



**The Chambers at City Center  
8534 Main Street – Woodstock, Georgia**

**Planning Commission will hold a general WORKSESSION from 6:00 to 7:00 PM**

**Discussed:**

Introduction of new Ward 2 Planning Commission member Jay Evans. Basic protocol review. Workshop protocol review.

The 10 ft strip created in the Lakestone Annexation will be cleaned up in an upcoming meeting if A#061-12 is approved at Council on Feb 25, 2013.

Smart Code workshop is scheduled for March worksession.

Review of DT Compliance –rebuild vs. renovate.

The City Boundaries were reviewed for the benefit of Jay Evans, New Ward 2 Planning Commission Member.

Staff will ensure that wards are added to every case file report.

Staff will revisit the request for planning commission members picture IDs.

**Regular Meeting of the Planning Commission**

***Draft Minutes***

***February 7, 2013 Thursday, 7:00 PM***

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**Item 1: PLEDGE OF ALLEGIENCE**

**Item 2: CALL TO ORDER**

**In Attendance; Kohn Szczesniak Absent**

**Staff: Brian Stockton City Planner**

**Item 3: APPROVAL OF MINUTES**

**A) Approval of *January 3, 2013 Regular Meeting Minutes***

**Page 4 Pub Hearing “did”, page 6 add date – Public Hearing pg 7 three not tree.**

**Motion to approve with changes**

**By Jeff Wood**

**2<sup>nd</sup> Lee**

**Unanimous - Jay abstained**

**Item 4: PETITIONS AND COMMUNICATIONS**

**A) PUBLIC HEARING – Case A#061-12**

The City of Woodstock Georgia has received an Annexation and Rezoning application from William Pettit III of Seattle, WA (Case A#061-13). The property is located at 12590 Hwy 92 east in Woodstock, Georgia consisting of ±8.03 acres. The property is identified as tax map and parcel number 15N24 149B of ± 5.77 acres zoned Cherokee County R-40 (Residential) and 15N24 145 of ±2.25 acres zoned GC (General Commercial) With the Parkway Overlay District Zoning in the City

limits of Woodstock, GA. The request is to Annex 5.77 acres into the City Limits of Woodstock GA and to rezone ±8.03 to SL-C (Senior Living –C) to accommodate an assisted living/memory care facility.

Brian Stockton Presented the staff report.

DPC recommended approval with following conditions;

Applicant:

Ron Buchanan - 120 Darby Forrest Ct Roswell Representing William Petit Merrill Gardens.

Top three senior assisted in Country. Have had three community Meetings. Submitted 17 letters from proponents from the neighborhood who could not be in attendance tonight. Three story building, will try to blend in with the surrounding residential as well as commercial along Hwy 92.

Joel Barker Acworth GA representing Merrill Gardens. This will be 100% assisted living; we will take advantage of density bonus offered.

No immediate plans for 2 acre most of it is creek buffer. Made sense for nature area. We mostly didn't want a GC use to come in.

James Drinkard – Address Site plan how it relates to surrounding area.

Ron Buchanan – Rear building is single story Memory Care unit. Parking will be on the sides and front facing away from the neighborhood. Existing 25' buffer will be overplanted to fill in. Putting wooden security fence at top of berm to help screen visual.

Detention is standard; not water feature. Maybe more of a swale with the extra property we picked up.

Judy Davila– Where are utilities and dumpster?

Ron – All utilities come off of 92, Pumping station left corner existing or 92. Dumpster not decided yet but away from neighbors.

Judy Davila – What type trees for privacy?

Ron Buchanan – Typical 8-12 foot lelands; staggered. In 3-5 years will be 15 plus feet. Floated balloon yesterday to show height of building; some neighbors saw it. The roof of the existing home is about where the roof of our building will be because Mrs. Smith's house sits up on a hill and we will be grading the property down.

Judy Davila - Of the support letters, where do they live?

