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## **APPLICANT RESPONSE STATEMENT CONDITIONAL USE PERMITS**

**1) Explain requested conditional use permit.**

Carriage Woodstock requests a CUP for a new and used automobile sales and service dealership. The dealership will primarily sell new cars and used cars will be an accessory use. The automobile repair business will focus on the repair of Kia cars.

**2) Whether or not there will be significant adverse effect on the surrounding area in which the proposed use will be located.**

The CUP will not have a negative effect on surrounding properties. The surrounding properties are zoned LI and are heavily impacted by the noise created by I-575.

**3) Whether or not the use is otherwise compatible with the surrounding area.**

The use is compatible with the surrounding area.

**4) Whether or not the use proposed will result in a nuisance as defined under state law.**

The proposed use will not create a nuisance. The repair work will be performed indoors and will not create noise that rises to the level of a nuisance. The traffic created by the proposed use will be no greater than traffic that would be created by most other uses that are allowed by the current zoning.

**5) Whether or not quiet enjoyment of surrounding property will be adversely affected.**

The proposed use will not affect the quiet enjoyment of surrounding properties.

**6) Whether or not property values of surrounding property will be adversely affected.**

The proposed CUP will not negatively affect property values. The use is consistent with already allowed uses under LI.

- 7) **Whether or not adequate provisions are made for parking and traffic considerations.**

The application provides adequate parking for the proposed use. The applicant will follow the advice of a traffic study when it is completed.

- 8) **Whether or not the site or intensity of the use is appropriate.**

The proposed intensity is appropriate especially in consideration of the intensity allowed by the current zoning and the proximity to the interstate.

- 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.**

The Comprehensive Town Plan designates the property as Workplace Center. The proposed car dealership will include jobs in sales, management, parts, repair, service writers and finance. These jobs will be consistent with the Workplace Center designation.

- 10) **Whether or not adequate provisions are made regarding hours of operation.**

The new automobile car dealership will have hours of operation that will be reasonable in the context of its impact on surrounding property uses. The hours will be normal retail hours Monday thru Saturday with limited Sunday hours.

- 11) **Whether or not adequate controls and limits are placed on commercial and business deliveries.**

Carriage will be willing to limit delivery hours and the location of deliveries to reasonable hours so they will not impact nearby properties.

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

The property is currently graded to the edge of the property boundary and the applicant is seeking variances from the buffers required adjacent to the Corp Land and the existing LI property. The buffers are not needed. The Corp land is the buffer for the Little River basin and it is itself a buffer. Additionally, no buffer should be needed between this use and the adjacent LI property.

- 13) **Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.**

The proposed new car dealership will not negatively affect the public's health, safety, welfare of morals. The business will provide good paying jobs, a tax base and a quality business to the city of Woodstock. Carriage has a history of giving

back to the community with fundraising and charity events for local schools and athletic programs.

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

The application meets the requirements for the granting of a CUP.

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

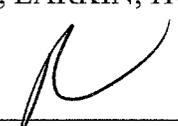
Carriage will provide any additional information requested by the city to fully analyze the CUP.

- 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.**

The business will not create any unusual odors. The operation of the repair facility will incorporate state of the art recycling for any fluids that are changed and the car wash facility will use water saving techniques to limit waste water.

Respectfully submitted this 4 day of June, 2015.

SAMS, LARKIN, HUFF & BALLI, LLP

By:  \_\_\_\_\_

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