order to develop a continuation of the mixed-use Adair Park project that would include commercial uses, as well as condominiums, townhomes, cottages, and detached single family homes. Requested Variances include a stream buffer variance where the stream will be piped, allowance for townhomes to front onto open spaces instead of a street, elimination of minimum supplemental landscape zones, reduction of stormwater and sanitary sewer easement widths, and increase in the maximum building height from 40’ to 48’.

ATTACHMENTS:

REVISED Z#172-26 Adair Park Casteel PC staff report 10.1.26.pdf
Concept Plans Exhibit.pdf
Public Input Report.pdf
Applicant Responses.pdf
Additional Public Input.pdf

DATE: October 1, 2026

TO: Woodstock Planning Commission

FROM: Melissa Sigmund, AICP, MPA
Community Development Director

SUBJECT: Project Z#172-26
Adair Park North – Casteel & A-frame Properties

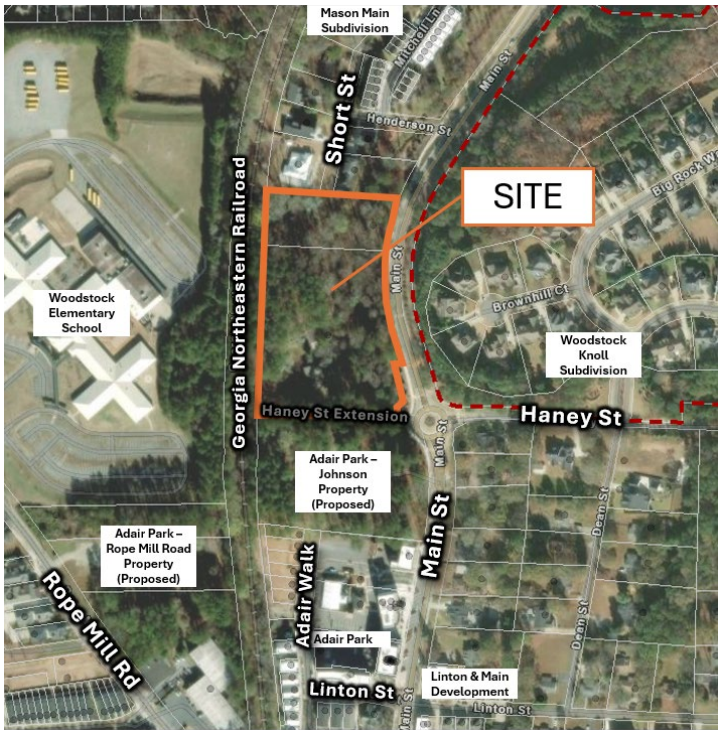
RECOMMENDATION

Staff recommends City Council approve the Rezoning, CUP, and associated Variances for a 5.595± acre project located at 7950 and 8020 Main Street (Z#172-26).

EXECUTIVE SUMMARY

Eric Richards, on behalf of Adair Park Development Company, LLC, has submitted an application for a Rezoning, Conditional Use Permit and associated Variances for an approximately 5.595 acre property located at the northwest corner of the roundabout at Main Street and Haney Street. The request is to rezone the larger DT-MR-A-zoned parcel to DT-RO, and receive a CUP for attached single family residential uses in order to develop a continuation of the mixed-use Adair Park project that would include commercial uses, as well as condominiums, townhomes, cottages, and detached single family homes. Variances are requested to the development standards of the LDO to allow for a stream buffer variance where the stream will be piped, to allow townhomes to front onto open spaces instead of a street, to eliminate minimum supplemental landscape zone, to reduce stormwater and sanitary sewer easement widths, and to increase the maximum building height from 40' to 48'.

Vicinity Map



Additional information can be found in Table 1 below.

BACKGROUND

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

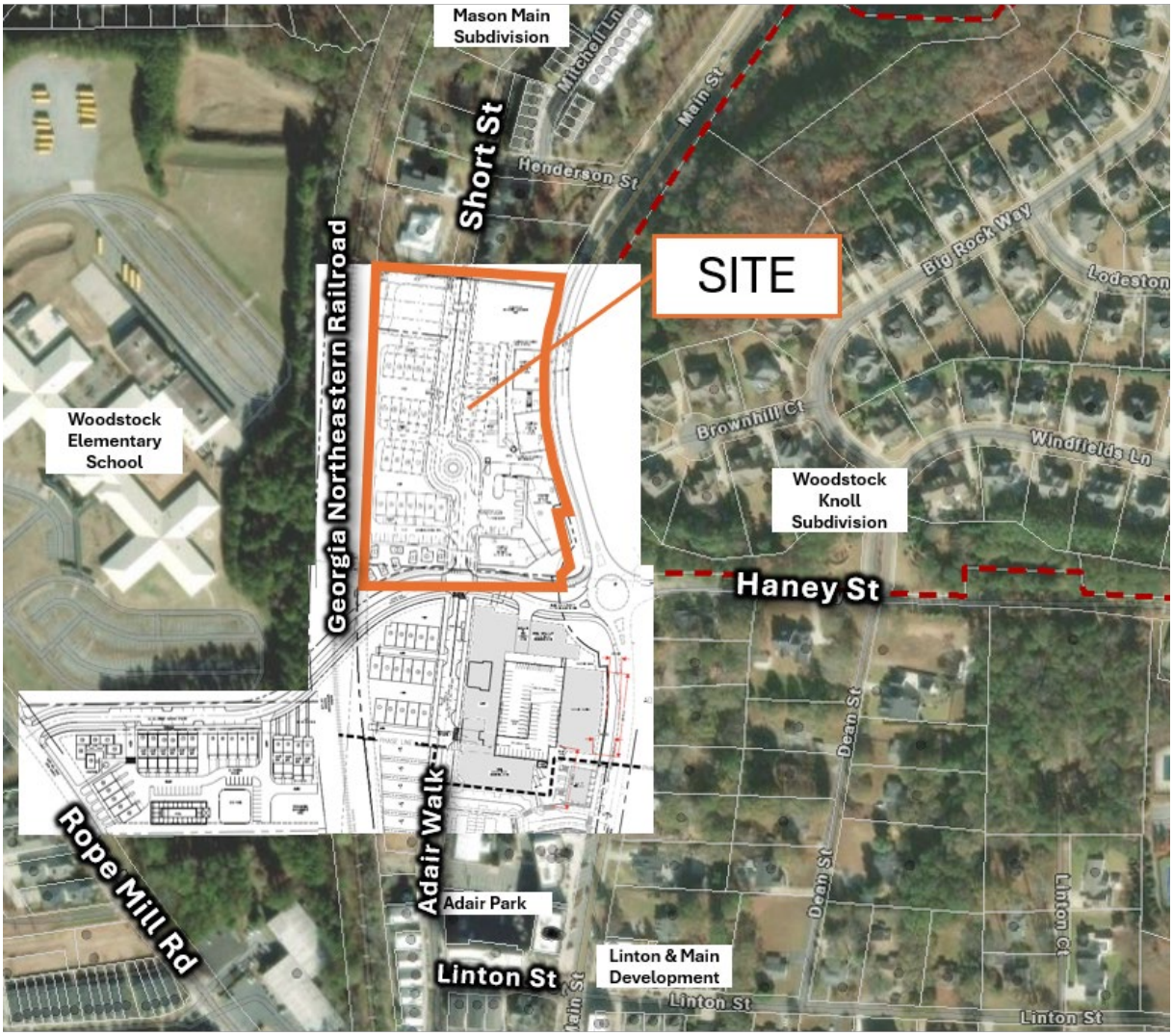
Table 1: General Property and Surrounding Land Use Information	
Address	8020 and 7950 Main St
Council Ward	District 1: Warren Johnson
Tax ID # (TIN)	92N02001, 92N02001A
Parcel ID #	15-0950-0018, 15-0950-0016
Site Acreage	5.595± acres
Dwelling units	Maximum 55 du including condos, townhomes, cottages, traditional single family
Max Allowable Density	8 du/ac + density bonuses up to 40 du/ac
Max Proposed Density	9.8 du/ac
Future Development Map	Urban Village
Current Zoning	DT-MR-A and DT-RO
Current Development	Single family home, vacant single family home
Streets Information:	Main Street is maintained by the City of Woodstock
Surrounding Neighborhood:	
North	Smith L. Johnson subdivision (SF residences on Short St)
East	Main St, then Woodstock Knoll subdivision
South	Proposed Adair Park Johnson Property development
West	Georgia Northeastern Railroad, then Woodstock Elementary School

ANALYSIS

The applicant's responses to the Criteria questions for the Rezoning, Conditional Use Permit, and associated Variances are included as an attachment to this report.