Joel Barker – Of the five abutting neighbors, the one on the right corner, has provided a support letter, the rest further in the neighborhood. Based on feedback from the neighborhood the driveway around site could be pulled closer to building. Or possibly “natural driveway” if okay with FD. We could have that plan revised by Council.

K. Scott Gorden: What is the maximum height?

Ron Buchanan - 3 stories; 36-38 feet.

Questions for Staff

Brian Stockton – Clarified that they would not be able to build this facility in the Cherokee County Overlay without rezoning but commercial product could be developed in the county without rezoning.

Jeff Wood - How does this compare with Zaxby's in terms of the overlay – Brian will look at it.

## **OPEN PUBLIC HEARING**

Jim Kramer – 124 Lakestone Parkway – Opponent - The applicant has provided evasive answers to the 50 questions I submitted. They were supposed to mail notice to all owners within 500 feet. Only three of the five adjoining property owners received the letters. I requested that the responses be sent back to the entire Lakestone Community as well as The City and only two of the five adjoining property owners received the responses.

- 1) Home Value – 18<sup>th</sup> December letter to residents from Merrill Gardens stated that home values would increase email. Asked for documentation to support this claim; have not received that information.

- 2) If approved – Parking in front and sides make more sense for neighborhood.
- 3) 25 Foot Buffer – need more trees. Can see house in winter, would prefer more than 25 feet. What type of trees, response was 6-8 feet.
- 4) Fence 6-8 foot wood fence should at least be 25 foot level for privacy of neighborhood.
- 5) Would prefer road to be closer to the building for privacy, noise, safety concerns.
- 6) Demolition – Bedrock - all of adjoining properties are basements, driveways. There is a stone wall, pool spa – what guarantee that they will cover damage??
- 7) Potential Failure - If it fails it becomes an empty hotel. What guarantee given to the city that it will work.

Sandra Kramer – 124 Lakestone Parkway – Opponent - How does the tot lot gift from sharp residential not represent a conflict of interest since the letter was only sent to residents 500 feet away – this was was the responsibility of the builder. We want to know how Merrill Gardens has become involved in this issue.

Kit McCormick – 126 Lakestone Parkway – Opponent - Concerns -15 year Woodstock residents, very happy with the way the area has developed but surprised to see this 30 unit per acre development in play. Density of hotel, kitchen that has to serve residents three meals per day, lighting plans are unknown.

Ann Louise McCormick – 126 Lakestone Parkway - Opponent - Concerned with tot lot – do we want this playground built in floodplain pitting neighbor against neighbor. “Well put this in if we get our zoning”, this is a condition and bad character. They will have Security lights –trees will take a while to mature. We paid a premium to back up to woods, lead to believe it would be like office buildings built up close to the road. We paid extra to live next to the lake that they will be overlooking. Concerned with the loop road for delivery trucks.

Nick Rogers – 128 Lakestone Parkway – Opponent - House right next to pump station – understand that something will be built on that piece of property, don’t think this is the right fit. Lighting issue, father of two children, Alzheimer’s patients, dementia patients. Safety of my children is number one concern. Developer was going to put in playground but it turned out to be a flood plain. Merrill sent letter they will put playground with sharp. This has put the neighborhood at odds. Purchased this property thinking we would have some woods to look at.

Mary Wright 311 Lakestone Parkway – Proponent - One block – Have done research on Merrill successful company many states, many awards BBB, business of the year in Oregon. Highly rated as being very good community neighbors. Understand about backing up to Commercial property, off all the alternative commercial uses this will be beautifully landscaped. Feel all of these challenges can be addressed. I am also concerned with value and security, business model has been successful. There are many people needing this model.

Theresa Lucier - 122 Lakestone – Not Opponent 2<sup>nd</sup> from right – one of the worst views – slight concerns – runoff light pollution, adequate landscaping, no clear cut, want road to be pulled away from the back of property, can some of those parking spaces to the right be removed and where is dumpster enclosure going to be?. As long as they adhere to code I am fine.

