



CITY OF WOODSTOCK

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING, DESIGN & SUSTAINABILITY

770.592.6050

To: Planning Commission

From: Brian Stockton

Date: 1.30.2013

RE: Z#062-12

Case Information:

Case:	Z#062-12
Applicant:	Brock Built Homes, LLC
Parcels:	See Attached List (10 developed parcels of the Platted Oakhurst subdivision will remain R-2)
Area:	± 40 Acres (minus 10 lots)
Location:	Oakhurst Subdivision
Property Owner(s):	GDCI GA 4, L.P.
Current Zoning:	DT-VLR

Applicant's Request:

Rezone from R-2 to R-3C with the following variances;

Applicants Request:

1. Rezone the property from R-2 to R-3C at a maximum density of 4 units per acre to develop a 156 lot subdivision. The original development was 120 lots.
2. Eliminate the 25 foot buffer required in Section 7.602. All the perimeter lots adjacent to property outside the subdivision will remain the size required by R-2 zoning. The rezoning request will allow lot size flexibility for internal lots and will not be affecting the size or configuration of the perimeter lots. There are also 10 homes that have sold within the Oakhurst subdivision. These existing lots will remain R-2 and a 25 foot buffer adjacent to these existing lots will not work and is not needed.

3. R-3C has 25 foot setbacks along the perimeter and no internal setbacks. Because there will remain some R-2 lots internal to the development, the applicant requests specific setback variances for the amenity package as follows:
 - a. Five (5) feet adjacent to Grand Oaks Drive
 - b. Ten (10) feet adjacent to Neese Road
 - c. Ten (10) feet adjacent to Grand Oaks Lane

4. The lots adjacent to the ten (10) existing lots that will remain R-2 and the mews lots shall have setbacks as follows:
 - a. Five (5) foot side setback
 - b. Ten (10) foot front setback
 - c. Five (5) rear setback

Background:

The subject property Oakhurst Subdivision off of Neese Rd, a 40-acre portion of 60 acres annexed and rezoned to R-2 in 2006 by Paul Laney. The development was platted and partially built out to the R-2 development standards. The applicant proposes to rezone all but 10 lots (already developed and privately owned) to the R-3C zoning designation and reconfigure them to accommodate larger amenity area at the entrance of the neighborhood. The applicant is also introducing a unique alley loaded single-family product facing public open spaces as depicted in the attached site plan. This product has been well received in other areas of the market.

The rezoning request does not change the lot layout around the perimeter of the project. Any lot bordering the R-2 zoned properties to south, north, west or frontage along Neese Road will remain the same (with the exception of the amenity package planned along Neese).

Surrounding Land Uses:

NORTH:	R-2
EAST:	R-80
WEST:	R-2
SOUTH:	R-2

Current Zoning Map:



X - Parcels excluded from Z#062-12
15N18R 045, 050, 092, 098, 102, 104, 105, 106, 107 and 108 will remain R-2

At the January 9, 2013 meeting the Development Process committee voted unanimously to recommend approval of the request to rezone from R-2 to R-3C with the following conditions:

1. Rezone the property from R-2 to R-3C at a maximum density of 4 units per acre to develop a 156 lot subdivision.
2. Variance from section 7.602 to eliminate the 25-foot buffer required between R-2 lots and R-3C lots. Setback on lots adjacent to R-2 Wynchase lots established in request #3 to maintain existing condition.
3. Variance from section 7.400 to eliminate 25 foot perimeter project setback and establish lot setbacks as follows:

On amenity area lot (as presented on site plan dated 12.04.12:

- a. Five (5) feet adjacent to Grand Oaks Drive
- b. Ten (10) feet adjacent to Neese Road
- c. Ten (10) feet adjacent to Grand Oaks Lane

On all other R-3C lots setbacks established as follows:

- a. Five (5) foot side setback
 - b. Ten (10) foot front setback
 - c. Five (5) foot rear setback on lots not adjacent to Wynchase development
 - d. Twenty Five (25) foot rear setback on lots adjacent to Wynchase development
4. A 50 foot easement or right-of-way along the northern property line of this project to connect parcel 15N17 045A or 15N17 043 shall be designed and recorded in the event that development on either of those parcels were to occur and a secondary means of egress can be established. If development on either of those parcels were to occur, the physical connection of that development providing the secondary means of egress for the Oakhurst development would be the responsibility of the applicant.