

# CITY OF WOODSTOCK

## Application for Public Hearing

### Important Notes:

1. Please check all information supplied on the following pages to ensure that all spaces are filled out accurately before signing this form. This page should be the first page of your completed application package.
2. All documents required as part of the application package shall be submitted at the same time as the application. Incomplete application packages WILL NOT BE ACCEPTED.
3. Please contact the Planning and Zoning Division of the Community Development Department at 770-592-6050 if you have any questions regarding the application package, this application or the public hearing process.

Contact Person: David Hacker Phone: 770-329-2878

### Applicant's Information:

Name: ~~Tom Devaney~~ Thomas F Devaney

Address: 641 East Shore Dr Phone: 714-501-8275

City, State, Zip: Canton, GA 30114 Fax: \_\_\_\_\_

### Property Owner's Information:

\_\_\_ same as above

Name: TKO Properties LLC

Address: 641 East Shore Dr Phone: 714-501-8275

City, State, Zip: Canton, GA 30114 Fax: \_\_\_\_\_

### Requested Public Hearing (check all that apply):

Annexation

Conditional Use Permit

Rezoning

Comprehensive Plan Amendment

Variance

Other: \_\_\_\_\_

### STAFF USE ONLY:

Case: CUP # 031 - 16

Received by: \_\_\_\_\_

Fee Paid: \$ 300.00 chc#001

Date: \_\_\_\_\_

### PUBLIC HEARING SCHEDULE:

Public Input Meeting: July 27 2016

DPC Meeting Date: August 3 2016

Planning Commission: September 1 2016

City Council: September 26 2016

Other: \_\_\_\_\_

USE 5305-2016

RECEIVED  
9/17/16 4:55 pm

**Property Information:**

Location: 103 E. Main St.

Current Zoning: DT-CBD → DT-HO Total Acreage: .82

Tax Map #: 92 N 03 Parcel #: 010 A Future Development Map Designation: T6 URBAN CORE

Adjacent Zonings: North DT-CBD South DT-CBD East DT-CBD West DT-CBD  
DT-HO DT-HO

Applicant's Request (Itemize the Proposal, including code sections for Variance requests):

Applicant requests property and existing building have perpetual right to use main floor as office.

Proposed Use(s) of Property:

Office

**Infrastructure Information:**

Is water available to this site?  Yes  No Jurisdiction: City of Woodstock

How is sewage from this site to be managed?  
City

Will this proposal result in an increase in school enrollment?  Yes  No

If yes, what is the projected increase? \_\_\_\_\_ students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home		0.287	

**Traffic Generation:**

If a traffic study is not required as part of this application, complete the following charts to estimate traffic generated by the proposal. Information for additional residential and all commercial/industrial development shall follow the summary of ITE Trip Generation Rates published in the Transportation Planning Handbook by the Institute of Transportation Engineers.

What is the estimated number of trips generated? 37 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome		9.57	
220	Apartment		6.63	
<u>710</u>	<u>OFFICE</u>	<u>3.332</u>	<u>11.03</u>	<u>36.75</u>

- A unit for residential purposes is equal to one residential unit. For commercial/industrial uses it is defined in the ITE table, but most often is equal to 1,000 square feet of floor area for the use specified.

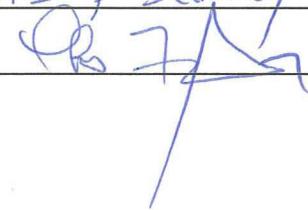
**Authorization:**

Upon receipt of the completed application package, the Community Development Department shall notify the applicant of scheduled date, times, and locations of the public meetings/hearings. The applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

This form is to be executed under oath. I, Thomas F Devaney, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 17 day of June, 20 16.

Print Name Thomas F Devaney Member-Manager

Applicant Signature 

## APPLICANT RESPONSE STATEMENT

### ANNEXATIONS AND REZONINGS

N/A

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to an annexation and/or rezoning, please respond to the following standards in the form of a written narrative:

1. Explain the intent of the requested zoning.
2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
3. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.
5. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
6. Whether the proposed zoning is in conformity with the policy and interest of the land use plan
7. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approved or disapproval of the proposed zoning.

**APPLICANT RESPONSE STATEMENT- VARIANCES**

N/A

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to a variance, please respond to the following standards in the form of a written narrative. In the case of concurrent variances, a response to the standards below should be provided for each variance requested.

1. Explain requested variance.
2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.
3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.
4. Such conditions are peculiar to the particular piece of property involved.
5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.
6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.
7. Special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity
8. Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.
9. The condition from which relief or a variance is sought did not result from willful action by the applicant
10. Authorizing the variance will not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

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

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

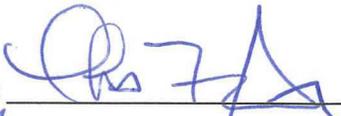
If this application is in response to a conditional use permit, please respond to the following standards in the form of a written narrative:

1. Explain requested conditional use permit.
2. Whether or not there will be significant adverse effect on the surrounding area in which the proposed use will be located.
3. Whether or not the use is otherwise compatible with the surrounding area.
4. Whether or not the use proposed will result in a nuisance as defined under state law.
5. Whether or not quiet enjoyment of surrounding property will be adversely effected.
6. Whether or not property values of surrounding property will be adversely effected.
7. Whether or not adequate provisions are made for parking and traffic considerations.
8. Whether or not the site or intensity of the use is appropriate.
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.
10. Whether or not adequate provisions are made regarding hours of operation.
11. Whether or not adequate controls and limits are placed on commercial and business deliveries.
12. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.
13. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.
14. Whether the application complies with any applicable specific requirements set forth in this chapter for conditional use permits for particular types of uses.
15. Whether the applicant has provided sufficient information to allow full consideration of all relevant factors.
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.

1. Applicant requests conditional use for office on main floor because code restricts ownership from leasing the whole building as an office. The building has been used as an office for years by the Ledger News and when applicant purchased the building it experienced hardship in leasing the building to one entity requiring office. The second floor is accessed by interior stairs and the building is not built for two tenants. There are no structural changes.
2. There will be no impact to surrounding properties.
3. The use is compatible with surrounding area.
4. The proposed general office use will not be a nuisance.
5. Quiet enjoyment of surrounding property will not be affected.
6. Surrounding property values will be affected.
7. There is adequate parking on the site with 14 parking spaces plus on street parking.
8. The use is appropriate as the property has historically been used as office.
9. The office use is consistent with the purpose, intent, and goals of Comprehensive Town Plan because the historic nature of the building would be impacted if the building has to be divided into two uses.
10. The office will be used during normal operating hours.
11. The office use will have limited deliveries.
12. The property landscaping will not change from its present condition.
13. There are no public health, safety, welfare or moral concerns that affect neighbors.
14. The application complies with the requirements of DT -CBD and neighborhood office.
15. Enough information has been provided by the applicant.
16. The conditional use does not emit odors.

**CONFLICT OF INTEREST CERTIFICATION**

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

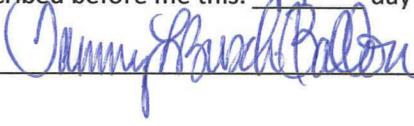
Signature of Applicant:  Date: 6-17-16

Print Name: Thomas F. DeJarey Member-Manger

Signature of Applicant's Attorney: N/A Date: N/A

Print Name: N/A Title: N/A

Sworn to and Subscribed before me this: 17<sup>th</sup> day of JUNE, 20 16.

Notary Signature: 

(Notary Seal)



**DISCLOSURE STATEMENT**

Nothing in Chapter 36 of OCGA shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

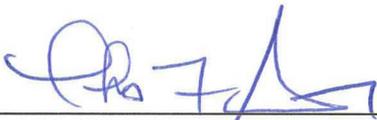
No, I have not made any campaign contribution to City Officials voting on this application exceeding \$250 in the past two years.