Brian Stockton addressed concerns presented by Public Hearing:

Code requirements for lighting; dark Skies compliance, light levels must be 0.1 foot candle at the property line. Photometric plan is required. IF plan doesn’t work we can retrofit on site as needed.

Runoff has to be handled on their own site. Must follow State code.

Road is only there for fire access not drive through. Ongoing discussion with the Fire Marshal – Fire code requires access around building.

Site lighting in their parking fields but at border will need to be .1 foot candle.

Lee Zell – Where are lights allowed to be on the top of that three story building and still stay Dark Skies compliant?

Brian Stockton - Code doesn't address that – defer to applicant.

Judy Davila – Can we confirm mailing? Does the applicant provide you with a list of every one that was mailed a letter?

Brian Stockton – Yes, can check a specific address. We ask the applicant to get a certificate of mailing from the post office.

Lee Zell – We would have to specify the maximum height of a light in a condition?

James Drinkard – It would say 'Photometric Study must be reviewed and approved by staff'.

Brian Stockton - Already required by code as part of code 0.1 foot-candle at property line. In a case when a light was shining into a resident's window, the developer went out and retrofitted that light.

Lee Zell – We could stipulate 'no lights above 2nd floor'.

Applicant Rebuttal -

Operations - Kitchen area; Pointed out dumpster are heavily landscaped. Delivery areas and kitchen are in the same area on the east side.

Security of facility – there are already 6 foot privacy fences on most abutting residents properties, security fence on top of the natural swale on our property, just outside the undisturbed buffer.

Height - Mrs. Smith's house, where it sits today, will be roughly the top of the new building.

Lighting package - Very few lights on building, security lighting at the doors, remainder on poles 8-12 ft. Most all is directed light at 35 degree angle into property. None on building directed outward.

Mechanicals – Typically on the roof and camouflaged.

Judy Davila – Do you know if there is bedrock?

Ron Buchanan – We have 8 borings on the property don't anticipate blasting finalizing.

Jay Evans – Have any of the other Merrill Properties gone under or are they financially stable?

Ron Buchanan - Better than financially stable. Preferred featured partnership, not biggest but best.

James Drinkard – Representations were made regarding tot lot?

Joel Barker - At initial meeting it came up, discussed ways to accommodate neighborhood – we were asked if there was any way we could provide a playground since a lot of the neighborhood kids played on Mrs. Smiths land. I responded that I would check into it, but concerned about liability on our property. We asked Merrill Gardens CEO and sharp communities approved it. May be in flood zone – we'll put it wherever they want it. \$15,000 worth of equipment for two playgrounds. Sharp is contributing half.

.Jeff Wood – Runoff not state waters (no) Pump Station provided by City of Woodstock.

“Loop” Road –we are willing to do 25 undisturbed and 25 ft undisturbed and put road in that.

Ron Buchanan - Could go 20 feet off of the building. Or hammerhead.

Judy Height of trees buffer

6-8 feet apart step back infill with red maple. Ron - 8-12 feet at install 22 to 25 feet grown.

Liability Builders risk – up policy to cover that specific instance.

Motion to approve case Z#061-12 with stipulation as stated by staff.

By Judy Davila

2<sup>nd</sup> Jay Evans

Judy Davila Good fit for community, not as impactful as commercial. As far as what developer has provided, hope we have answered objections from the community.

Jay Evans Applicant has established themselves as a good neighbor; hope they keep in good mind the people that back up to the property.

Jeff Wood offered *Friendly Amendment Addition of # 5 addition disturbed buffer (to be added to the existing 25" undisturbed buffer) on the southern property line.*

Accepted JD/JE

Jeff Wood offered *Friendly Amendment Addition of #6 Addition of 6 foot wood privacy fence not to encroach undisturbed buffer.*

Accept JD/JE

Lee Zell offered *Friendly Amendment Addition of limitation of no security lighting on the building above the second story level.*

Purpose is to cover concerns from neighbors. Current house does not have a light on it.