Consistency with the Land Development Ordinance

The DT-RO zoning district is a Downtown district that supports development of primarily office and residential uses. The maximum base density is 8 dwelling units per acre (du/ac), however density bonuses are available for a variety of project enhancements.

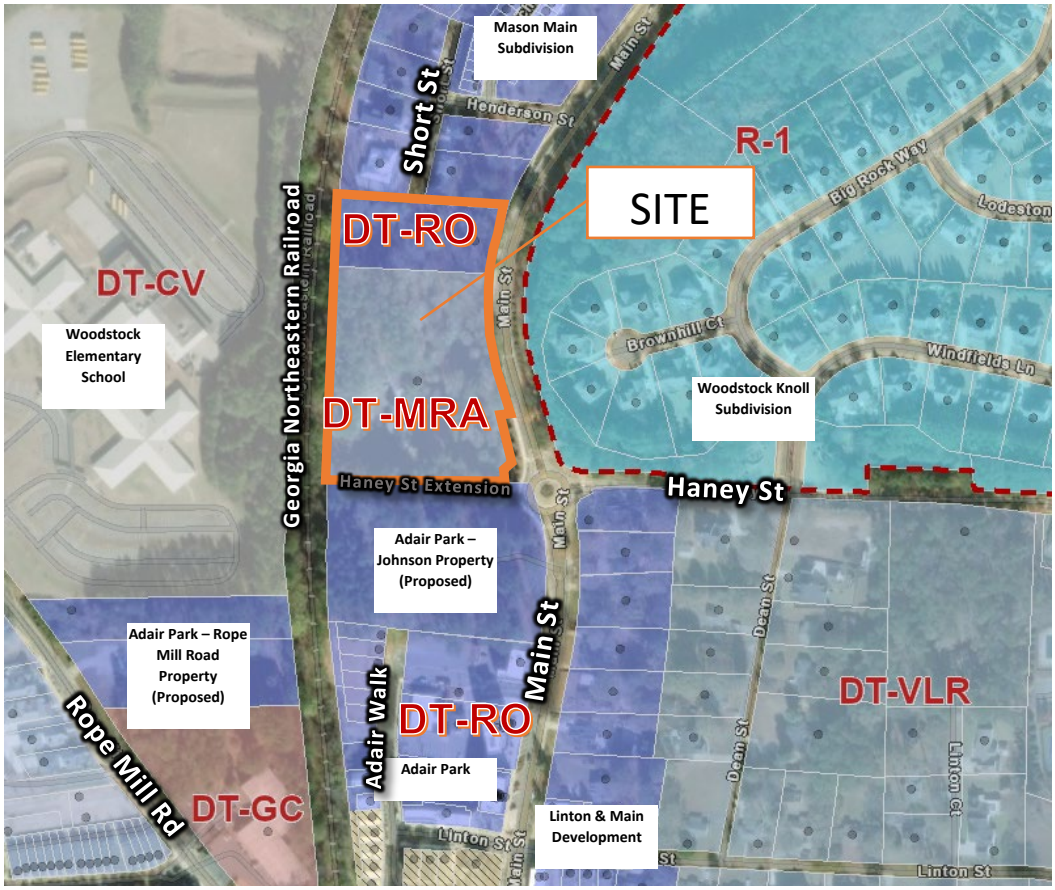


The applicant intends to include Vertical Mixed-Use buildings to achieve a density bonus of up to 2 additional dwelling units per acre for a total allowable density of up to 10 dwelling units per acre (du/ac). The proposed project would be 9.8 du/ac, under the total allowable density with the bonus. The rezoning would allow for the continuation of the original Adair Park project both in terms of form and style. The applicant has designed the site layout to taper the intensity of the project moving north through the site to provide a transition to the existing single-family residences north of the project on Short Street. In addition, the proposed building heights along Main Street are lower than the original portions of Adair Park that are closer to the heart of downtown, further softening the appearance of the development along Main Street while maintaining the non-residential street frontage required of the DT-RO zoning district.

Conditional Use Permit

The LDO states that any single-family attached product shall be allowed within the DT-RO zoning designation upon issuance of a CUP by the City Council. The request for a CUP in this case stems from the requirement that downtown residential redevelopment must include a variety of housing types, as well as the location of the project as a transitional space moving away from the core of downtown. The proposed development would include attached single-family residences as one of four housing types, creating the mixing of uses sought by the Comprehensive Plan for the Urban Village Character Area. The proposed use is consistent with the intent of the DT-RO zoning designation, and the requested townhomes, in conjunction with the other proposed housing types, are consistent with existing modern development to the north and south including Mason Main and Adair Park. Furthermore, the townhouses will be located internal to the development and will create additional housing opportunities within walking distance to a variety of existing commercial uses in addition to those proposed with this project.

Zoning Map



Variances

Several Variances are requested for this project due to site constraints and the desired street frontage appearance along the Main Street property frontage. These include the elimination of the stream buffer along portions of the stream that are proposed to be piped,

the reduction in utility easement widths, as well as the elimination of minimum supplemental landscape zones. These variances will allow the buildings along Main Street to be placed at a suitable distance from the road to engage pedestrians and continue the activated street presence that exists in the original Adair Park development while still providing space to accommodate utilities and convey the piped stream. An additional Variance to allow townhomes to front on open spaces will add variety and create opportunities for community open spaces that are activated by the homes fronting them.

Consistency with the 2023 Comprehensive Plan

The proposed development is located in the Urban Village character area of the 2023 Woodstock Comprehensive Plan. The Urban Village area is predominantly residential, with a mix of commercial uses including, but not limited to, local-serving retail, restaurants, professional offices and services, and personal or physical arts. In areas adjacent to Suburban Residential, the Urban Village has less residential density and less intensity of commercial uses.

FUTURE LAND USE MAP



The Comprehensive Plan notes, “this character area includes neighborhoods that are walkable communities with easy access to restaurants, retail shopping, personal service establishments, professional offices, and recreational facilities, and typically supply the

necessary population and client base for urban core areas." Additionally, developments in the Urban Village should incorporate multi-modal transportation options into their land plans with architectural emphasis on the "corners".

The proposed development provides the mixed-use, walkable neighborhood envisioned by the Urban Village character area and will add variety to Downtown Woodstock's housing stock while providing additional commercial options.

CONCEPTUAL SITE LAYOUT



PUBLIC INPUT

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

On June 30, 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. Approximately 13 members of the public attended the meeting. Attendees had general inquiries about the proposed

development, including the site layout, how the stream would be addressed, building heights, housing types, and timeline for development. A meeting summary is provided in the attachments.

DPC RECOMMENDATION

The Development Process Committee (DPC) voted 5-1 on August 19, 2026, to recommend approval of the proposed Rezoning, CUP, and Variance requests, subject to the conditions listed below.

Entitlements:

1. Rezoning of parcel TIN 92N02001 (8020 Main Street) from DT-MRA to DT-RO.
2. CUP (7.505.8): Needed for attached residential product.
3. Variance to Chapter 17.3: to remove stream buffer as needed to pipe the existing creek/stream
4. Variance to 7.729.1 to allow units to front onto open space without an intervening street as shown on the Concept Plans.
5. Variance to 7.726.6 to allow for 0' supplemental zone, consistent with the Concept Plans.
6. Variance to 18.603 to reduce the storm and sanitary sewer easements to allow placement of storm and sewer lines consistent with the proposed conceptual plans.
7. Variance to 7.729 to increase maximum building height from 40' to 48' for non-residential and mixed-use buildings.

Conditions of Approval:

1) The development shall include a maximum of 55 residential units.
2) The Development shall substantially conform to and remain in conformance with the conceptual site plans and conceptual renderings attached as Exhibit A and herein after referred to as the "Concept Plans". Where the LDO conflicts with the substantial compliance requirement, the LDO will be enforced with the exception of 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 agendize 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 improvements recommended in the Traffic Impact Study dated August 5, 2026 and submitted with this application shall be installed or performed by the developer. Additional improvements may also be required in accordance with LDO standards as determined during Site Plan review.
4) No more than 10% of the total residential units of any form shall be 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 buyer of a residential unit and shall be enforced by the HOA or POA.
5) Driveways for residential units with attached garages 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.
6) All areas identified as open space shall be owned and maintained by the HOA.
7) No on-street parking shall be permitted, except where explicitly striped on the pavement and/or signed as allowed.
8) If a Development Agreement for the design and construction of the Haney Road extension has not been executed prior to Site Plan approval for this project, the project shall incorporate the City’s proposed road design for the portion of Haney Road across the project frontage and the developer shall be responsible for installing these improvements prior to any of the following for the development: first final plat, first Certificate of Completion, and first Certificate of Occupancy. Any required street frontage improvements not completed by others, including but not limited to street trees or trails, shall be required to be installed by the developer and shall be included in the Site Plan submittal.

