



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: Z#052-11 Condition Amendment A#034-06 (Lakestone)

Case Information:

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| Case: | Z#052-11 Amendment to Condition of A#034-06 |
| Applicant: | City of Woodstock Georgia |
| Parcels: | 15N24 145 |
| Area: | ±90 acres |
| Location: | Hwy 92 |
| Property Owner(s): | South Cherokee LLC |

Applicant's Request: The City of Woodstock wishes to amend condition #9 of A#034-06 to remove the requirement for the developer to provide a left-in, right-out only entrance at the southern most portion of Lakestone Subdivision where it intersects with South Cherokee Lane.

Comprehensive Plan Compatibility:

The parcels included in this application fall into two different classifications established in the Comprehensive Town Plan 2030. The majority of the site is classified as Neighborhood Living (T-4).

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:

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|--------|----------------------|
| NORTH: | County R-80/City OSI |
| EAST: | City R-2/County R-80 |
| WEST: | County R-80 |
| SOUTH: | County R-80 |

Background, Issues and Analysis:

The additional 2nd South Cherokee Lane entrance was added as a condition of A#034-06 to provide a second entrance prior to the DOT’s approval of the Hwy 92 entrance. Due to safety concerns on the part of many S. Cherokee Lane residents at that time, the condition limited the entrances to left in right out only in order to limit through traffic to and from Hwy 92 due to the narrow and windy roadway. It is staff’s opinion that the Highway 92 entrance, currently under development in Cherokee County, along with the existing S. Cherokee Lane entrance, which is aligned with Madison Falls, will be adequate access and egress for the Lakestone neighborhood. Additionally, the elimination of the southernmost entrance would eliminate potential negative environmental impact caused by the stream crossing required to complete the road. A Public Input meeting was held on November 30, 2011 and no objections to this proposal were made.

Development Process Committee Recommendation:

On November 16, 2011 the Development Process Committee recommended amending Condition #9 of A#034-11 as follows;

Condition of zoning number 9 of Ordinance Z#034-06 which read as follows:

The developer shall apply for a curb cut onto Highway 92 and shall build same if permitted by Georgia Department of Transportation. The Developer shall also build two entrances onto South Cherokee Lane as shown on the site plans submitted to the City. The Southernmost curb cut, however, shall be left-in, right-out only.

is hereby stricken in its entirety and a new condition of zoning number 9 is inserted in lieu thereof to read as follows:

The Developer shall apply for a curb cut onto Highway 92 and shall build same if permitted by Georgia Department of Transportation. The Developer shall also build one entrance onto South Cherokee Lane as shown on the approved plat as Stonehaven Drive. The southernmost left-in, right-out only curb cut required by Condition #9 of A#034-06, however, shall not be required to be built by the Developer. A fifty foot strip shall be reserved by the Developer for a future potential connection or emergency access onto South Cherokee Ln. The City of Woodstock , Georgia shall bear the cost of the road connection if, in the sole discretion of the City of Woodstock, Georgia, said connection becomes necessary.

Planning Commission Recommendation:

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