Judy Davila – I don't see the need for it. Not accepted

*Amend motion to add limitation of no security lighting on the building above the second story level.*

By Lee Zell

Dies for Lack of 2<sup>nd</sup>.

Jeff – Current language covers this in light coming off property. Extra burden on applicant.

**Motion Passes by unanimous vote.**

#### **B) PUBLIC HEARING – Case Z#062.12**

The City of Woodstock, Georgia has received a Rezoning application from Brock Built Homes of Marietta, GA (**Case Z#062-13**). The property is the Oakhurst Subdivision located at on the west side of Neese Rd in Woodstock, Georgia consisting of ±40.58 acres. The property is identified as tax map and parcel number 15N24 149B R-2 in the City limits of Woodstock, GA. The request is to rezone to R-3C limited to 4 Units per acre with variances to accommodate the site plan submitted with the application.

Brian Stockton – Presented Staff Report with conditions recommended by DPC.

Parks Huff – Represents Brock Built Homes. Brock builds tremendous product, attention to detail. Christine Fortenberry Development Consultant. Existing subdivision, infrastructure is in and some lots built out. Adam Brock with Brock built homes. Challenges involved in retrofitting a subdivision with infrastructure.

The property was platted for single family R-2 then it went back to bank, sold ten lots- now developed. R-2 to R-3 C. We looked at R-2 with variances, decided best approach was R-3C to do the layout we need but perimeter lots will not change, still designed as R-2. Interior lots are changing and changing the amenity package tremendously. Varied roof lines, brick, shake, hardy plank on traditional lots, the big change being made to amenity package; moved to front of neighborhood (ref package submitted to PC) Large oak tree being saved is incorporated in design. Zero entry pool, club house generous landscaping pool table bathrooms , solar tube focused on pool table natural light. Generous landscaping around entrance and amenity area. Meaningful and connected greenspace. Mews lots; house on public courtyard/greenspace are connected through the community to get to amenity area. Parking at the amenity area was an expressed concern at the Public Participation meeting. We will add 6 or 7 spaces, to the 11 we already have, on the other side of the driveway because of their concerns. Brock is taking over entire community not just a section of a subdivision. This is about introducing Brock Built to Woodstock. TSW is known for their design and attention to detail.

#### Questions for Applicant

Judy Davila– Will there be playground equipment on Mews areas?

Adam Brock, Marietta GA. – Not in Mews areas – they function more like park space, walking path detailed landscaping, not consolidate children playing. There will be a playground under oak tree in amenity.

## PUBLIC HEARING

Betty Nation – 327 Charles Place Roswell own 2<sup>nd</sup> house on left - 1707. Wanted more parking, concerned about cars parked on street, fire ambulance could not get down street. No objection to anything he wants to build. Society is lazy won't walk from the back of the neighborhood.

One handicapped space, not enough. With that many housed will be probably more than one handicapped person in the neighborhood. Asking for at least one more. Everyone should have the availability to use the facilities. Will the sidewalk have to be put in before development starts?

Peter Cosentino 1720 Grand Oaks Dr – At the first meeting with builder many questions asked and no answers except for parking. When will amenity package timeline and walking paths built first, Already had a failed amenity in this neighborhood. HOA fee with the new price ranges will go up considerably higher with higher priced houses. Asking for clarification of new fees and asking for special stipulations for current homeowners as we did not choose to live in neighborhood with higher prices. What will happen to that tree on lot 97?

Tom Holtz – 205 Freelon Lane in Meridian – Owns a Driftwood home off Neese Rd. Concerned for home values - are we setting a precedent for 0.25 acre lots and crowding out Neese Rd.

closed PUBLIC HEARING

### Applicant Rebuttal

Will agree to a minimum of 2 Handicapped spaces, Will have revised parking before Council. Home values helping home values in the area with the price point.