9) The Developer shall submit a comprehensive sign program subject to review and approval by the Development Process Committee at the time of Site Plan submittal. The sign program shall provide parameters for signage (location, size, type, characteristics) that all tenants shall be required to adhere to. Once approved, said program shall be held by the City of Woodstock Community Development Department. Any requests for sign waiver shall be evaluated against the Land Development Ordinance and the adopted sign program for consistency. The Developer is required to provide an approved sign program to all tenants.
10) No trash/recycling service or deliveries shall occur between the hours of 10:00pm and 6:00am.
11) Alley behind northern commercial buildings must be a minimum 24' wide and will be considered a private driveway. Fire access must be provided off of this access. No delivery trucks for this development shall be allowed to stop or unload on Main St.
12) The northern commercial mixed-use buildings must be constructed and receive Certificates of Completion prior to the submittal of any building permits for the adjacent townhomes 23-30.
13) A construction phasing plan shall be included in the Site Plan submittal that addresses aspects including construction access, staging, and construction waste.
14) Signage identifying the vehicular access for the northern commercial mixed-use buildings shall be installed along Main Street and along Short Street at the driveway between townhouses 26 and 27 leading to these buildings to assist emergency services and guests in navigating to parking for these buildings.

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 and consistent with the surrounding area. The zoning provides for a continuation of the existing Adair Park mixed-use development at a slightly lower intensity and density than earlier phases of the project. This creates an appropriate transition to the existing single family residential neighborhoods located to the north and to the east across Main Street.

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 zoning would actually allow a higher residential density for the site than the proposed DT-RO zoning district, however it would not allow office or commercial uses, limiting the opportunity for the mixed-use neighborhood form sought by the Urban Village character area for this location.

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.
The project will tie into the planned Haney Road Extension project and will further improve the Haney Road street frontage. This road project will increase connectivity in Downtown and the proposed development will also create an addition road connection for current residents of Short Street who wish to get to Rope Mill Road without exiting on to Main Street. The applicant has coordinated with Public Works regarding water and sewer access.

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 Urban Village Character Area of the Land Use Plan.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approved of disapproval of the proposed zoning.
Development has edged towards the proposed site from both the north and south. The property directly south is the subject of a public hearing request by the same developer. It is currently on hold pending finalization of an associated Development Agreement for the Haney Road Extension project. The Development Agreement is awaiting railroad authorization of the alignment of the Haney Road extension railroad crossing. In addition, a commercial pickleball and dog park facility has been approved for the property north of Homestead Dr on Main Street on-residential developments has been approved north of this site. These proposed developments meet the Land Use Plan's expectations for the character of new development along the Main Street corridor.

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 included in the attachments.

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.

CRITERIA FOR CONSIDERATION OF A CONDITIONAL USE PERMIT REQUEST

Pursuant to LDO Section 7.503 (Conditional Use Permit Review Criteria), the following conditions must be considered before a Conditional Use Permit can be granted by Mayor and Council. The applicant's responses to these criteria are included in the attachments.

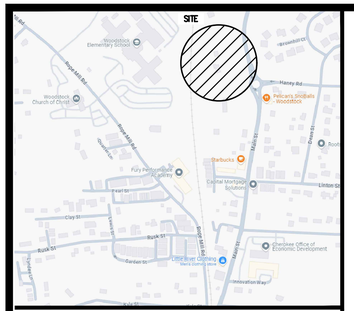
1. Whether or not there will be a significant adverse effect on the surrounding area in which the proposed use will be located.
2. Whether or not the use is otherwise compatible with the surrounding area.
3. Whether or not the use proposed will result in a nuisance as defined under State law.
4. Whether or not quiet enjoyment of surrounding property will be adversely affected.
5. Whether or not property values of surrounding property will be adversely affected.
6. Whether or not adequate provisions are made for parking and traffic considerations.
7. Whether or not the site or intensity of the use is appropriate.
8. Whether or not special or unique conditions created by the use are consistent with the purpose, intent, and goals of the Comprehensive Town Plan.
9. Whether or not adequate provisions are made regarding hours of operation.
10. Whether or not adequate controls and limits are placed on commercial and business deliveries.
11. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.
12. Whether or not the public health, safety, welfare, or moral concerns of the surrounding neighborhood will be adversely affected.
13. Whether the application complies with any applicable specific requirements set forth in this chapter for conditional use permits for particular types of uses.
14. Whether the applicant has provided sufficient information to allow a full consideration of all the relevant factors.
15. Whether the conditional use requested emits or creates unusual odors which would warrant the use of an odor elimination/attenuation system as recommended by industry standards.

ATTACHMENTS

Concept Plans (includes renderings)

Public Input Meeting Summary Report

Applicant responses to Rezoning, Conditional Use Permit, and Variance Criteria



SITE LOCATION MAP (NTS)



SITE DATA:

ADAIR PARK - CASTEEL TRACT
7950 & 8020 MAIN STREET
WOODSTOCK, GA 30188

LAND LOT 950
DISTRICT 15

TOTAL ACREAGE : 5.60 AC

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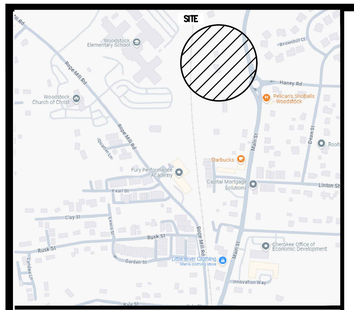
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PRELIMINARY SITE LAYOUT PLAN

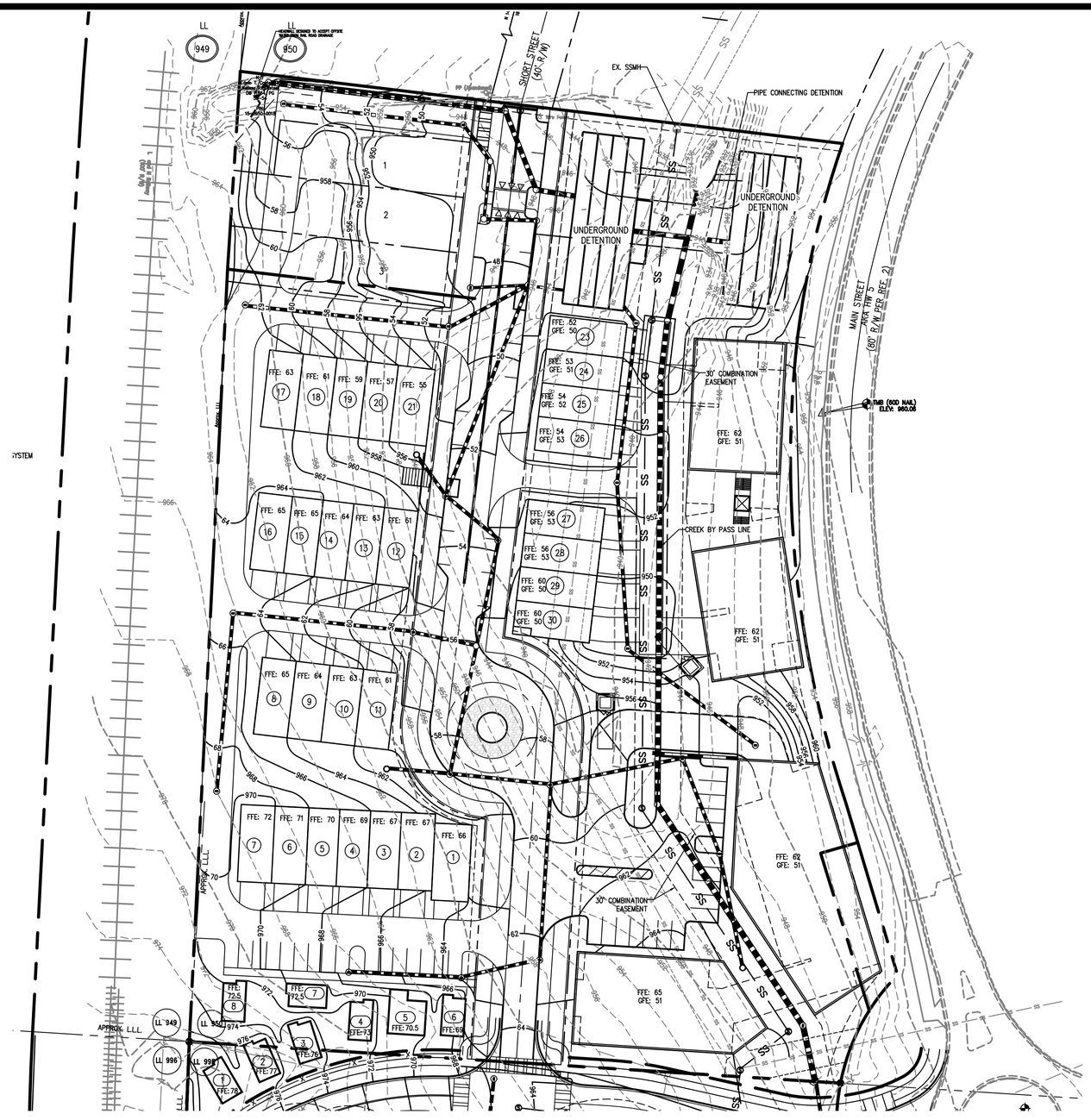
ADAIR PARK - CASTEEL TRACT

WOODSTOCK , GEORGIA

PROJECT INFORMATION
PROJECT NO.: 18-4164
DATE: JUNE 9, 2026
SCALE: 1" = 40'
FILE NAME:
DESIGN/DRAWN: SLR/slr



SITE LOCATION MAP (NTS)