Yes, I have made campaign contributions to City Officials voting on this application exceeding \$250 in the past two years.

To Whom: \_\_\_\_\_

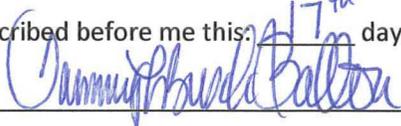
Value of Contribution: \_\_\_\_\_

Date of Contribution: \_\_\_\_\_

Signature of Applicant:  Date: 6-17-16

Print Name: THOMAS F DeJarcy Member - Manager

Sworn to and Subscribed before me this: 17<sup>th</sup> day of JUNE, 20 16.

Notary Signature: 

(Notary Seal)



**AUTHORIZATON OF PROPERTY OWNER**

I, Thomas F Devaney, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Cherokee County/City of Woodstock, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a request for:

Annexation

Conditional Use Permit

Rezoning

Comprehensive Plan Amendment

Variance

Other: \_\_\_\_\_

I hereby authorize the staff of the City of Woodstock, Department of Planning and Economic Development to inspect the premises which are subject of the application.

**Applicant's Information:**

Name: Thomas F Devaney

Address: 641 E Shore DR Phone: 714-501-8275

City, State, Zip: CANTON GA 30114 Fax: \_\_\_\_\_

Signature of Owner: [Signature] Date: 6-17-16

Print Name: Thomas F Devaney Member - Manager

Sworn to and Subscribed before me this 17 day of JUNE, 2016.

Notary Signature: [Signature]

(Notary Seal)

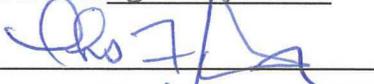


**PROPERTY TAX VERIFICATION**

The undersigned below is authorized to make this application. The undersigned certifies that all City Taxes/ Cherokee County property taxes, billed to date for the parcel listed below have been paid in full the Tax Official of the City of Woodstock, Georgia. In no case shall an application or reapplication for rezoning be processed without such property verification.

\*Note: A separate verification form must be completed for each tax parcel included in rezoning request.

Tax Map #: 92 N 03 Parcel #: 010 A

Signature of Applicant:  Date: 6-17-16

Print Name: THOMAS F. Devaney Member-Manager

**TAX OFFICIAL USE ONLY:**

Payment of all property taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below.

Signature of Tax Official: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

**Application Package Checklist:**

Submit the following items, which are attached and made a part of this application:

- Application for Public Hearing Summary (pages 1-3)
- Applicant Response Statement (page 4a and/or 4b)
- Conflict of Interest Certification (page 5)
- Disclosure Statement (page 6)
- Authorization of Property Owner (page 7)
- Verification of Current Taxes Paid (page 8)
- Vesting Deed
- Legal Description(s)
- Boundary Survey
- Site Plan (One 24x36 and one 11x17 copy)
- Location Map
- Property Owner's Tax Receipt
- Existing Site Resources Map
- Future Development Map and Zoning Map with location identified
- Traffic Study (if required)
- Public Input Plan

**JUN 17 2016**

Sonya Little  
 Cherokee County Tax Commissioner  
 2780 Marietta Hwy  
 Canton, GA 30114



**Tax Payer:** TKO PROPERTIES LLC  
**Map Code:** 92N03 010 A REAL  
**Description:** LL 1022 DIST. 15 PB22PG89  
**Location:** 103 E MAIN ST  
**Bill No:** 2015-29734  
**District:** 07A CITY OF WOODSTOCK TAD

Phone: (678) 493-6400 Fax: (678) 493-6423

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
93,700	142,800	.8200	236,500	12/20/2015		12/20/2015		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	236,500.00	94,600.00		94,600.00	.050	4.73		4.73
COUNTY M&O	236,500.00	94,600.00		94,600.00	5.720	541.11		541.11
SCHOOL M&O	236,500.00	94,600.00		94,600.00	19.450	1,839.97		1,839.97
PARKS BOND	236,500.00	94,600.00		94,600.00	.744	70.38		70.38
<b>TOTALS</b>					25.964	2,456.19	.00	2,456.19

*pg # 1007  
10/11/15*

Call the Tax Assessors office at 678-493-6120 for the following: if you are a new resident / person 62 or older and/or disabled to find out about qualifications for exemptions / if you need to change your mailing address / if you have questions on the fair market value of the property. Property Owners may file tax returns any time between January 1 and April 1, if you feel our property value is over assessed.  
 1% interest will be added on December 21st and the 21st of every month thereafter if not paid, a 10% penalty will be added on March 21st.

Current Due	2,456.19
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	0.00
Back taxes	0.00
<b>TOTAL DUE</b>	<b>2,456.19</b>

Printed: 11/03/2015

JUN 17 2016

\*\*\*\*\*AUTO\*\*5-DIGIT 30114  
 3984608 8957-RNA 21588 1 1 1



TKO PROPERTIES LLC  
 641 E SHORE DR  
 CANTON GA 30114-6895



**Official Tax Matter - 2016 Tax Year**

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

**Annual Assessment Notice Date: 5/16/2016**

**Last date to file a written appeal: 6/30/2016**

**\*\*\* This is not a tax bill - Do not send payment \*\*\***

County property records are available online at: cherokeega.com

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <https://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- A**
- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
  - (2) Arbitration (value)
  - (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$750,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 2782 MARIETTA HWY SUITE 200, CANTON, GA 30114 and which may be contacted by telephone at: 678-493-6120. Your staff contacts are GREGG @ 678-493-6132, SANDY @ 678-493-6134 & BERRIE @ 678-493-6133.

Additional information on the appeal process may be obtained at <https://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1175697	92N03	010 A	0.82	7A	0	
Property Description	LL 1022 DIST. 15 PB22PG89					
Property Address	103 E MAIN ST					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value		
<b>B</b> 100% <u>Appraised</u> Value	0	236,500	457,800	0		
40% <u>Assessed</u> Value	0	94,600	183,120	0		

**REASONS FOR ASSESSMENT NOTICE**

31-CHANGE PER FIELD INSPECTION

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Millage	Estimated Tax
<b>C</b> COUNTY INCORP			183,120	5.72	1,047.45
STATE TAX			183,120	0	0
SCHOOL M&O			183,120	19.45	3,561.68
WOODSTOCK			183,120	6.992	1,280.38
PARK BOND			183,120	0.744	136.24
SCHOOL BOND			183,120	0	0
				0	0

**Total Estimated Tax** 6,025.75

**JUN 17 2016**

# 2015 Property Tax Statement

City of Woodstock  
12453 Highway 92  
Woodstock, GA 30188  
770-592-6000

**Make Check or Money Order Payable to:**  
**City of Woodstock**

TKO PROPERTIES, LLC  
641 E SHORE DR  
CANTON, GA 30114

Bill Number	Due Date	*Total Due*
2015-01981	12/20/2015	\$836.15

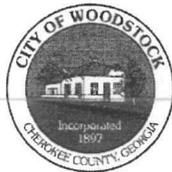
Map: 92N03 010 A

Payment Good through: 12/20/2015

Location: 103 E MAIN ST

If you have sold this property, forward bill to new owner and fax a copy of the settlement statement to 678-388-6358. If you have an escrow, forward the tax bill to your mortgage company as soon as possible. A 10% penalty will be added on December 21st. 1% interest will be added to this bill on January 21st and the 21st of every month thereafter, if not paid. Pay online at woodstock.surecourt.com This payment channel is provided as a convenient alternative to appearing in person to pay the bill. A separate fee for providing this convenience will be added to the balance. Customers will have the option to accept this fee or cancel the transaction prior to final payment.