Adam Brock – Time Frame on amenities Package – Price point cannot be achieved without amenity package. Build starts with amenity package and mews lots simultaneously. Amenity is already funded as part of acquisition. There will be maintenance for Mews design since they are Common Space, but we will be willing to grandfather existing owners until change of ownership or 5 years or however we can work it out.

Christine Fortenberry - Hiram GA we are saving the Large Tree on Lot 97, House Location Plan is already completed to wrap around the tree at drip line. Clubhouse running projected cost estimates, budget already funded, must make sure TSW's designs can be achieved within budget. Goal is walk it through fire marshal, life safety code. Hope to be ready to go, early March if successful. 60 day job on a building like this. Pool size and zero entry will take a little time. 120 day project 90 at best.

Sidewalk on North side, already on plans tied into amenity package. Gravel drainage ditch will be done away with will be piped and taken care of.

### Questions for the Applicant

Lee Zell – Where is extra parking coming from?

Adam Brock – Shift property lined down 52 instead of 55.

Jay Evans – Have we looked at the previous traffic study to see if Neuse Rd can handle,

Parks Huff - ROW has already been pulled from our property. What we are proposing does not trigger any studies.

Jeff Wood - Mews –any plan to include Exterior Landscape maintenance - can opt in or out HOA

Parks Huff - Different fee structure with mews lots.

Jeff Wood - Do you accept staff Conditions? (Yes.)

Lee Zell – Have you decided to use key point bicycle racks to encourage biking to amenity

Adam Brock - Yes.

Parks Huff - We would be glad to add a bike rack to the amenity area.

### Questions for Staff

Brian Stockton - Traffic Studies are required at 200 lots.

Long term plans to improve Neese Rd, no plans or funding yet, but required 50' ROW to plan for that.

Jeff Wood – Anything that would prevent them from changing exterior lots?

Brian Stockton – We kept them rear setback at R-2.condition.

Lee Zell – Can we allow R-3 on the interior and keep R-2 on the exterior?

Brian Stockton - You can make that recommendation but from a staff perspective it would be a nightmare to map and administer it.

James Drinkard – Will your applicant object to a condition that ties the build out to something that is “Substantially Similar to” the proposed plan.

Parks Huff - No Objection.

Lee Zell - How does this plan tie R-2 to less dense surrounding property, How do we put a ring around it – more dense close to the road and less dense toward the surrounding less dense property.

***Motion approve with staff conditions and the addition of a 5<sup>th</sup> condition  
#5 build out will be substantially similar to lot layout plan dated October 23.2012 by TSW***

***By James Drinkard  
2<sup>nd</sup> K. Scott Gordon***

Lee Zell - Parking is issue not just at the amenity area. People will be parking on the street and fire access will be a concern.

K. Scott Gordon – If this were a traditional R-2 setup, parking might be concern. With the Mews and pedestrian connectivity which you don't have in a traditional neighborhood, owners will buy into that concept. Point to point travel will not be the mode of choice because you can walk.

Jay Evans - I agree with Scott. I live in a mews concept neighborhood and we walk every day there is no parking at our pool at all. My children walk up there every day and I have no concerns at all.

10:00

Lee Zell – My concern is that this property is not level. The amenity piece is up at the top of the hill.

Brian Stockton - There is nothing required by code for parking in residential area. Commercial recreation parks at 1 space per 250 sq ft. With the estimated 3,000 sq foot building that equated to 12 spaces.

James Drinkard restated motion.

**Motion passes by unanimous vote**

James Drinkard

**Move Item 5A up in agenda;**

**Item 5: OLD BUSINESS**

**A) Case Z#060-12 TABLED 1.3.2013**

The City of Woodstock has received a rezoning application from Lennar Georgia of Roswell, GA (Case Z#060-12). The property is identified as tax map and parcel number 15N17 011 located to the south and East of Haney Dr in Woodstock, Georgia consisting of ±49.26 acres currently zoned DT-VLR (Downtown Very Low Density Residential) The request is to rezone to R-2 limited to 2 UPA for a traditional single family attached subdivision.