STORM AND GRADING LEGEND

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

+ XX.X	PROPOSED SPOT GRADE
+ XX.X	EXISTING SPOT GRADE
	LIMITS OF DISTURBANCE
A A	TREE PROTECTION FENCE
	RETAINING WALL
	VEHICULAR GUARD RAIL
	PROPOSED GRADE
	EXISTING GRADE
SS	DIP SANITARY SEWER LINE
SS	PVC SANITARY SEWER LINE
SS	EXISTING SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
	EXISTING STORM SEWER LINE
W W	PROPOSED WATER LINE
W W	EXISTING WATER LINE
E	PROPOSED ELECTRICAL LINE
FO	PROPOSED FIBER OPTIC LINE
GAS	PROPOSED GAS LINE
P P	PROPOSED POWER LINE
T T	PROPOSED TELECOM LINE
	SANITARY SEWER EASEMENT
	STORM SEWER EASEMENT
	WATER EASEMENT
	AQUATIC BENCH
	STREAM BUFFER

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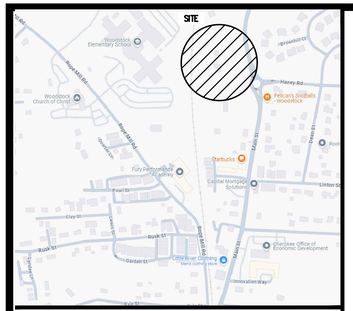
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UTILITY AND GRADING PLAN

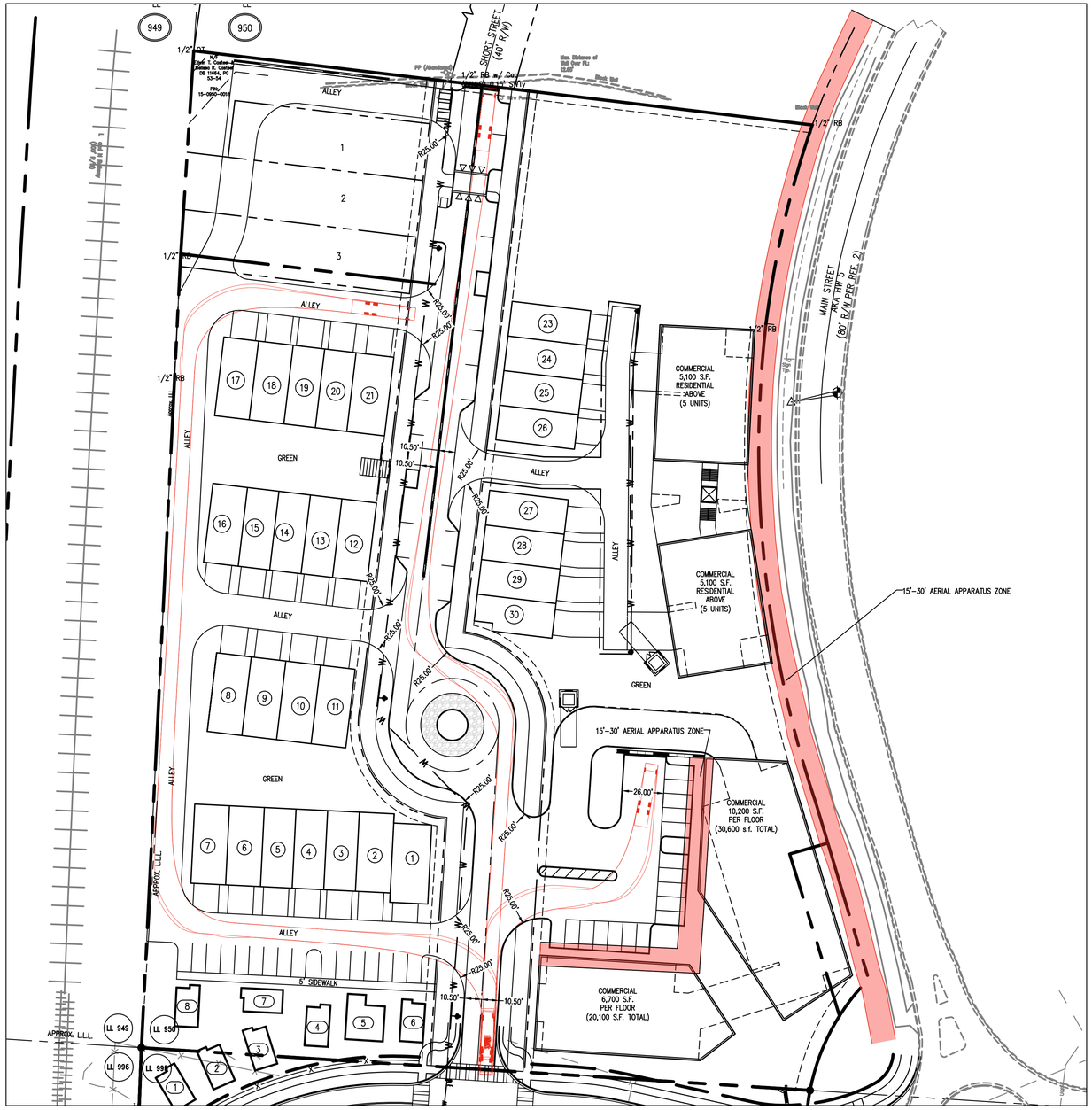
ADAIR PARK - CASTEEL TRACT

WOODSTOCK , GEORGIA

PROJECT INFORMATION
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SITE LOCATION MAP (NTS)



FIRE NOTE

1. An all-weather (impervious) Fire Department access road with a minimum width of 20 feet shall be pM
2. rovided within 150 of all portions of the first (1st) floor of the proposed building(s) as required by the 2024 International Fire Code Section 503.1. A minimum 10-foot of unobstructed access shall be provided around all buildings.
3. Dead end fire apparatus access road(s) that exceed 150 feet in length shall be provided with an approved method for turning Fire Department vehicles around as required by the 2024 International Fire Prevention Code Section 503.2.5.
4. Fire Apparatus access roads shall not exceed a 10 percent grade.
5. Provide details of all access roads required to meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with a 25-foot curb radius measured from the face of curb, 50 foot outside turning radius and an unobstructed vertical clearance of not less than 13 feet 6 inches.
6. Provide reasonable accessibility to and around all buildings for firefighting equipment, including fire department ground ladders on multiple story projects. A minimum of ten (10) feet on all sides of the building shall be provided for such access.
7. Hydrant and water vault details to be provided at LDP (Detail is obtained from the City of Woodstock).
8. Current flow test information to be on plans at teh time of LDP. (Less than one year). Results shall appear on the General Notes Sheet section pertaining to Water.
9. Water flow test amounts must meet 2024 International Fire Code Appendix B.
10. Submit longitude, latitude, and elevation data for all new and relocated hydrants, along with the flow test data in an approved electronic format to the Fire Marshal's office prior to the issuance of a Certificate of Occupancy.
    a. This is to be done prior to the final Fire Inspection.
    b. Horizontal (longitude and latitude) locations should be referenced to the US State Plane coordinate system, NAD 83 (2011), GA West Zone, US Survey Feet.
    c. Vertical (elevation) locations should be referenced to the NAVD88 datum, GEOID12A, US Survey Feet.
    d. Approved electronic format: excel spreadsheet (.xls or .xlsx extension, Microsoft Office version 2003 and up) with the following data fields
    i. Unique Hydrant ID
    ii. Street Address (If Applicable)
    iii. Longitude (X)
    iv. Latitude (Y)
    v. Elevation (Z)
    vi. Static (PSI)
    vii. Residual (PSI)
    viii. Flow (PSI)
    ix. Flow (GPM)
    x. Date of Flow Testing (MM/DD/YYYY)
    xi. Condition (Standard, Usable, Unusable)
    xii. Paint Color
    e. Please submit electronic data to bstilson@woodstockga.gov be reviewed by Development Services, Fire, and GIS departments.
10. Hydrants shall have 3-feet of unobstructed surrounding area. (2024 IFC)
11. Fire hydrants to be installed and operable prior to any building construction.
12. Fire hydrants must be tested prior to issuance of the Certificate of Occupancy. The test will consist of but not limited to flowing the fire hydrants, painting the hydrants, and properly greasing the discharge outlets and stem. After completion notify the Fire Marshal with documentation of the testing.
    a. Testing fire hydrants: test static, residual and flow G.P.M. (gallons per minute) at 20 PSI
    b. Paint fire hydrants: paint hydrants silver.
    c. Color code top barrel of fire hydrant to match flow.
    i. Orange = 500-999 G.P.M.'s
    ii. Green = 1000-1499 G.P.M.'s
    iii. Blue = 1500 G.P.M.'s and above.
    d. Grease: Grease discharge outlets and hand tight hydrant caps. Stems must be greased or properly lubricated.