You may pay this bill at [woodstock.surecourt.com](http://woodstock.surecourt.com)



**Tax Payer:** TKO PROPERTIES, LLC  
**Map Code:** 92N03 010 A REAL  
**Description:** LL 1022 DIST. 15 PB22PG89  
**Location:** 103 E MAIN ST  
**Bill No:** 2015-01981  
**District:** 07A

Land Value	Building Value	Acres	Fair Market Value
\$142,800.00	\$93,700.00	.8200	\$236,500.00

Entity	FMV	Minus Exemptions	Adjusted FMV	Taxable Value (40%)	Millage Rate	Gross Amount	Credit	Net Amount
City Tax	236,500.00	0.00	236,500.00	94,600.00	6.9920	661.44	0.00	\$661.44
Stormwater Fee						174.71	0.00	\$174.71
<b>TOTALS</b>					<b>6.9920</b>	<b>836.15</b>	<b>.00</b>	<b>\$836.15</b>

Please see the county website at [www.cherokee.ga.gov](http://www.cherokee.ga.gov) for senior exemption qualifications, county exemptions, assessments or the fair market value of your property.

<b>Total Due</b>	<b>\$836.15</b>
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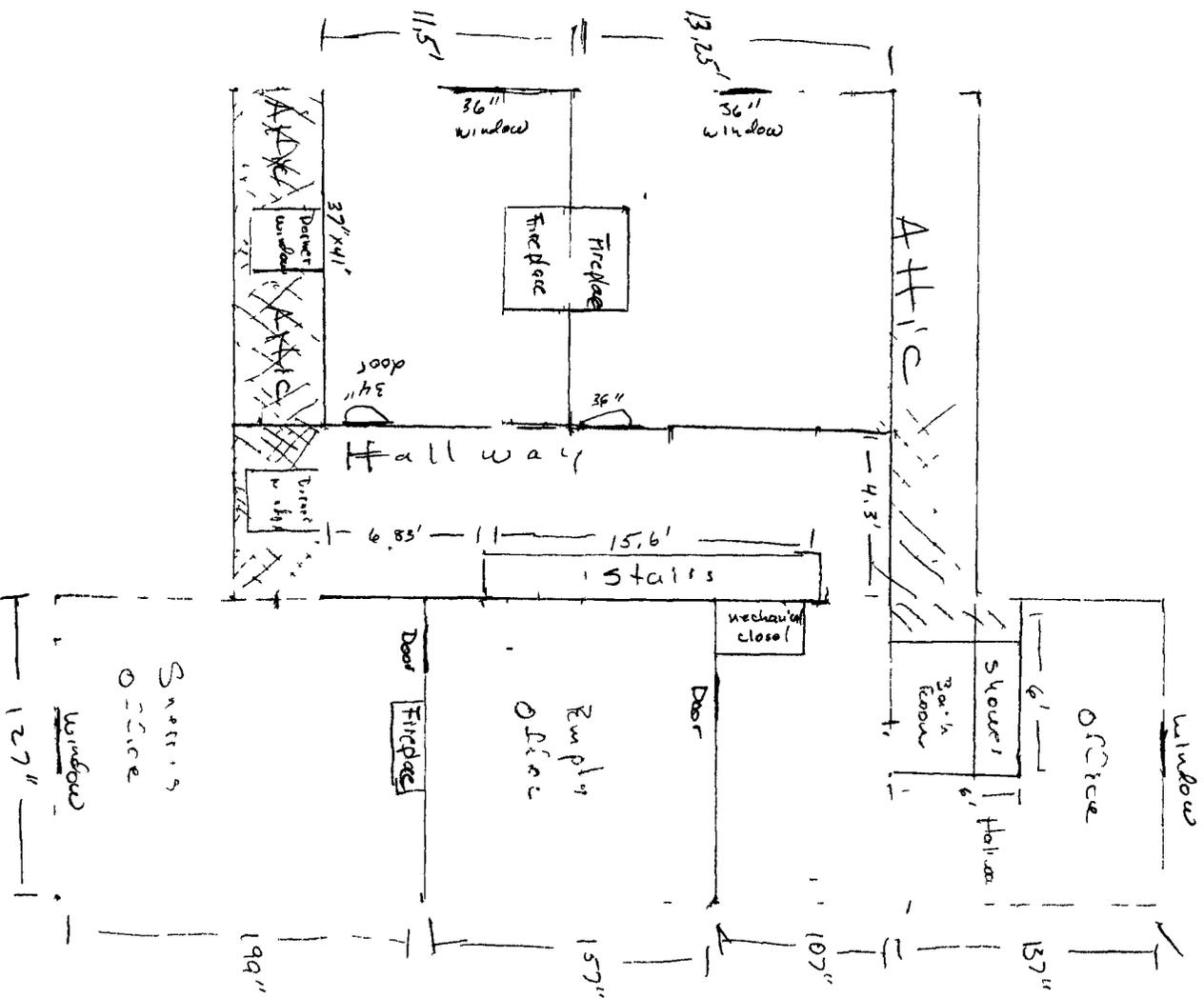
Date	Receipt No.	Reference	Payment Method	Payee Type	Amount

