

City of Woodstock

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING, DESIGN & SUSTAINABILITY

770.592.6050

To: Planning Commission
From: Brian Stockton
Date: 11.07.2012
RE: CUP#010-12 & V#106-12

Case Information:

Case: V#106-12 & CUP#010-12
Applicant: North Point Ministries, Inc
Parcels: 15N17 001 (32 acre portion)
Area: ± 32 Acres
Location: South of Ridgewalk Parkway East of Ridge Trail
Property Owner(s): Ridgewalk Holdings
Current Zoning: (FBC) NC- TCT

Applicant's Request:

- 1) **The Applicant requests the following Conditional Use Permit (CUP);**

CONDITIONAL USE PERMIT:

CUP To allow a Church in T-4, T-5

- 2) **The Applicant requests the following variances from the newly adopted Form Based Code.**

VARIANCES:

#1 Vary form based code section 18.205 regarding block standards to allow a block with a 2,000 foot perimeter and another block for a 2,275 foot perimeter.

#2 Varies form based code section 18.206 relating to lot structure to allow for a 700 foot wide lot along Ridgewalk Parkway.

#3 To allow the T-5 block at the intersection of Ridgewalk Parkway and Ridge Trail to be used for temporary parking with additional temporary greenbelt along Ridgewalk Parkway to accommodate recreation space and additional overflow parking as depicted in the filed site plan.

#4 Variance from 18.408 2.h regarding moped and bicycle parking spaces.

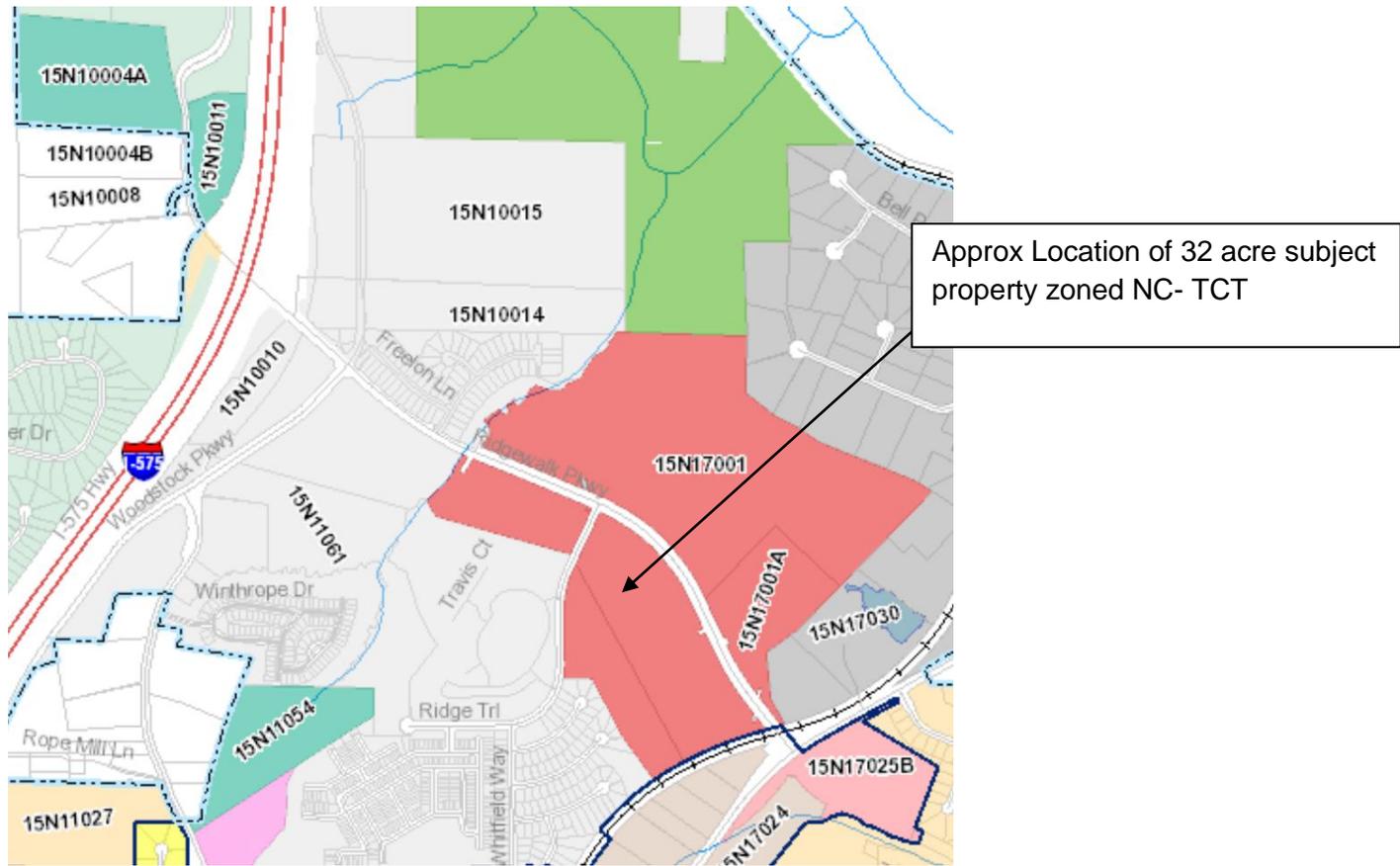
Background:

Watermarke Church is a North Point Ministries campus currently meeting at the Cherokee Charter Academy on Sixes Road. They have placed this parcel, which is 32 undeveloped acres in the Ridgewalk area recently rezoned to formed based classification NC-TCT. The church has worked diligently while the planning process and adoption of the form based code to develop their site plan in accordance with the new code. The use, religious assembly, is required to receive a conditional use permit in T4, T5 or SD. In addition, given the size of the facility and the desire to connect the main buildings with conditioned walkways, the need for the requested variances dealing with larger lot sizes and larger block sizes within the development is necessary.

Surrounding Land Uses:

NORTH:	NC-TCT
EAST:	DT-RO
WEST:	NC-TCT & LI w/Technology Park
SOUTH:	LI w/Technology Park

Zoning Map:



Development Process Committee

At the November 11, 2012 meeting the DPC voted unanimously to recommend approval of the applicant's request for variances as follows;

In regard to CUP#010-12 the DPC recommends approval of a Conditional Use Permit to allow a Church in T-5 with the following condition;

- 1) The T-5 block at the intersection of Ridgewalk Parkway and Ridge Trail shall be used for temporary parking with additional temporary greenbelt along Ridgewalk Parkway to accommodate recreation space and additional overflow parking as depicted in the site plan presented at Planning Commission by____ dated____ attached hereto as Exhibit "A".

In regard to V#106-12 the DPC recommends approval of variances as follows:

- 1) A Variance is granted from form based code section 18.205 of the Land Development Ordinance of the City of Woodstock GA regarding block standards to allow a block with a 2,000 foot perimeter and another block for a 2,275 foot perimeter.
- 2) A Variance is granted from form based code section 18.206 of the Land Development Ordinance of the City of Woodstock GA relating to lot structure to allow for a 700 foot wide lot along Ridgewalk Parkway.
- 3) A variance is granted from section 18.408 2.h of the Land Development Ordinance of the City of Woodstock GA regarding moped and bicycle parking spaces to allow a minimum of 20 bicycle spaces.