SITE DATA:

ADAIR PARK - CASTEEL TRACT
7950 & 8020 MAIN STREET
WOODSTOCK, GA 30188

LAND LOT 950
DISTRICT 15

TOTAL ACREAGE : 5.60 AC

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NORTH
40 0 40 80

FIRE ACCESS EXHIBIT

ADAIR PARK - CASTEEL TRACT

WOODSTOCK , GEORGIA

PROJECT INFORMATION
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TREE PROTECTION & REPLACEMENT KEY

- SPECIMEN TREE REMOVED
- NON-SPECIMEN TREE REMOVED
- CRITICAL ROOT ZONE
- SPECIMEN RECOMPENSE TREE
- A — A — TREE PROTECTION FENCE

Tree Density Calculations	
Total Site Acreage (ac)	4.48
Utility & Maintenance Easements on Site (ac)	0.0
Site Acreage Considered for Density (ac) *(Total Acreage - Utility Easement Acreage)*	4.48
Density Inches Requirement (Inches/acre)	100
Total Site Density Factor (SDF) (Inches) *(Density Acreage X Density Unit Requirement)*	448.0"
Total Existing Density Factor (EDF) (Inches) *(No existing trees)*	0.0"
Total Replacement Density Factor (RDF) (Inches) *(SDF - EDF)*	**448.0"**
Replacement Density Inches Provided (Inches)	**448.0"**
Density Requirement Met	

Specimen Recompense Calculations	
Total Specimen Inches Required for Replacement	**476.0"**
Total Specimen Inches Provided	**156.0"**
Remaining Specimen Inches	**320"**
Specimen Requirement Not Met	

Woodstock Tree Bank Fee Calculation	
Remaining Specimen Inches Required for Recompense *$175 for every 1 Tree Inch*	**320"**
Amount Due to Tree Bank	**$56,000**

Trees to be Removed

Qnty	Tree	DBH	Unit Value	Specimen Multiplier	Total Inches
1	Hardwood	29"	29	1	29"
1	Hardwood	27"	27	1	27"
1	Hardwood	33"	33	1	33"
1	Hardwood	29"	29	1	29"
1	Hardwood	46"	46	1	46"
1	Hardwood	24"	24	1	24"
1	Hardwood	25"	25	1	25"
1	Hardwood	28"	28	1	28"
1	Hardwood	31"	31	1	31"
1	Hardwood	34"	34	1	34"
1	Hardwood	45"	45	1	45"
1	Hardwood	40"	40	1	40"
1	Hardwood	36"	36	1	36"
1	Hardwood	49"	49	1	49"
14				**Total Specimen Tree Inches To Recompense**	**476"**

EXISITING TREE INFO NOTE

ADDITIONAL ARBORIST REPORT WITH SPECIMEN TREE ASSESSMENT IS PENDING.

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Scale 1" = 40'

PRELIMINARY TREE PROTECTION PLAN

ADAIR PARK - CASTEEL TRACT

WOODSTOCK, GEORGIA

PROJECT INFORMATION
PROJECT NO.: 18-4164
DATE: 07/16/2026
SCALE: 1" = 40'
FILE NAME:
DESIGN/DRAWN:



TREE SYMBOL KEY
OCTOBER GLORY MAPLE
PRINCETON ELM
WILLOW OAK
NUTTALL OAK
NATCHEZ CRAPE MYRTLE
EUROPEAN HORNBEAM
LITTLE GEM MAGNOLIA
EMERALD GREEN ARBORVITAE

TREE PROTECTION & REPLACEMENT KEY

- SPECIMEN TREE REMOVED
- NON-SPECIMEN TREE REMOVED
- CRITICAL ROOT ZONE
- SPECIMEN RECOMPENSE TREE
- A — A — TREE PROTECTION FENCE

Density & Specimen Replacement Trees

Density Replacement Qnty	Specimen Replacement Qnty	Botanical Name	Common Name	Min. Size	Unit Value	Total Density Inches (448 Required)	Total Specimen Inches (476 Required)	% Of Total*	Overstory**	Specifications
1	6	Acer rubrum 'October Glory'	October Glory Red Maple	4" Cal.	4.0	4.0"	24.0"	4.6%	4.6%	Free of Pests and Disease, Full and Even Canopy, Single, Straight Leader
6	11	Ulnus americana 'Princeton'	Princeton American Elm	4" Cal.	4.0	24.0"	44.0"	11.3%	11.3%	Free of Pests and Disease, Full and Even Canopy, Single, Straight Leader
3	7	Quercus nuttallii	Nuttall Oak	4" Cal.	4.0	12.0"	28.0"	6.6%	6.6%	Free of Pests and Disease, Full and Even Canopy, Single, Straight Leader
20		Quercus phellos	Willow Oak	4" Cal.	4.0	80.0"		13.2%	13.2%	Free of Pests and Disease, Full and Even Canopy, Single, Straight Leader
12	3	Lagerstroemia indica x fauriei 'Natchez'	Natchez White Crape Myrtle	4" Cal.	4.0	48.0"	12.0"	9.9%		Free of Pests and Disease, Full and Even Canopy
10		Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	4" Cal.	4.0	40.0"		6.6%	6.6%	Free of Pests and Disease, Full and Even Canopy, Single, Straight Leader
28	12	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	4" Cal.	4.0	112.0"	48.0"	26.5%	26.5%	Free of Pests and Disease, Full and Even Form, Single, Straight Leader
32		Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	4" Cal.	3.0	128.0"		21.2%		Free of Pests and Disease, Full and Even Form, Single, Straight Leader
112	**39**		**Total Tree Inches Replaced**			**448.0"**	**156.0"**	**100.0%**	**68.9%**	
*NO MORE THAN 30% OF ALL TREES PLANTED ARE OF ANY ONE GENUS										
**NO LESS THAN 60% OF ALL TREES PLANTED ARE TO BE OVERSTORY TREES										

Specimen Recompense Calculations	
Total Specimen Inches Required for Replacement	**476.0"**
Total Specimen Inches Provided	**156.0"**
Remaining Specimen Inches	**320"**
Specimen Requirement Not Met	

Woodstock Tree Bank Fee Calculation	
Remaining Specimen Inches Required for Recompense *$175 for every 1 Tree Inch*	**320"**
Amount Due to Tree Bank	**$56,000**

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Total Existing Density Factor (EDF) (Inches) *(No existing trees)*	0.0"
Total Replacement Density Factor (RDF) (Inches) *(SDF - EDF)*	**448.0"**
Replacement Density Inches Provided (Inches)	**448.0"**
Density Requirement Met	

EXISITING TREE INFO NOTE

ADDITIONAL ARBORIST REPORT WITH SPECIMEN TREE ASSESSMENT IS PENDING.

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NORTH
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Scale 1" = 40'

PRELIMINARY TREE REPLACEMENT PLAN

ADAIR PARK - CASTEEL TRACT

WOODSTOCK, GEORGIA

PROJECT INFORMATION
PROJECT NO.: 18-4164
DATE: 07/16/2026
SCALE: 1" = 40'
FILE NAME:
DESIGN/DRAWN:

Adair Park
at
DOWNTOWN WOODSTOCK

ADAIR PARK NORTH

8020 & 7950 Main Street • Downtown Woodstock

Adair Park NORTH

Looking west on the new Haney Road

This building will be capped at 48’. With residential, over office, over retail/restaurant.

