



CITY OF WOODSTOCK

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING, DESIGN & SUSTAINABILITY

770.592.6050

To: Mayor and Council
From: Brian Stockton, City Planner
Date: 12.12.2011
RE: A#059-11 Lakestone Annexation

Case Information:

Case: A#059-11
Applicant: City of Woodstock Georgia
Parcels: 15N24 145
Area: 6.32 acres
Location: Hwy 92/Lakestone Subdivision
Property Owner(s): Sharp Residential
Current Zoning: R-80 Cherokee County

Request: **Annex** into the city limits as platted in Cherokee County and reduction of side setback from 10' to 5', maintaining 15' minimum between buildings. A ten foot strip will be excluded from the property's northern and eastern borders as not to create an incorporated island.

Rezone 4.06 acres from R-80 County to R-2 w/ reduction of side setbacks from 10' to 5'.

Rezone 2.26 acres to GC

Comprehensive Plan Compatibility:

The parcels included in this application fall into as Neighborhood Living (T-4) classification as established in the Comprehensive Town Plan 2030. Following is the section from the Comprehensive Town Plan 2030, which describes the intent and development strategy for Neighborhood Living (T-4):

NEIGHBORHOOD LIVING (T4)

This Character Area is predominately residential in character, but may include low intensity neighborhood-scaled shopping facilities in stand-alone buildings (in designated Neighborhood Centers), commercial space in a live/work dwelling where the proprietor resides, or small retail and professional uses built as part of a residential development. These neighborhoods encompass housing on smaller lots, smaller front setbacks for both attached and detached dwellings, possess a distinct community identity through architectural style, lot and street design, and are predominately owner occupied. Residential buildings have defined semi-public, landscaped edges with the ground floor raised above the grade of the sidewalk. Appropriate residential types can include single-family dwellings, condominiums, townhouse, vertical duplexes and apartments as part of a mixed-use project. A mixing of housing types within a development is appropriate. The intent of this character area is to create new moderate density housing area to provide for empty nesters, singles, small families, stable workforce housing and moderate-income neighborhoods and to provide a choice of various housing types that accommodate a cross-section of incomes, life styles, and life cycles. Infill or redevelopment of parcels within this character area will provide greater lifestyle housing choices, but should be respectful to existing neighborhoods. Sustainable design features include:

- Encourage locating residential development where full urban services, public facilities and potential routes of public transportation are available;
- The provision of community services and commercial uses to create a “complete community;”
- Accommodate a variety of housing types to suit a variety of lifestyles, price points and lifecycles;
- Develop residential areas that utilize innovative urban design principles to encourage community, pedestrian linkages and mixed-use environments;
- Multi-family housing should be small. Apartments should be part of a mixed use development; and
- Internal and external connections and walkability are key to this character area in order to reduce automobile trips and to encourage a close knit community.

Surrounding Land Uses:

| | |
|--------|-------------|
| NORTH: | City PUD |
| EAST: | County R-80 |
| WEST: | City GC |
| SOUTH: | City R-2 |

Background, Issues and Analysis: In 2006 a ±90 acre portion of Parcel 15N24 145 was annexed into the city limits of Woodstock, Georgia and is currently being developed as the Lakestone Subdivision. The City of Woodstock is seeking to annex the 6.32 acre portion of parcel 15N24 145 which was not included in the 2006 annexation. 4.06 acres of this property has been platted as part of the Lakestone Subdivision and is currently being developed in Cherokee County. The side setback reduction to 5’ is proposed to make the development compatible with the side setbacks of the 90 acre portion of the Lakestone Subdivision currently being developed within the city limits. This annexation will serve to bring all residences within the Lakestone subdivision under one jurisdiction, thereby increasing service delivery. Staff proposes the remaining 2.26 acres which abuts Hwy 92 be rezoned to GC (General Commercial).

The 10 foot strip proposed for omission from this application will ensure this annexation does not create an illegal island of the property in Cherokee County to the west of the subject.

On November 16, 2011 a public Input Meeting was held. No objections were heard from the participants.

The Board of Commissioners of Cherokee County has reviewed the request and has no objection to this Annexation.

Development Process Committee Recommendation:

On November 16, 2011 the Development Process Committee recommended approval of the annexation request as follows;

Annex the subject 6.32 acres and rezone 4.06 acres to the R-2 (Residential) classification as currently platted in Cherokee County and rezone 2.26 acres to GC (General Commercial) with the following recommended conditions;

- 1) Side Setbacks on the 4.06 acre property zoned R-2 shall be a minimum of five (5) feet with a minimum building separation of fifteen (15) feet.

Planning Commission Recommendation:

On December 7, 2011 the Planning Commission with all members present unanimously voted to approve the request as presented with the staff recommended condition as stated.