pd  
#  
1011

TKO PROPERTIES, LLC  
641 E SHORE DR  
CANTON, GA 30114

JUN 17 2016

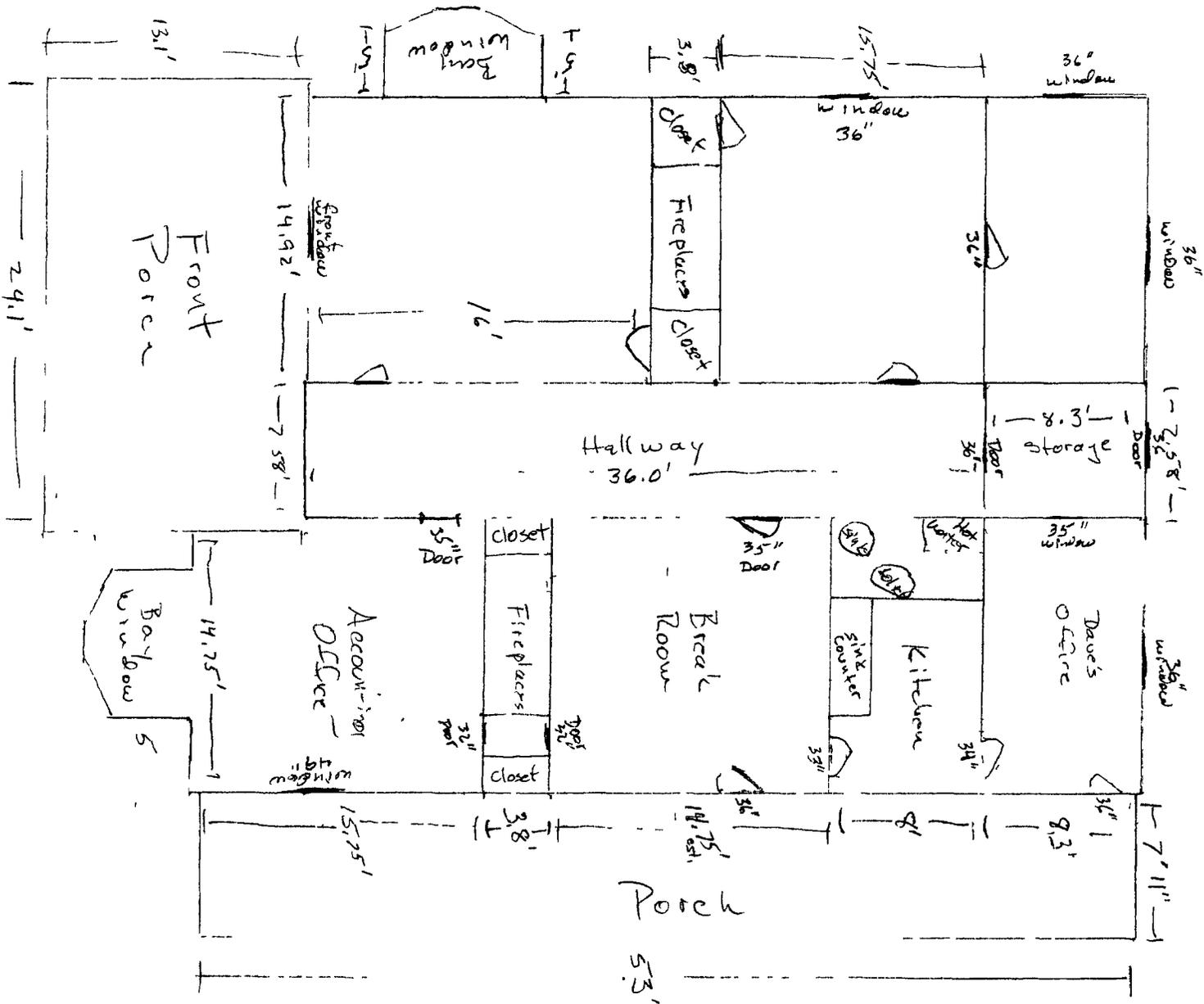
# Upstairs



JUN 17 2016



65' X 42'  
Paved Parking



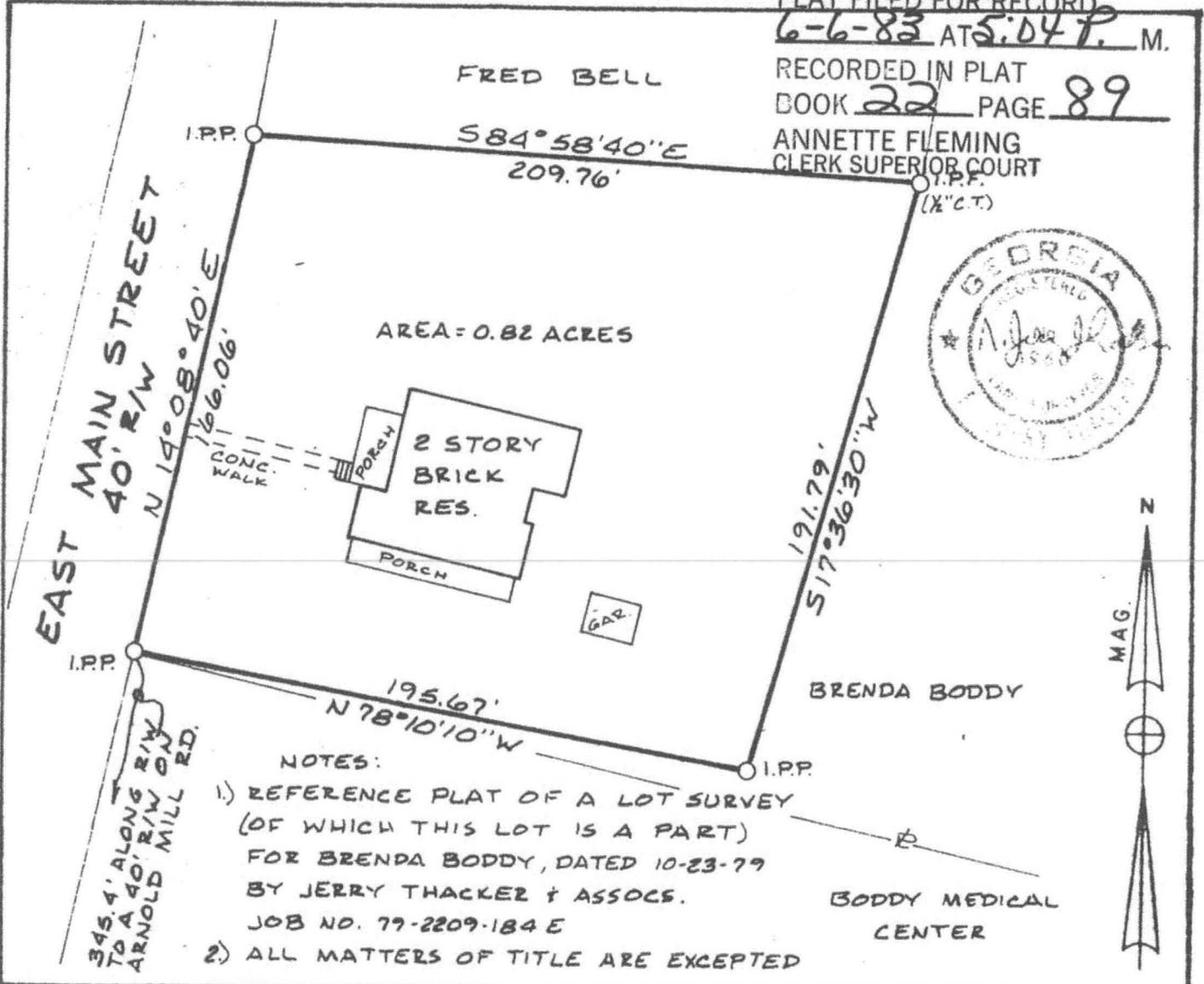
Measurements do not include wall widths  
JUN 17 2016

1/8" scale

GA., CHEROKEE COUNTY  
 PLAT FILED FOR RECORD  
 6-6-83 AT 5:04 P. M.

RECORDED IN PLAT  
 BOOK 22 PAGE 89

ANNETTE FLEMING  
 CLERK SUPERIOR COURT



LEGEND	
1. I.P.P.	- IRON PIN PLACED (1/2" REINFORCING BAR)
2. I.P.F.	- IRON PIN FOUND
3. C.T.	- CRIMP TOP PIN
4. O.T.	- OPEN TOP PIN
5. L.L.	- LAND LOT LINE
6. R/W.	- RIGHT OF WAY
7. R.	- PROPERTY LINE
8. C.	- CENTERLINE
9. -X-	- FENCE LINE
10. ●	- PINS PLACED ON LINE
11.	
12.	
FIELD BOOK 70 PAGE 4-7	
67 68	
FIELD WORK BY W.C.	
DRAWN BY R.F.	
JOB NO. 83-4779-73A	