An additional building will sit to the right, fronting Main Street (next slide).



Adair Park NORTH

Looking Southwest on Main Street within the Roundabout

This building will be capped at 48’, with residential over office over retail.

The building on the prior slide will be to the left, down Haney.



Adair Park NORTH

Looking west at the Northernmost section of Adair Walk, next to Short Street

Designed in the spirit of the existing Adair Park homes.



Adair Park NORTH

Looking west at the north mixed-use portion

The bottom floor will be office use, since the grade here is not conducive for retail (more prominent grade than depicted).

The top two floors are residential, with parking below and a central elevator tower rising through the structure.



Adair Park NORTH

Lille

Looking north at the “Tiny Home” section across the future Haney Road

Homes range from 900’ to 1800’ max.



PUBLIC INPUT MEETING REPORT

Adair Park North

7950 Main Street & 8020 Main Street, Woodstock, Georgia 30188

Submitted: July 1, 2026 | City of Woodstock Planning & Zoning

1. PROJECT INFORMATION

Applicant	Dr. Eric J. Richards / Adair Park Development Company LLC
Address	61 Linton Street, Suite 2400, Woodstock, GA 30188
Contact	678-525-1030 [redacted]
Property Addresses	7950 Main Street & 8020 Main Street, Woodstock, GA 30188
Parcel IDs	92N02 001 (8020 Main St) and 92N02 001A (7950 Main St)
Total Acreage	5.595 acres (combined)
Current Zoning	DT-RO (7950 Main St) and DT-MRA (8020 Main St)
Request Type	Rezoning, Conditional Use Permit, and Variances

2. DESCRIPTION OF REQUESTS

The applicant is requesting the following from the City of Woodstock:

- Rezoning of 8020 Main Street to Downtown-Residential, Office (DT-RO) to match the adjacent parcel zoning.
- Conditional Use Permit (CUP) to allow an attached-product (townhome) community with units permitted to face open space.
- Variance from stream buffer requirements to allow piping of the existing on-site stream, applicable to both 8020 and 7950 Main Street.
- Variance to allow commercial mixed-use buildings to a maximum height of 48 feet (vs. the 40-foot zoning restriction).
- Dedication of a portion of the property to the new Haney Road right-of-way.

3. PUBLIC NOTICE

Letter Date	June 10, 2026
Meeting Date	June 30, 2026 (20 days notice, exceeding 14-day requirement)
Notice Area	All property owners within 800 feet of the subject properties
Properties Notified	109 property owners / addresses
Notification Method	U.S. Mail — first class

Copies of the notification letter and mailing list are included as attachments to this report.

4. MEETING DETAILS

Date	Tuesday, June 30, 2026
Time	7:00 PM
Location	Chattahoochee Technical College – Woodstock Campus
Address	8371 Main Street, Woodstock, Georgia 30188
Conducted By	Dr. Eric J. Richards, Applicant

Total Attendees 11

5. ATTENDANCE

Eleven (11) members of the public attended the meeting and signed in. The original sign-in sheet is attached.

#	Name
1	Rick Payne & Tammy Payne
2	John R. Underwood
3	Melissa Sigmund
4	Jason Schmidt
5	Alec Davidson & Laura Davidson
6	Peter Hemingway
7	André Young
8	Mike Pniewski
9	Jaye Pniewski
10	Pam Treece
11	Russell Goldman

6. SUMMARY OF DISCUSSION

The applicant presented the proposed project to attendees, including an overview of the proposed site plan, the rezoning and conditional use permit request, and the variance requests. Attendees were given the opportunity to ask questions and provide comments. Questions and discussion at the meeting included general inquiries about the proposed development, the site layout, the stream/creek treatment, building heights, unit types, and the project timeline.

No significant objections were raised that have not been addressed by the project design.

7. WRITTEN COMMENTS

No written comment forms were submitted by attendees at the public input meeting.

8. ATTACHMENTS

- Public Input Meeting Notice Letter (dated June 10, 2026)
- Signed Attendee Sign-In Sheet
- Property Owner Mailing List (109 addresses, 800-foot notification buffer)

9. CERTIFICATION

I, Dr. Eric J. Richards, hereby certify that the public input meeting for the above-referenced project was conducted as described in this report, that notice was provided in accordance with City of Woodstock requirements, and that the information contained herein is true and accurate to the best of my knowledge.

Signature: _____

Print Name: Dr. Eric J. Richards

Date: July 1, 2026

ADAIR PARK EXPANSION – 7950 AND 8020 MAIN ST

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. *Rezone to DT-RO to match existing DT-RO zonings to the immediate North and immediate South – removes the one 'spot' of DT-MRA zoning in between the assembled parcels.*

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. *Yes, it would permit uses that are already existing and/or planned for the adjacent DT-RO properties to the immediate North and immediate South.*

3. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. *No, it will synchronize the area by bringing in uses that are already existing and/or planned for the adjacent DT-RO properties to the immediate North and immediate South.*

4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned. *The property will be better served by bringing in uses that are already existing and/or planned for the adjacent properties than as currently zoned.*

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. *No, in fact Applicant is going to assist in helping City add a new street connection from the existing end of Short St down to the new fourth street off the roundabout into Adair Park to alleviate traffic burdens and enhance vehicular and pedestrian connectivity to the elementary school, new retail, restaurants, and more.*

6. Whether the proposed zoning is in conformity with the policy and interest of the land use plan. *Yes, DT-RO is appropriate for maintaining the Urban Village designation of plans as it is already the zoning norm for properties to the immediate North and immediate South.*

7. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approved or disapproval of the proposed zoning. *The conditions are changing for the better for the City of Woodstock: new grid street connections, better traffic flow and options, improved walkability and connectivity, more residential and commercial options, and better synchronized zoning that delivers more compelling and more cohesive redevelopment.*

APPLICANT RESPONSE STATEMENT

CONDITIONAL USE PERMITS

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power. If this application is in response to a conditional use permit, please respond to the following standards in the form of a written narrative:

1. Explain requested conditional use permit. *CUP for single-family attached use.*

2. Whether or not there will be significant adverse effect on the surrounding area in which the proposed use will be located. *No, it will enhance the area by removing existing problem areas and by the addition of connectivity to Adair Park and more.*

3. Whether or not the use is otherwise compatible with the surrounding area. *Yes, there is existing single-family attached not far to the North at Mason Main.*

4. Whether or not the use proposed will result in a nuisance as defined under state law. *No, it will enhance the area by removing existing nuisances of the overgrown property and by the addition of connectivity to Adair Park and more.*

5. Whether or not quiet enjoyment of surrounding property will be adversely affected. *It will remove existing problem areas that have previously adversely effected neighbors. Property values of surrounding properties should be enhanced by removal of problems and by the addition of connectivity to Adair Park and more.*

6. Whether or not property values of surrounding property will be adversely affected. *Neighboring property values should only be enhanced by the extension of a new pedestrian-friendly grid street from Short St all the way down to the new fourth arm off of the roundabout and into the heart of Adair Park.*

7. Whether or not adequate provisions are made for parking and traffic considerations. *Yes, in fact Applicant is going to assist in helping City extend a new grid street from Short St all the way down to the new fourth arm off of the roundabout and into the heart of Adair Park.*

8. Whether or not the site or intensity of the use is appropriate. *Yes, there is existing single-family attached not far to the North at Mason Main.*

9. Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Town Plan. *Yes, this CUP will deliver positive Urban Village attributes of the City's Comp Plan.*

10. Whether or not adequate provisions are made regarding hours of operation. *Yes, adequate provisions will be made on any potential hours of operation required.*

11. Whether or not adequate controls and limits are placed on commercial and business deliveries. *Yes, adequate controls and limits will be placed on any potential commercial deliveries required.*

12. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties. *Yes -- adequate landscape plans will be incorporated.*

13. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected. *These factors will be only positively impacted, as existing nuisances will be removed, and the greater connectivity provided will improve safety and welfare options of the surrounding neighborhood.*

14. Whether the application complies with any applicable specific requirements set forth in this chapter for conditional use permits for particular types of uses. *Application complies with CUP single-family attached.*

15. Whether the applicant has provided sufficient information to allow full consideration of all relevant factors. *Yes -- applicant has provided sufficient info for full consideration.*

16. Whether the conditional use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards. *Yes, any potential new business that may be part of this new development that warrant use of any odor elimination / attenuation system will be required to add such system to their premises.*