The vote to vary architecture was deferred at the 1.3.13 meeting. The applicant has since removed the request to vary architecture. This case will move forward to the 2.25.13 City Council Meeting as recommended by Planning Commission at the 1.3.13 meeting.

This item will be on the February 25, 2013 City Council Agenda with Public Hearing.

### **C) PUBLIC HEARING – Case V#107-12**

The City of Woodstock, Georgia has received a Variance application from McDonalds USA of Atlanta, GA (**Case V#107-13**). The property is Outparcel #3 of the Outlet Shoppes of Atlanta located east of I575 and South of Ridgewalk Parkway in Woodstock, Georgia consisting of ±1.04 acre. The property is identified as a portion of tax map and parcel number 15N17 110F currently zoned LI with Technology Park Overlay in the City limits of Woodstock, GA. The request is for variances to conditions of V#101-11 #9I-1, 2, 4, and 6 and to LDO 7.946(2) impervious area and to LDO Ch6.4.14 (1), (3) and 6.4.4(b) in regard to Signage.

Brian Stockton Presented staff report and staff conditions.

Request # 3 has been removed by the applicant.

This is a variance to variance V#101-11. 1,2,4,5 staff recommended denial. Sign code will be updated to allow two lane – ours currently only allows one. Believe the freestanding sign will be removed by the applicant tonight. Outlet will need to bring that back to amend their sign package.

Cathy Sigford Attorney for the Applicant. We are withdrawing #3 officially. We initially had parking in the front of the store and we were able to take that out. Met with staff and they explained that our operational concerns are not hardships and that Chick fil-A managed to follow code –circulation behind building. I went back to my client and asked why they couldn't. My answers may provide legitimate hardship in property shape, narrowness and size.

Chick fil-A piece is larger by almost three tenths of an acre at least thirty five feet wider. We determined the only way Chick –Fil-A was able to do it is that the width of their lot allows turning radius to make that a circle. Extra 35 feet genuinely makes the difference. Can't get a truck onto the site and allow it to back up. We would need to use Ridgewalk parkway. Proximity to handicapped spaces from drive thru lane. Usage is 70% drive through, statistically more than Chick Fil A. Stacking distance – 8 cars takes you into the main mall traffic lane. Impervious surface variance – 55 spaces we have 39 which is code. 2% over . We would use pervious pavers to bring it back to 70%.

Introduced Karen Sanders, Gregg Chapman, Waylon Hogue engineer. Community Meeting we had 3 visitors – light spillage, will use same, noise from speakers. Drive thru will be on side not front, will angle speakers and use special hoods w/ scrubbers for odor. Meridian resident asked for leland buffer in gaps – would be happy to address that with them.

Waylon Hogue, engineer – Explained truck circulation using auto turn software. Cannot allow truck to back out of the lot without someone guiding it. Doesn't make sense from an engineering perspective.

### **PUBLIC HEARING**

Tom Holtz – 205 Freelon (Meridian) Visual and audio barriers for our subdivision. It was the original understanding that all traffic would be to the south of the buildings. Before lots were removed for the onramp there were pine trees. Lelands would help to restore the gaps. I'm told that the City can't get involved in having McDonalds help us restore some buffering, maybe there's a tree fund.

Jan Owen Kennesaw GA - Owner/operator of McDonalds 92 and Trickum (not affiliated with this location) this is a concern, safety issues. FD would be on the parkway trying to access the back side of our building. Noise level – speakers will be pointing toward the mall. Lights can be adjusted so that is not disrupted to neighbors.

Jay Evans – Would the applicant build if these variances were not granted?



