

Letter of Intent
Rezoning and Change of Conditions
For
Property at 8816 Main Street (15-1068-0066) and 8826 Main Street (15-1093-0039) Woodstock,
Georgia

The Applicant wishes to create a mixed-use development on approximately two acres of land, in total, in the Downtown Area.

The "Subject Property" consists of the two parcels identified above, 8816 Main Street that is approximately 1.00 acres, fronting on Main Street to the east and Market Street to the west, and 8826 Main Street that is one parcel, but has been divided into two pieces of land as a result of the development of Market Street, which bisects the property. The piece east of Market Street is approximately 0.61 acres and fronts Main Street to the east and Market Street to the west. The western piece of 8826 Main Street is approximately 0.40 acres and fronts on the west side of Market Street (**Please see attached Site Plan – Main to Market by TSW**).

The Subject Property is located within the Woodstock Downtown area, mostly between Main Street and Market Street. It was part of a larger rezoning (Z-022-06) approved by the City Council in 2006 (known as Woodstock West) consisting of approximate 32.58 acres. A total of 651 dwelling units were entitled under Z-022-06. As of 2018, a total of 407 units were constructed, leaving an entitlement of 244 units remaining (**Please see attached City of Woodstock analysis of Available Units per ORDZ#022-06, 2 pages**).

The Subject Property is currently zoned DT-CBD (Downtown Central Business District) with conditions remaining from Z-022-06. The eastern portion of 8826 Main Street (15-1093-0039) is also within the Historic Overlay. However, based upon discussions with City Staff, no one understands why it is included in the Historic Overlay. The current structure is of more modern appearance and is currently occupied by "Nine More Yards" retail store.

The Applicant requests a rezoning from DT-CBD (Downtown Central Business District) with conditions to DT-CBD to be based upon the referenced conceptual Site Plan submitted as part of this application. The development provides multiple products in keeping with the LCI goal of a diverse mix of housing and commercial types of businesses for the downtown. The plan calls for two mid-rise buildings (meeting the current height restrictions) with a parking structure in between. All will lie between Main Street and Market Street. The building facing Main Street would be a mixed-use structure with approximately 9,550 square feet (SF) of commercial on the street level, with condominium units above. Directly behind it would be a parking structure with potential for public parking. The top level will include residence amenities. The commercial will be served by parking along Main Street and one level of parking structure (approximately 21,402 SF). Behind the parking structure and facing Market Street would be another mixed-use building with live-work units on the lower lever with condominiums above. The property on the western side of Market Street would provide condominium units with parking structure below, and underneath this structure could allow for a stormwater facility.

The total number of dwelling units would be 160, well below the existing entitlement of 244 dwelling units. Downtown pedestrian interconnectivity is enhanced with the provision for an alley along the southern boundary connecting Main Street with Market Street. The alley would also allow access to the parking garage, keeping ingress/egress off of Main Street as well as Fire and General Services accessibility. The proposal is consistent with the goals of the LCI adopted by the City and within the current entitlement for dwelling units.