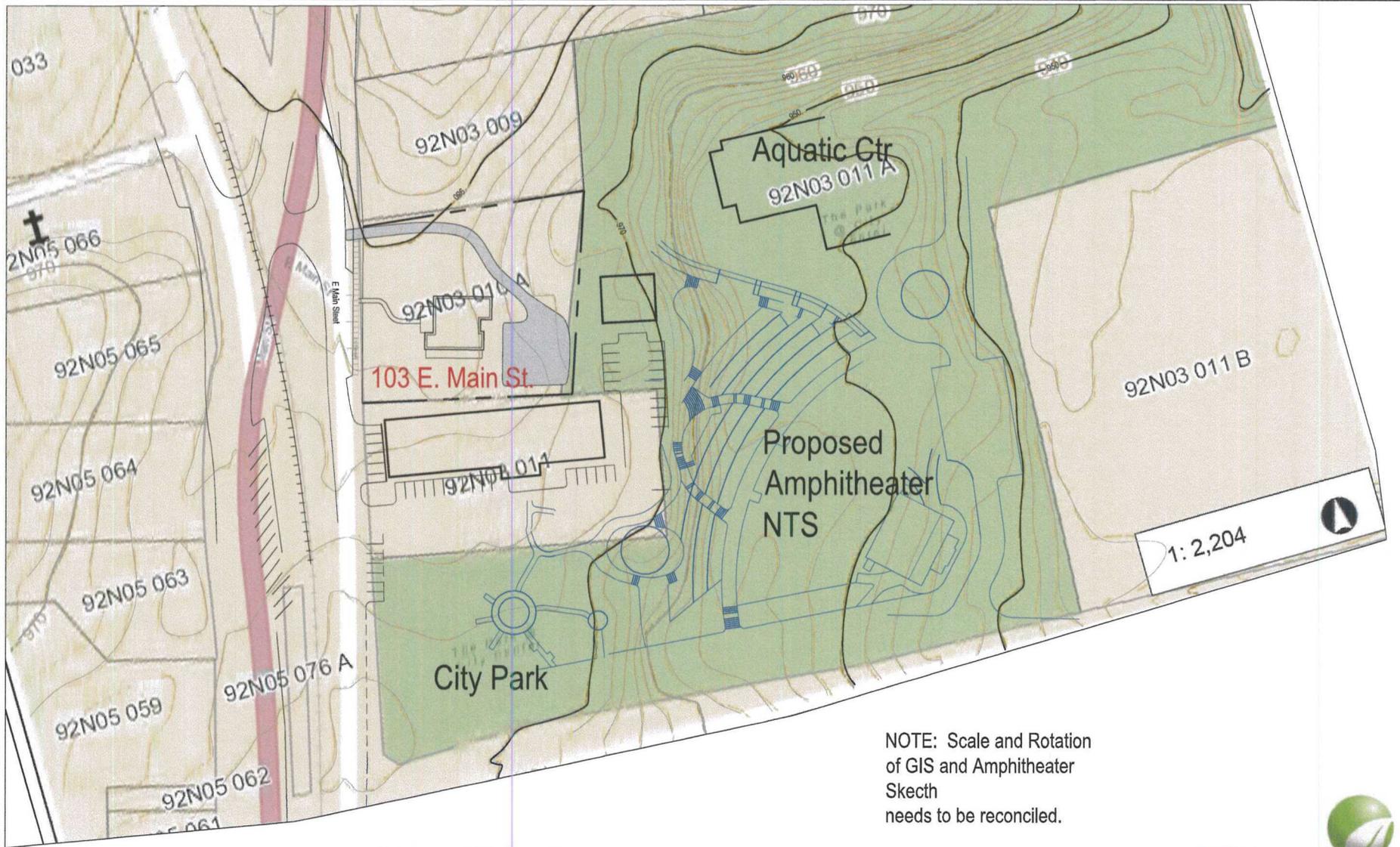
TYPE OF SURVEY: LOT	
SUBDIVISION:	
SURVEY FOR:	
ROBERT W. CAMPBELL JUDITH C. CAMPBELL	
MORTGAGEE:	
LAND LOT(S): 1022	DISTRICT 15 , SECTION 2
CITY: WOODSTOCK	CHEROKEE CO., GEORGIA
SCALE: 1 IN. = 50 FT.	REVISION DATES:
PREPARED 5-23-83 BY:	

**JERRY THACKER & ASSOCIATES**  
 CONSULTING CIVIL ENGINEERING  
 LAND SURVEYING COMPUTER SERVICES

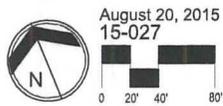
361 E. MAIN STREET  
 CANTON, GEORGIA 30114

404-479-4911 CANTON  
 404-522-7268 (ATL. NO.)  
 404-992-0270 ROSWELL

JUN 17 2016



NOTE: Scale and Rotation of GIS and Amphitheater Skech needs to be reconciled.



Adjacent Properties  
**103 East Main Street / DT-CBD Historical**

City of Woodstock, Georgia

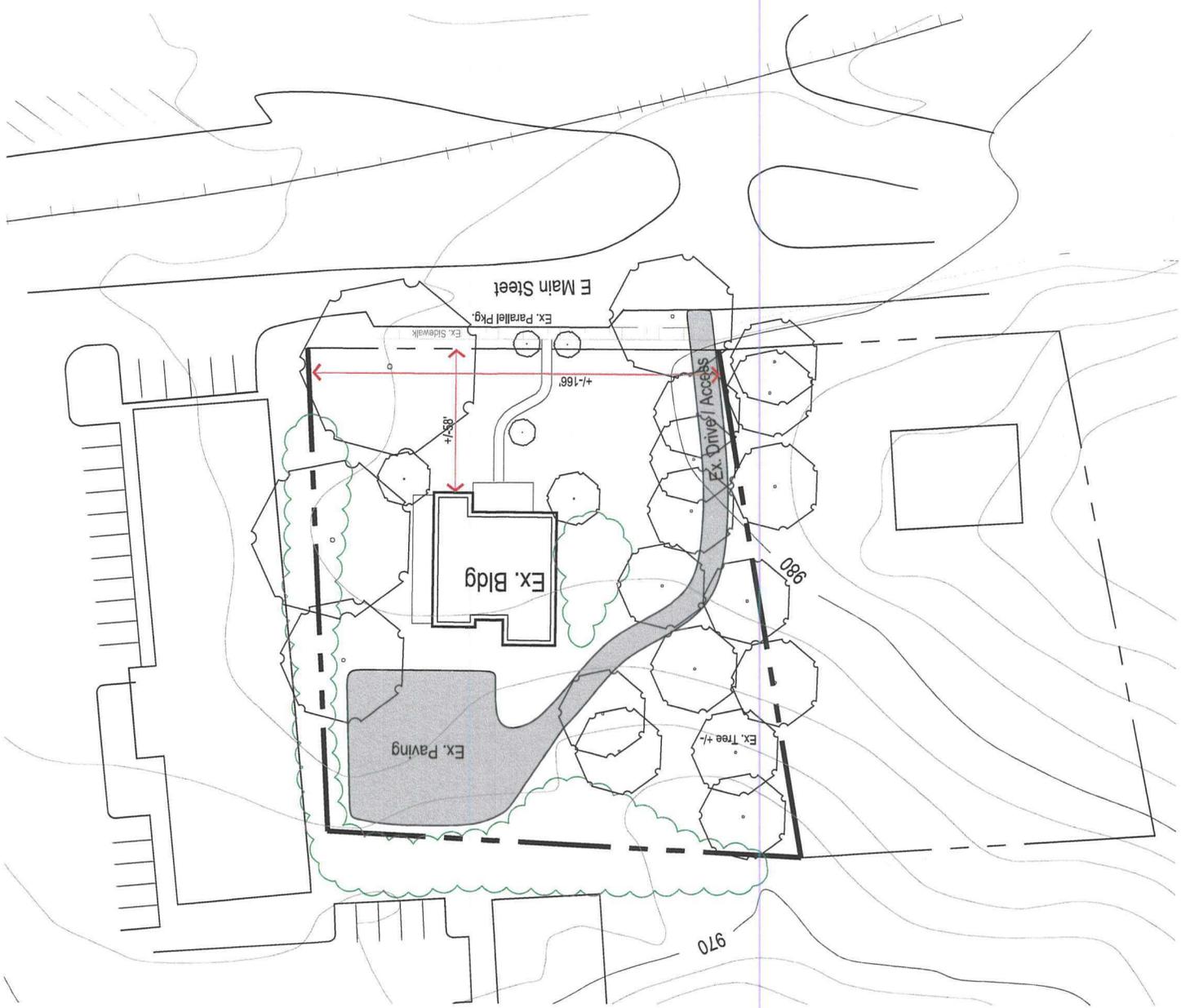
Vision Commercial Advisors, Inc.

**Disclaimer**  
 THIS PLAN IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY. THE DEVELOPER RESERVES THE RIGHT TO ALTER THIS PLAN AT HIS SOLE DISCRETION.