Karen Sanders – Canton, GA – Area real estate manager for McDonalds - No. It would be such a hardship on us, uncertain about franchising it. Goes way outside of our model – I would not recommend building this model without this variance.

***Motion to recommend approval based on the applicants requested variances based on plan drawn 12.7.12 recognizing #3 and #8 have been removed.***

By Lee Zell  
2<sup>nd</sup> Jay Evens

Lee Zell – Approval is based on Life experience. I don't expect to go left, then face split, then the building is on the opposite side to use the drive thru. Applicant is correct, for safety issue, this is the type of exception that needs to be taken care of. Also gateway into the area, I don't want confusing entrance to cause traffic jam.

Jay Evens – Add larger concerns with tractor trailer pulling in and out. Good addition to Ridgewalk area.

Jeff Wood – Having heartburn over precedent. Maybe there was a better choice of another piece of property.

***Motion to Table in order to consider safety concerns, operational concerns presented tonight to see if this is a hardship.***

By K. Scott Gordon –  
2<sup>nd</sup> Jeff Wood

**3-2 to table (Jay Evens and Lee Zell against)**

#### **D) PUBLIC HEARING – Case V#108-**

The City of Woodstock, Georgia has received a Variance application from Teresa Curry of Atlanta, GA (**Case V#108-13**). The property is located at 9961 Hwy 92 in Woodstock, Georgia consisting of ±1.17 acre. The property is identified as tax map and parcel number 15N12 248 currently zoned GC with Parkway Overlay District Zoning in the City limits of Woodstock, GA. The request is to waive the requirement for a Code Compliance Certificate for the existing McDonalds restaurant to accommodate a side by side Drive Thru with a second ±40 ft Menu Board.

Brian Stockton presented the staff report and conditions.

In DPC recommendation “New sign is permitted to be” strike the rest of the sentence and add “16’ high from road grade at Hwy 92”.

Only 8 foot sign is typically allowed on a single use property but in this case staff is supportive of 16 feet because of the way the road was improved in front of the property.

Teresa Curry – Woodstock GA Representing McDonalds.

Seeking a variance from the code compliance certificate because by city code in order to make any changes to the existing non-conforming building we would have to demo the existing building. Showed photos of existing conditions. 16 feet from road grade, brick base arch logo.

Lee Zell – Is new sign going to move east or west or remain in the same location?

Theresa Curry – Move to existing parallel parking space – need to get above hand rail, closer to road.

Lee Zell – How high above hand rail is the action part of the sign going to be?

Theresa Curry – 11 feet, 5 feet is below grade.

J. Owens – Owner – Will be in operation 2-3 days reset some of the kitchen, new equipment, must get with fire department for testing. Length of closure is determined by Cherokee County Health Department.

**PUBLIC HEARING - NO SPEAKERS**

*Motion to recommend approval as requested noting change to staff condition #3 Striking everything after “the new sign is permitted to be” and adding “Sixteen (16) feet from road grade”..*

By Lee Zell  
2nd Jeff Wood

**Motion passed by unanimous vote.**

**Item 6: NEW BUSINESS**

**A) LDO Chapter 7 Article 5** - The City Council of the City of Woodstock is proposing revisions to the Land Development Ordinance Chapter VII Performance Zoning Standards Article 5 to add Manufacturing Limited Uses to DT-GC Downtown General Commercial

Brian Stockton – Last meeting we changed definition and then found that that use is not included in the use chart. This was inadvertently removed in a 2010 text amendment. Bringing back the use that was lost in 2010.

We are putting P\*5 restriction limited to existing facility 15,000 or less. Same condition for warehouse.

**Motion to recommend approve as presented.**

By Jeff Wood  
2nd Lee Zell

**Passes by unanimous vote.**

**Item 7: PROJECT UPDATES**

James Drinkard requested the Tabled McDonalds Item be added at the top of the next agenda. Smart Code Review will be added to next Worksession.

**Item 8: FINAL ADJOURNMENT 11:25**