ADAIR PARK EXPANSION – 7950 AND 8020 MAIN ST

APPLICANT RESPONSE STATEMENT VARIANCE 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. *CITY STREAM BUFFER VARIANCE REQUIRED TO PIPE THE EXISTING CREEK. (Ch.XVII, Art. III)*
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 is very narrow, and given the bisection of the Short St extension and the aforementioned stream piping, yields very tight building envelopes on either side of the new street and its requisite R/W. Applicant requests a city stream buffer variance so it can pipe the existing creek underground and then fully develop the properties to create the strongest possible gateway to Downtown Woodstock.*
3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship. *The practical difficulty created would be locking in a nearly unimprovable portion of the property at such a vital downtown gateway location. Piping the stream there delivers a blank canvas to the applicant to create a showcase gateway development to clearly illustrate to visitors that "they've arrived" at Downtown Woodstock. Approaching from North to South, a row of new Adair Park mixed-use buildings will face Main Street, leading down to the roundabout which will then feature its fourth leg to the right, and a civic / commercial plaza at its apex there on the SW corner, and lure visitors immediately in to Adair Park.*
4. Such conditions are peculiar to the particular piece of property involved. *The constricted road building envelopes as a result of the aforementioned locations of the stream bisection of the property combined with the location of the added Short St R/W extension bisection are peculiar on this piece of property.*
5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed. *Would not deprive any rights, in fact, would enhance the public good by creating a highly desired Short St extension which delivers on the City's grid street initiative, connecting all the way South into the heart of Adair Park and to the new fourth arm off of the roundabout.*
6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance. *Relief, if granted, would enhance the public good by delivering a long list of improvements, including but not limited to: fourth leg of Main St roundabout completed, connectivity to future grid streets like Short St (and including all the way to Rope Mill Rd as a part of this overall submission), and the strongest possible plaza gateway entrance to fully signify arrival into downtown.*
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. *Correct.*
8. Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant. *Granting approval preserves both the City's grid street initiative and creates the northern gateway into Downtown Woodstock.*
9. The condition from which relief or a variance is sought did not result from willful action by the applicant. *Correct.*
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. *Authorizing the variance will maximize the attractiveness of the new development and will add light and*

openness throughout the property, especially in regard to usable open green spaces. It will also allow the new development to deliver many improvements to the City of Woodstock: new grid street connections, better traffic flow and options, improved walkability and connectivity, more residential and commercial options, and more compelling and more cohesive redevelopment.

ADAIR PARK EXPANSION – 7950 AND 8020 MAIN ST

APPLICANT RESPONSE STATEMENT VARIANCE TWO (2)

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power. If this application is in response to a 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 UNITS FACING OPEN SPACES WITHOUT STREET ON OPPOSITE SIDE. (Ch. 7.729(1)B)*
2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography. *To deliver the desired street network, featuring new connectivity from Main St roundabout through Adair Park all the way to Rope Mill Rd, and now, from Adair Park north all the way up to Short St, portions of this property will necessitate creating central green spaces fronted on either side by new townhomes, which are rear-loaded via rear alleys. These green spaces will count toward the open space requirements and also be nicely landscaped and manicured, elevating the luxury feel of the new townhome portion of the new development.*
3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship. *The practical difficulty created by adding another street to the opposite side would be to reduce the amount of open park space and also change the feel of the new development from pedestrian-friendly to more car-friendly.*
4. Such conditions are peculiar to the particular piece of property involved. *The aforementioned conditions particular to the proposed townhome portion of the new development make central green spaces the preferred option.*
5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed. *Would not deprive any rights, in fact, there are strong precedents for these central green space orientations in other parts of Downtown Woodstock.*
6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance. *Relief, if granted, would enhance the public good, creating more green spaces in the development and optimizing property values.*
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. *Correct.*
8. Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant. *Granting approval delivers optimized home and garage orientations on the subject property, and creates more usable green spaces for residents to enjoy.*
9. The condition from which relief or a variance is sought did not result from willful action by the applicant. *Correct.*
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. *Authorizing the variance will maximize the attractiveness of the new development and will add light and openness throughout the property, especially in regard to usable open green spaces. It will also allow the new development to deliver many improvements to the City of Woodstock: new grid street connections, better traffic flow and options, improved walkability and connectivity, more residential and commercial options, and more compelling and more cohesive redevelopment.*

ADAIR PARK EXPANSION – 7950 AND 8020 MAIN ST

APPLICANT RESPONSE STATEMENT VARIANCE THREE (3)

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. *ELIMINATION OF SUPPLEMENTAL ZONES. (Ch. 7.726.6)*
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 is very narrow, and given the bisection of the Short St extension and the aforementioned stream piping, yields very tight building envelopes on either side of the new street and its requisite R/W. These extraordinary conditions necessitate the elimination of the typical supplemental zones, in favor of new courtyard-style zones that compose the pedestrian-centered areas of the new development.*
3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship. *The practical difficulty created by typical supplemental zones on this property is that they would obviate the new courtyard-style home arrangements, and would hinder the creation of usable green spaces and jeopardizing the pedestrian nature of the planned development.*
4. Such conditions are peculiar to the particular piece of property involved. *The constricted supplemental zone building envelopes as a result of the aforementioned locations of the stream bisection of the property combined with the location of the added Short St R/W extension bisection are peculiar on this piece of property.*
5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed. *Would not deprive any rights.*
6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance. *Relief, if granted, would enable the developer to deliver its new courtyard-style home arrangements, delivering usable green spaces while further underscoring the pedestrian nature of the entire development.*
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. *Correct.*
8. Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant. *Granting approval delivers proper courtyard-style home and garage orientations on the subject property, therefore preserving privacy for neighboring properties.*
9. The condition from which relief or a variance is sought did not result from willful action by the applicant. *Correct.*
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. *Authorizing the variance will maximize the overall attractiveness of the new development by delivering proper courtyard-style home and garage orientations on the subject property, and not add inappropriate views of the current (or future) homes on neighboring properties. It will also allow the new development to deliver many improvements to the City of Woodstock: new grid street connections, better traffic flow and options, improved walkability and connectivity, more residential and commercial options, and more usable green spaces.*

ADAIR PARK EXPANSION – 7950 AND 8020 MAIN ST

APPLICANT RESPONSE STATEMENT VARIANCE FOUR (4)

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. *STORM AND SANITARY SEWER EASEMENT REDUCTION. (Ch. 18.603)*
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 features a stream that currently runs through the full width of the front third of the property, and due to otherwise required buffers would negate any substantial improvement to the property. As previously noted, applicant requests a City stream buffer variance so it can pipe the existing creek underground. In combination, applicant also requests a storm and sanitary sewer easement reduction so that it can then make the maximum amount of resulting improved land available as usable open green space.*
3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship. *The practical difficulty created would otherwise reduce the amount of resulting improved land available as usable open green space.*
4. Such conditions are peculiar to the particular piece of property involved. *The exact locations of the stream bisection of the property combined with the location of the added Short St R/W extension bisection and what would be the resulting typical storm and sanitary easements are peculiar on this piece of property.*
5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed. *Would not deprive any rights.*
6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance. *Relief, if granted, would enhance the public good by maximizing the amount of land for a usable open green space across the width of the Main St frontage.*
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. *Correct.*
8. Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant. *Granting approval maximizes the amount of usable land available for usable open green space.*
9. The condition from which relief or a variance is sought did not result from willful action by the applicant. *Correct.*
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. *Authorizing the variance will maximize the attractiveness of the new development and will add light and openness to the front of the property, delivering a beautiful usable open green space across the Main St frontage for the City.*

ADAIR PARK EXPANSION – 7950 AND 8020 MAIN ST

APPLICANT RESPONSE STATEMENT VARIANCE FIVE (5)

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. *INCREASE DENSITY BY 11 UNITS WITH APPLICABLE DENSITY BONUSES (Ch 7.728) from 44 to 55 residential units. DT-RO = 8 units per acre + density bonus of 2 u/a for Vertical Mixed-Use = resulting density of 10 u/a x 5.595 acres = SITE POTENTIAL TOTAL = 55.95 units.*
2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography. *The roundabout area of the expanded Adair Park is designed to deliver a mixed-use gateway that will benefit not only its residents but the entire Downtown Woodstock area as well. It is designed to feature new commercial, restaurant and retail opportunities. To maximize these mixed-use synergies of the new phases of Adair Park, not to mention the new connectivity from Short St down to the new fourth arm off of the Main St roundabout into the heart of Adair Park, and to deliver all of the other residential products desired, the applicant requests an increase in density of only eleven (11) additional residential units, all achieved by applicable density bonuses.*
3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship. *This request for increase in density of a mere 11 units across the new site seems reasonable given the benefits the expanded Adair Park neighborhood is bringing to Downtown Woodstock, all achieved by applicable density bonuses.*
4. Such conditions are peculiar to the particular piece of property involved. *The residential density and mixed-use offerings are peculiar to the designed intensity of this particular property, and will put even more residents within easy walking distance of schools, retail, restaurants, office and park spaces. The new excess public parking, combined with the already proposed structured parking to the South, will provide guests a 'park-once' environment that will enable them to explore all of Adair Park's offerings on foot.*
5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed. *Would not deprive any rights.*
6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance. *Relief, if granted, will put even more residents within easy walking distance of schools, retail, restaurants, office and park spaces. The new excess public parking, combined with the already proposed structured parking to the South, will provide guests a 'park-once' environment that will enable them to explore all of Adair Park's offerings on foot.*
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. *Correct.*
8. Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant. *Granting approval will put even more residents within easy walking distance of schools, retail, restaurants, office and park spaces. The new excess public parking, combined with the already proposed structured parking to the South, will provide guests a 'park-once' environment that will enable them to explore all of Adair Park's offerings on foot.*
9. The condition from which relief or a variance is sought did not result from willful action by the applicant. *Correct.*
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.