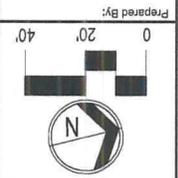
JUN 17 2016

JUN 17 2016



Rev.	Date	Description

Project:  
**Existing Conditions**  
**103 East Main Street / DT-CBD Historical**  
Woodstock, GA 30088  
Vision Commercial Advisors, Inc.



**DVS**  
DESIGN GROUP  
404-409-8029  
6175 Hickory Flat Hwy.  
Canton, GA 30115

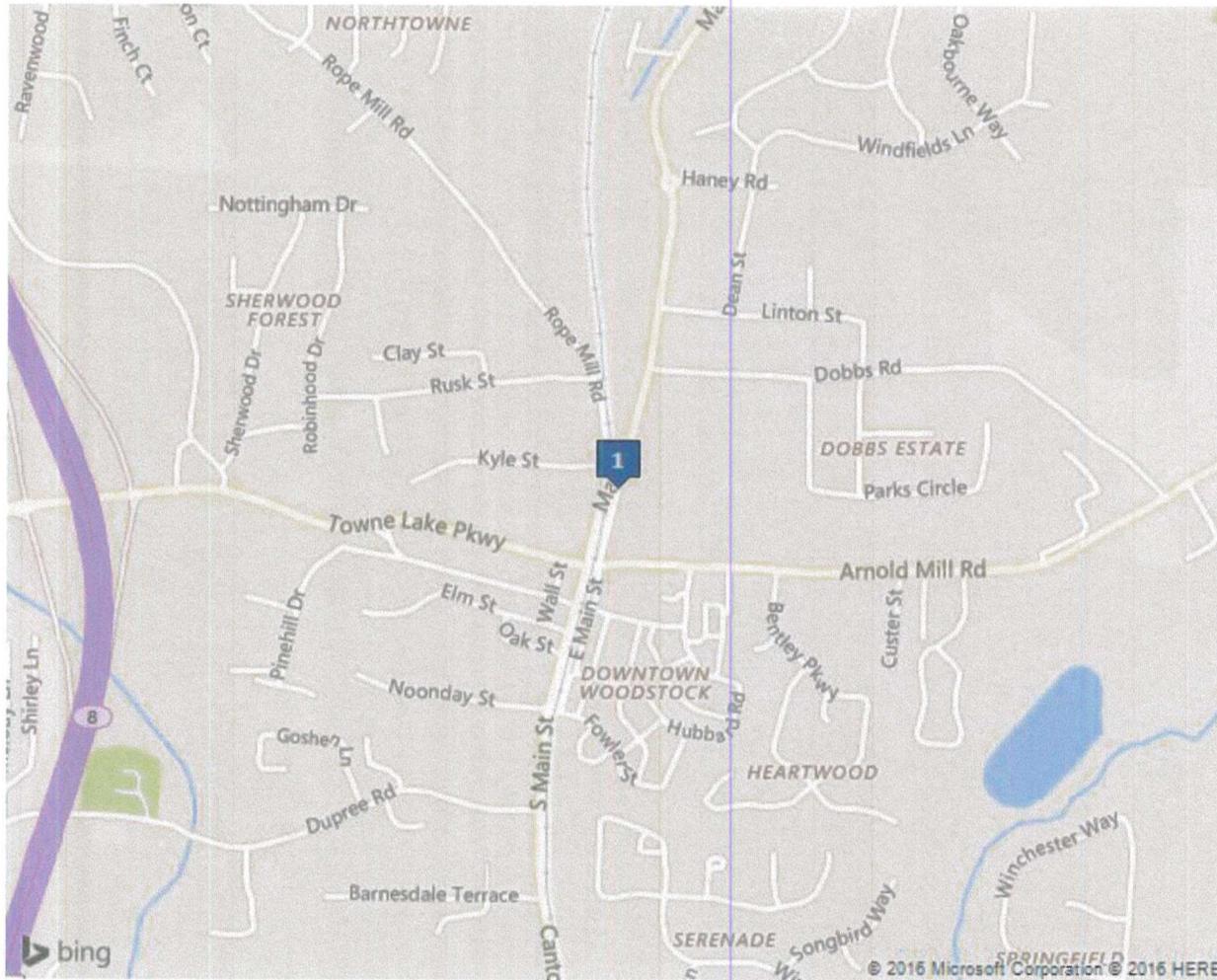
Sheet Title:  
15-027  
DVS Project No.

Issued:  
August 18, 2015

# Woodstock City Center Office

103 E. Main St, Woodstock, GA 30188

## Location



## Location Description

City Center of Woodstock, Main and Towne Lake Pkwy.

