



Community Development Department

12453 Highway 92
Woodstock, GA 30188
Office: (770) 592-6050
Fax: (770) 926-7820
www.woodstockga.gov

April 10, 2017

LDS Partners, LLC
20 Heards Overlook Court
Atlanta, GA 30328

RE: Variances, 7784 and 7849 Main St., 198 Short St., and 100 Henderson St. (LDS Partners)
Case: V#147-16, tax map and parcel numbers 92N01 005, 003, 002A, and 001F

To Whom It May Concern,

This letter shall serve as an official notice regarding the above-referenced variance request, more specifically, relief related to the following code sections of the City of Woodstock Land Development Ordinance, particularly:

1. LDO Sec. 7.727#13
2. LDO Sec. 7.726
3. LDO Sec. 7.726#7
4. LDO Sec. 7.726#4
5. LDO Sec. 7.726
6. LDO Sec. Ch.17, Art 3
7. LDO Sec. Ch.17, Art 3
8. LDO Sec. 7.506#8
9. LDO Sec. 7.729#5

At the regularly scheduled City Council meeting on March 27, 2017, the City Council voted to approve this request, granting relief to these requirements, with the following conditions:

1. The requested variances are granted to allow the proposed development, which shall be substantially similar to the site plan dated 3/16/17, and attached hereto as Exhibit C. Lot 11 shall be removed or relocated so that the structure is outside the impervious setback. Should land clearing not begin by April 1, 2018, the variances shall no longer be valid, and the underlying zoning standards shall remain in effect. An extension may be granted by the City Council.
2. No decks located in the impervious setback shall have concrete pads below them or roofs on them, except for on structures along the Main Street frontage. To provide an attractive streetscape, staff may allow decks or porches to encroach into the impervious setback for buildings adjacent to Main Street. A statement shall be added to the HOA Covenants for each lot with decks encroaching into the impervious setback stating that these decks shall never be expanded, or modified to add roofs or any impervious surfaces.
3. 15 feet of right of way, as measured from the current edge of pavement on Henderson Street, shall be dedicated from parcel 92N01 001F for the future widening of Henderson Street.
4. For areas where existing structures are demolished in the stream buffer, the buffer shall be restored with native plantings, to be reviewed and approved by staff during site plan review.

5. A permanent sign will be posted at the northwest corner of the property stating "Future Street Connection" to the adjacent property.
6. An apron will be graded and paved to show the future connection to the adjacent property to the north, Parcel 92N01 006.
7. \$25,000 shall be donated by the applicant to the City for the express purpose of repairs and maintenance on Henderson Street.
8. A privacy fence shall be installed along the northern property line prior to the issuance of any Certificate of Occupancy, materials and location to be approved by staff prior to installation.
9. A clause shall be placed in the HOA Covenants restricting the amount of units in the development that can be rented to a maximum of 10%.
10. Any building facades facing Main Street shall have upgraded architecture to be reviewed and approved by staff, which shall include porches, decks, or rooftop decks for a varied look. Materials shall meet Downtown Street Façade standards. [Implementation of this condition will occur during building plan review.]

Please sign this letter below and send it back to me for the case file. This letter must also be copied on to any site and building plans. Should you have any questions please call me at (770)592-6000 X 1601.

Sincerely,



Katie O'Connor
Senior City Planner

Consent to and approved by the Applicant:

By:  Jeff Smith Date: 4/24/17

Title: Member / Manager

