
**APPLICANT RESPONSE STATEMENT
CONDITIONAL USE PERMITS
MULTI FAMILY REQUEST**

1) Explain requested conditional use permit.

Per the City of Woodstock Code of Ordinances, Chapter XVIII – Form Based Code, Table 7. Building Use, multifamily is allowed as a conditional use in the T40 Transect designation. Pursuant to this Code section, we are requesting a Conditional Use Permit for multifamily in the T40 Transect.

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

Because the properties currently surrounding this development are zoned Heavy Industrial, there is no significant adverse effect that is forecasted as a result of this development. Our hope and goal is that this development will serve as an asset to the surrounding areas and to the City of Woodstock as a whole.

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

The City of Woodstock zoned this property NC-TCT, which generally outlines the area for an urban, mixed use center. The multifamily component that we are proposing as part of this greater, urban mixed use center is certainly compatible with the surrounding area as well as with the intent of the City’s NC-TCT zoning category.

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

Under Georgia State Law, nuisance is defined as, “an unreasonable interference with the use and enjoyment of land; an unreasonable interference with a right that is common to the public”. We do not anticipate our property to be, in any way, classified as a nuisance. The use of this land will not interfere with the public’s rights and enjoyment of the land. We are confident that the public will find this a favorable addition to the community.

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

The quiet enjoyment of the surrounding property is not predicted to be affected at all. The property is heavily surrounded by wooded areas and various industrial enterprises.

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

We do not believe property values in the area will be adversely effected. We expect the development of this land will have positive effects of adjacent and surrounding property values.

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

The proposed development has made adequate provisions for parking and traffic. The City of Woodstock Code of Ordinances, Table 8. Parking Calculations, requires a minimum of 1.5 spaces per dwelling unit for multifamily developments. Our project provides 1.7 parking spaces per dwelling unit. Additionally, our project adheres to the City's standard parking and drive aisle dimensions of 9' x 18' with 24' drive aisles and we are providing adequate turning radii and meeting all IFC fire truck accessibility requirements.

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

The intensity of the use can certainly be deemed appropriate. The T40 Transect outlines a maximum of 16 units per acre for multifamily developments. The density of our development is 15.5 units per acre, so we are well within the specific requirement for multifamily dwellings in a T40 Transect.

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 City's Future Development Map designates our property as "Community Village Center." The "City of Woodstock Comprehensive Plan 2030" indicates that Community Village Centers are "typically located at the convergence of major transportation corridors" and are envisioned as "places where a compatible mixture of higher intensity uses are located." We feel that this directive is absolutely in line with our development, especially considering this development in the context of the greater NC-TCT development that clearly strives to create a mixed-use development that combines residential and commercial as outlined by the City of Woodstock Comprehensive Plan 2030.

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

The hours of operation will be set to best meet the needs of current as well as potential customers, and the public with regard to the leasing and management activities on site. We anticipate these being similar to normal business hours, as would be seen in a similar commercial leasing and management operation.

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

Commercial and business deliveries are not anticipated in the development. Adequate turning radii have been provided for trash pick-up and fire truck accessibility.

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

Adequately landscaped transitions will be incorporated between the development and nearby or adjacent properties. Privacy is of importance, not only for our tenants, but for neighbors as well.

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

This project will not pose any concerns with regard to public health, safety, welfare, or morality. We believe this project will serve to enrich the lives of residents of Woodstock by providing attractive housing opportunities.

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

Through our comprehensive and thoughtful consideration of these questions and this application for a Conditional Use Permit as outlined in the City's Form Based Code, we feel that we are indeed complying with all of the City's requirements for multifamily on this property. We have met with the City's Community Development Department multiples times to align our vision for this project with the City's vision and we are very excited to be a part of the Woodstock community.

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

We believe we've outlined the goals and intentions of this project to a degree that would permit full consideration of all relevant factors associated with its existence.

- 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 development will not emit any unusual odors which would require an odor elimination system.