JUN 17 2016

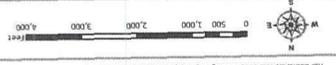
# 2016 ZONING MAP

City of Woodstock, Georgia



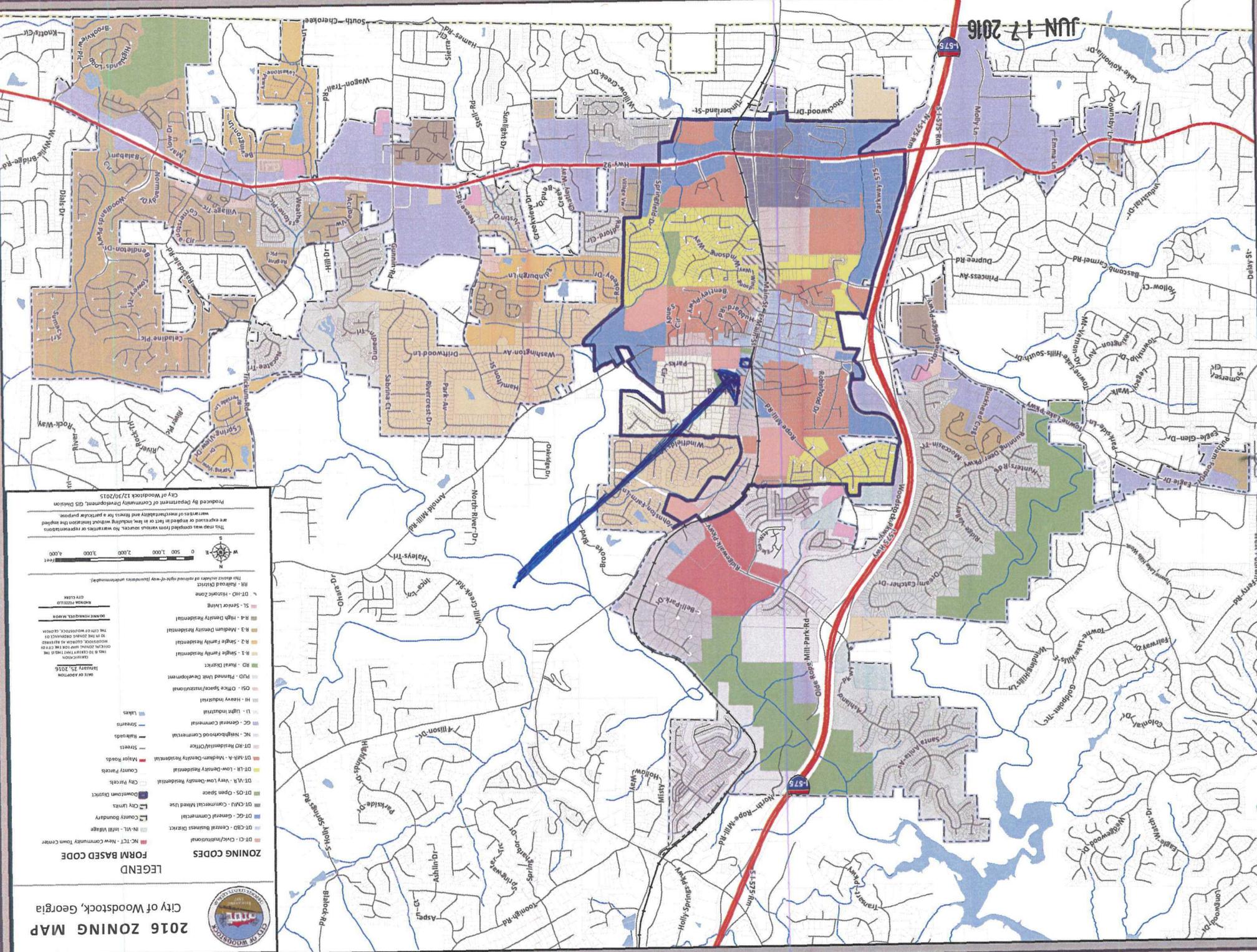
## LEGEND

- ZONING CODES**
- OT-CI - Civic/Institutional
  - OT-CT - New Community Town Center
  - OT-VL - Infill Village
  - OT-GB - General Business District
  - OT-CM - Commercial Mixed Use
  - OT-OS - Open Space
  - OT-VL - Very Low Density Residential
  - OT-LR - Low Density Residential
  - OT-MR - Medium Density Residential
  - OT-HR - Heavy Residential
  - OT-OR - Office Space/Institutional
  - OT-PD - Planned Unit Development
  - OT-BD - Rural District
  - OT-R1 - Single Family Residential
  - OT-R2 - Single Family Residential
  - OT-R3 - Medium Density Residential
  - OT-R4 - High Density Residential
  - OT-SL - Senior Living
  - OT-HO - Historic Zone
  - OT-RR - Railroad District
- FORM BASED CODE**
- NC-TC - New Community Town Center
  - NC-VL - Infill Village
  - NC-GB - General Business District
  - NC-CM - Commercial Mixed Use
  - NC-OS - Open Space
  - NC-VL - Very Low Density Residential
  - NC-LR - Low Density Residential
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  - NC-R3 - Medium Density Residential
  - NC-R4 - High Density Residential
  - NC-SL - Senior Living
  - NC-HO - Historic Zone
  - NC-RR - Railroad District
- MAJOR ROADS**
- County Road
  - Major Road
- STREETS**
- Streets
  - Highways
  - County Road
  - Major Road
- WATER**
- Lakes
  - Streams
- BOUNDARIES**
- City Limits
  - County Boundary
  - Downtown District
  - City Parks
- DATE OF ADOPTION**  
January 25, 2016



This map was compiled from various sources, was not a survey, and representations are given as to its accuracy or reliability and there is no warranty as to its accuracy or reliability for a particular purpose.

Produced by Department of Community Development, GIS Division  
City of Woodstock 12/30/2015



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I-675

I-575

# Woodstock City Center Office

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## Property Photos



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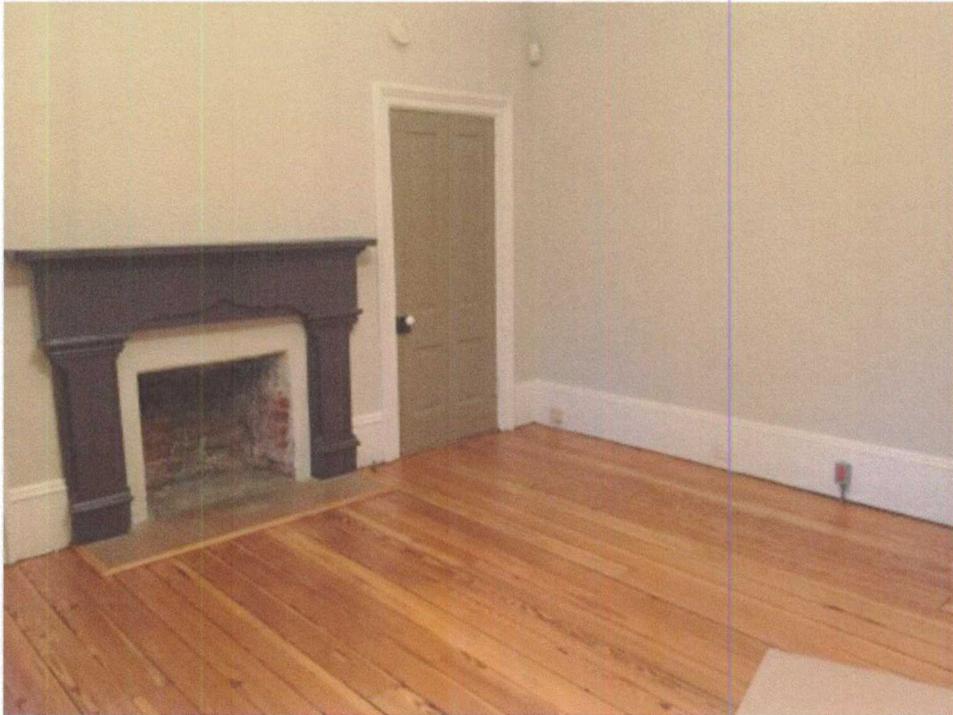


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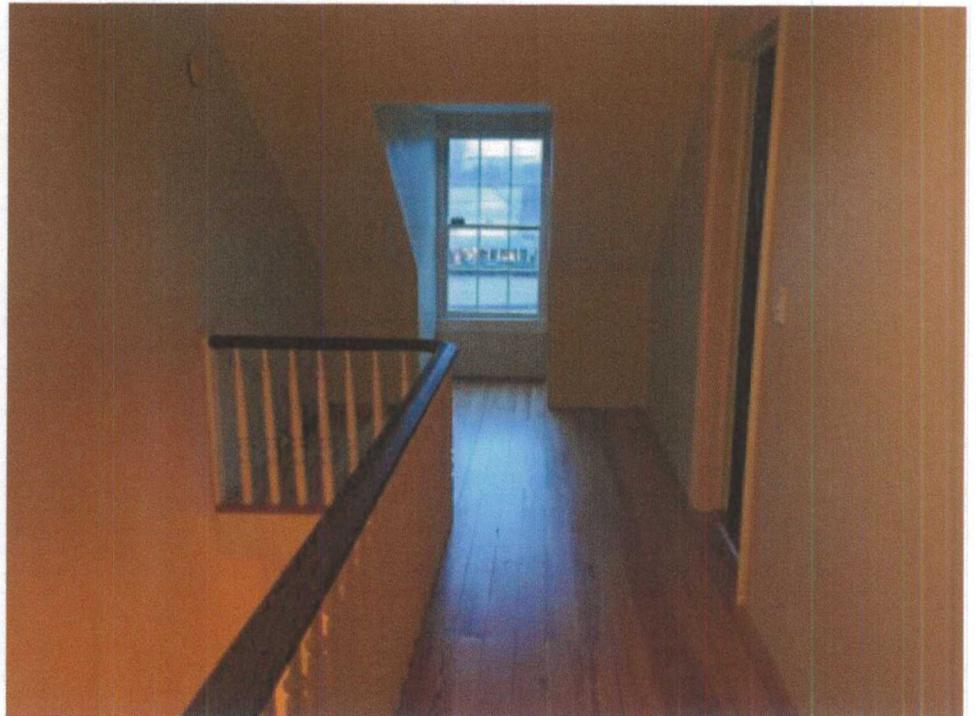


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# Woodstock City Center Office