Authorizing the variance seems reasonable given the benefits the expanded Adair Park neighborhood is bringing to Downtown Woodstock: delivering the fourth leg of roundabout, connectivity to future grid streets, more office, restaurant and retail space, new excess public parking (combined with the already proposed structured parking to the South), and the strongest possible gateway entrance into downtown. It will not impair any items, and will put even more residents within easy walking distance of schools, retail, restaurants, office and park spaces.

ADAIR PARK EXPANSION – 7950 AND 8020 MAIN ST

APPLICANT RESPONSE STATEMENT VARIANCE SIX (6)

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. *APPLICANT REQUESTS VARIANCE TO BUILDING HEIGHT FROM 40' TO 48' (from Section 7.729 in the Building Façade and Materials Requirements Table #20). Southern piece(s) of the development are zoned CBD and permitted 5 stories and 85 feet tall, or have been granted 68' in prior variance requests on DTRO parcels. Applicant requests increase in the new northern parcel at 8020 Main Street from 40 feet above street grade to 48 feet above street grade to create a consistent and coherent massing and vernacular between the new buildings of Adair Park in the north and south parcels. In addition, the product type that is possible at 40' has a different market value, which does not allow the applicant to overcome the hardships that are present on this site.*
2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography. *The roundabout area of the expanded Adair Park is designed to deliver a mixed-use gateway that will benefit not only its residents but the entire Downtown Woodstock area as well. It is designed to feature new commercial, restaurant and retail opportunities. To maximize these mixed-use synergies of the new phases of Adair Park, not to mention the new connectivity from Short St down to the new fourth arm off of the Main St roundabout into the heart of Adair Park, and to deliver all of the other residential products desired, the applicant requests an increase in density of only nineteen (19) additional residential units, all achieved by applicable density bonuses.*
3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship. *Historical precedents abound for this height of attached mixed-use and/or residential buildings. They can be found in any and in old downtown areas across Georgia and the South, and in new downtowns that are designed to be historically appropriate (ie Downtown Woodstock). They allow for excellent flexibility, particularly for mixing uses – office above commercial or residential above commercial, or all three in one structure – than to be deployed in lower structures. They also allow for spectacular rooftop terrace options for top-floor flagship penthouse units, commanding higher and premium price points for Downtown Woodstock residences.*
4. Such conditions are peculiar to the particular piece of property involved. *Special circumstances or conditions applying to the building or land or building and land in question are peculiar to the Adair Park properties only (designated on the west side of Main Street) and do not apply generally to other land or buildings in the vicinity.*
5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed. *Would not deprive any rights.*
6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance. *Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance. In fact, it would likely result in more mixed-use opportunities for the parcel, plus the aforementioned higher price points for the residential components.*
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. *Correct.*
8. Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant. *Granting approval will allow the applicant to create a consistent and coherent massing and vernacular between the new buildings of Adair Park in the north and*

south parcels. It will put even more residents within easy walking distance of schools, retail, restaurants, office and park spaces.

9. The condition from which relief or a variance is sought did not result from willful action by the applicant. *Correct*.
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. *Authorizing the variance will allow the applicant to create a consistent and coherent massing and vernacular between the new buildings of Adair Park in the north and south parcels. It will not impair any items, and will put even more premium residences within easy walking distance of schools, retail, restaurants, office and park spaces. This height will allow for excellent flexibility, particularly for mixing uses – office above commercial or residential above commercial, or all three in one structure – than to be deployed in lower structures. They also allow for spectacular rooftop terrace options for top-floor flagship penthouse units, commanding higher and premium price points for Downtown Woodstock residences.*

From: [redacted]
To:
Subject: Official Letter of Opposition: Case Z#172-26 / Variance Request for 7950 & 8020 Main Street
Date: Thursday, September 24, 2026 10:21:48 AM

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.

Woodstock Planning Commission & City Council Members,

I am writing to formally enter my position regarding Case Z#172-26 for the properties located at 7950 and 8020 Main Street.

Because of my past public advocacy regarding local development projects, some may attempt to mischaracterize my position as being automatically opposed to all growth in Woodstock. That is entirely false. I am not against development. Growth can be a positive asset to our community, but only if it is handled responsibly, complies with our established ordinances, and takes the long-term protection of Woodstock's natural environment into account. We only have one environment, and once a natural system is paved over or buried, it cannot be reclaimed.

My opposition to this specific application is driven by a commitment to environmental consistency and the rule of law. The concurrent variance request to completely pipe and bury the natural stream corridor on this site is an unnecessary and high-risk alteration that fails to meet the city's legal criteria for a variance for the following reasons:

* The Damaging Precedent of Past Stream Piping: We have already witnessed the consequences of the city allowing natural waterways to be buried for high-density projects, such as the stream piping permitted for the Mill District development on Towne Lake Parkway. Bypassing environmental safeguards should never become standard operating procedure for developers in Woodstock. Protecting our remaining natural infrastructure requires our leadership to learn from past developments and enforce current protections strictly.

* Destructive Physical Impact on the Surrounding Land: Piping a stream is an entirely unnatural act that inflicts lasting structural damage on the immediate landscape. A natural stream channel absorbs heavy stormwater and relies on its surrounding roots, plants, and soil to stabilize the earth. Forcing this water into a concrete box strips the land of its natural absorption capacity, alters local hydrology, dries out the surrounding water table, and increases downstream flooding risks for adjacent properties.

* A Completely Self-Created Hardship: Under Woodstock's zoning standards, a variance is only legally justified by a physical hardship inherent to the land itself—not a financial hardship created by a developer's design choice. The stream is a natural, permanent feature of this property. The developer's desire to squeeze a high-density townhome layout onto a lot with a protected waterway is a self-created challenge. A responsible development plan would respect the 75-foot municipal buffer and design a lower-density layout around the stream rather than erasing it.

The state and federal regulatory frameworks explicitly dictate that every effort must be made to avoid piping a stream in place. If our local zoning ordinances and buffer protections are to mean anything, they must be enforced uniformly. The developer has not demonstrated a unique physical hardship that justifies stripping away the city's standard environmental safeguards.

I urge the Planning Commission and the City Council to protect our infrastructure, stand by our ordinances, and deny the stream piping and height variances for Case Z#172-26. I request that this formal letter be entered into the permanent public record for the upcoming hearings.

Thank you for your time, your service, and your commitment to the responsible stewardship of Woodstock.

Sincerely,

Diane Geeslin

AGENDA ITEM NO. 5.1

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	October 1, 2026
SUBMITTED BY:	Niwana Ray, Community Development
ITEM TYPE:	Presentation and Discussion Items
AGENDA SECTION:	**ANNOUNCEMENTS AND INFORMATIONAL ITEMS**
SUBJECT:	**Review 2027 Planning Commission Dates**

SUGGESTED ACTION:

ATTACHMENTS:

Planning Commission Proposed Meeting Schedule for 2027.pdf

To: Planning Commissioners

From: Niwana Ray, Planning Manager

Date: October 1, 2026

Subject: Review and Approval of 2027 Meeting Dates

Planning Commissioners,

As we prepare for the upcoming year, please review and approve the proposed meeting dates for 2027.

Planning Commission Meeting
Thursday, January 7, 2027
Thursday, February 4, 2027
Thursday, March 4, 2027
Thursday, April 1, 2027
Thursday, May 6, 2027
Thursday, June 3, 2027
Thursday, July 1, 2027
Thursday, August 5, 2027
Thursday, September 2, 2027
Thursday, October 7, 2027
Thursday, November 4, 2027
Thursday, December 2, 2027