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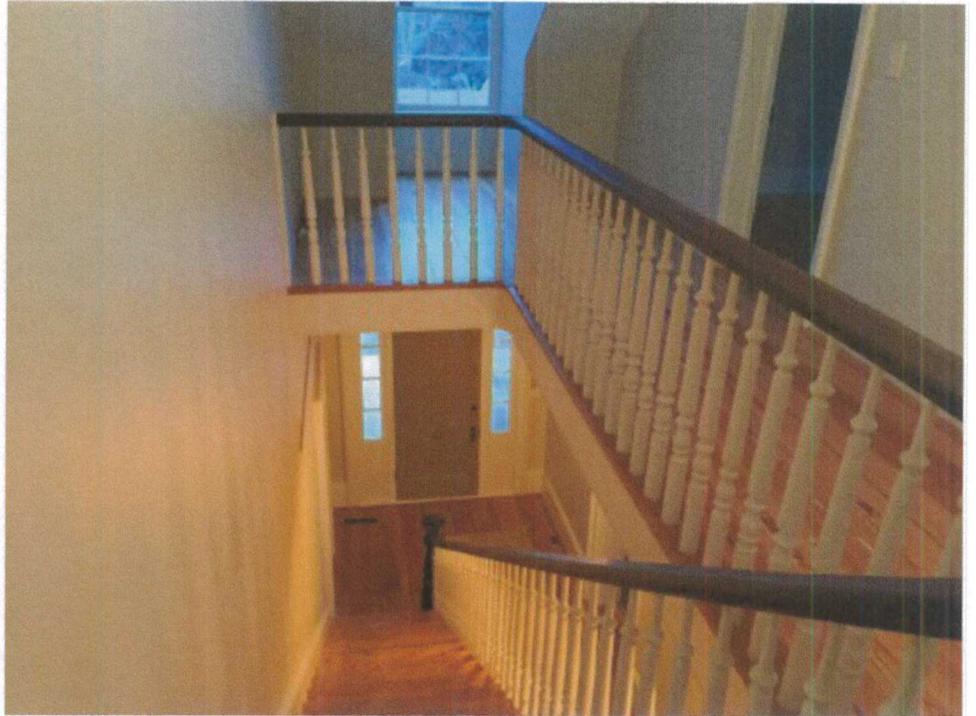


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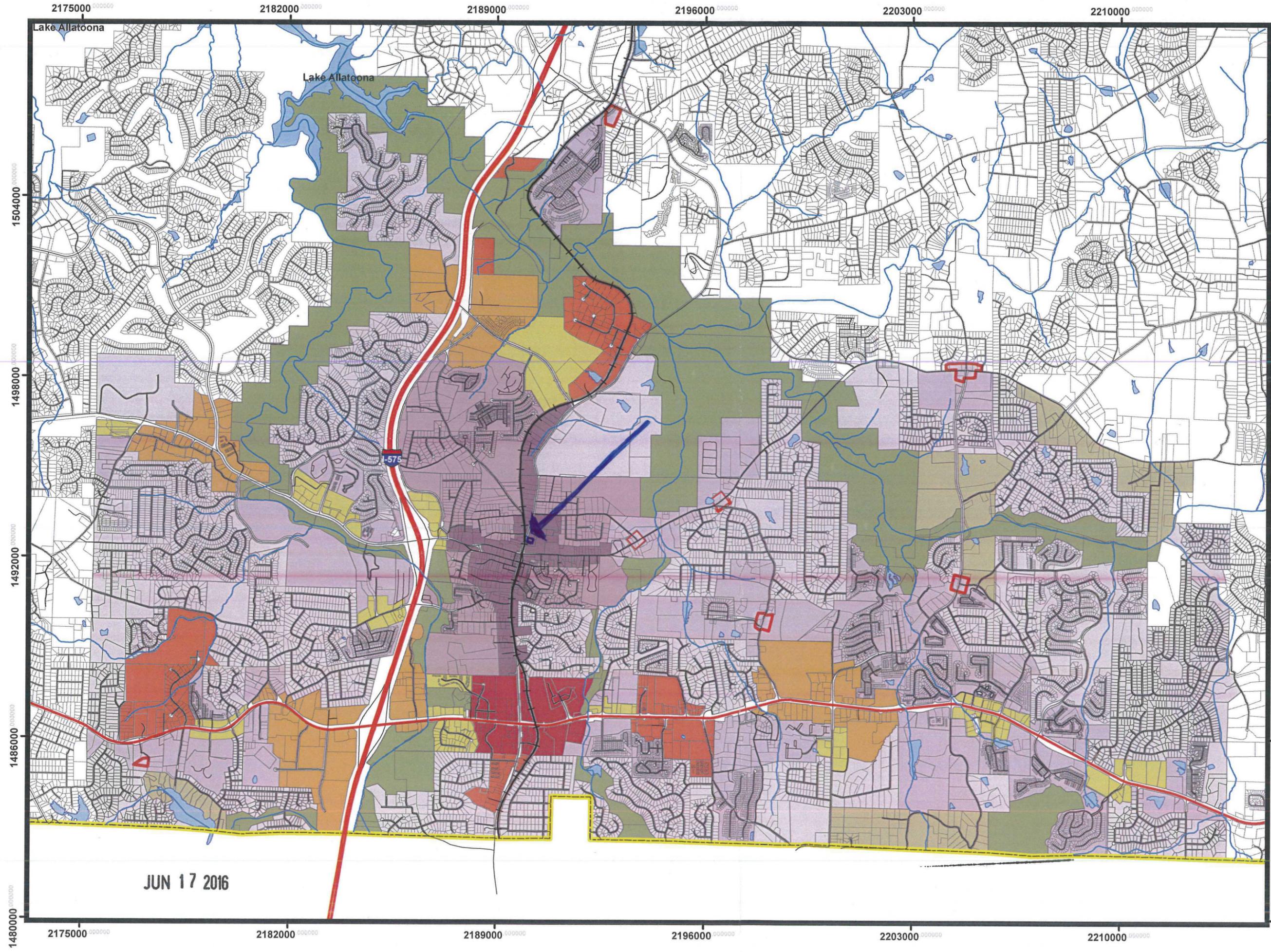
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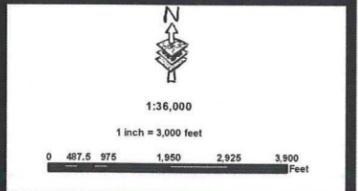
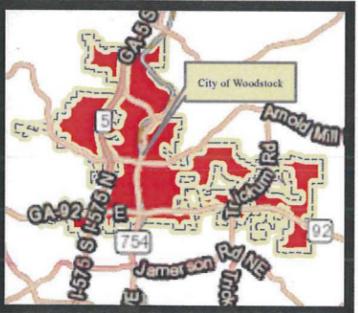


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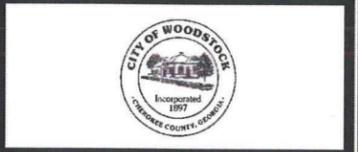


# City of Woodstock, Georgia Future Development Map

- Legend**
- Railroads
  - Major Roads
  - Streets
  - City Limits
  - County Boundary
  - Lakes
  - Parcels
- Character Areas +**
- <all other values>
  - T1 - Natural Preserve
  - T2 - Estate Living
  - T3 - Suburban Living
  - T4 - Neighborhood Living
  - T4 - Neighborhood Village Center
  - T5 - Urban Village
  - T6 - Urban Core
- Special Districts**
- CVC - Community Village Center
  - RAC - Regional Activity Center
  - WPC - Workplace Center
  - TOD - Transit Oriented Development



This map was compiled from various sources. No warranties or representations are expressed or implied in fact or in law, warranties without limitation the implied warranties of merchantability and fitness for a particular purpose.



Produced By:  
City of Woodstock  
Department of Planning  
and Economic Development  
GIS Division  
11/29/07

JUN 17 2016

2175000 2182000 2189000 2196000 2203000 2210000

1504000 1498000 1492000 1486000 1480000