

# 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 Zoning Administrator in the Community Development Department at 770.592.6039 if you have any questions regarding the application package, this application or the public hearing process.

Contact Person: Parks F. Huff, Esq. Phone: (770) 422-7016

### Applicant's Information:

Name: GDCI GA 1, L.P.

Address: 5755 Dupree Drive, Suite 130 Phone: \_\_\_\_\_

City, State, Zip: Atlanta, Georgia 30327 Fax: \_\_\_\_\_

### Property Owner's Information:

same as above

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_ Fax: \_\_\_\_\_

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

Annexation

Rezoning

Variance

Comprehensive Plan Amendment

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

#### STAFF USE ONLY:

Case: \_\_\_\_\_ # \_\_\_\_\_ - \_\_\_\_\_

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

Fee Paid: \$ \_\_\_\_\_

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

#### PUBLIC HEARING SCHEDULE:

Public Input Meeting: \_\_\_\_\_

Planning Commission: \_\_\_\_\_

Board of Appeals: \_\_\_\_\_

City Council: \_\_\_\_\_

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

**Property Information:**

Location: North side of Highway 92 just West of Interstate 575

Parcel Identification Number(s) (PIN): 15-1219-0065 Total Acreage: 8.43

Existing Zoning of Property: GC Future Development Map Designation: RAC

Adjacent Zonings: North R-20 Country South GC East GC West HI-Country

**Applicant's Request (Itemize the Proposal):**

Rezone the property from GC to R-3C to replat a townhome development to single family detached lots.

**Proposed Use(s) of Property:**

Singe family subdivision.

**Infrastructure Information:**

Is water available to this site?  Yes  No Jurisdiction: Cherokee

How is sewage from this site to be managed?  
County

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

If yes, what is the projected increase? 13 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home	33	0.725	24
Multi Family (Attached) Home	38	0.287	11

**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? 316 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/Townhome	33	9.57	316
220	Apartment		6.63	

\* 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 dates, 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, Parks F. Huff, Attorney for Applicant , 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 3 day of January, 2013.

Print Name \_\_\_\_\_

# 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.

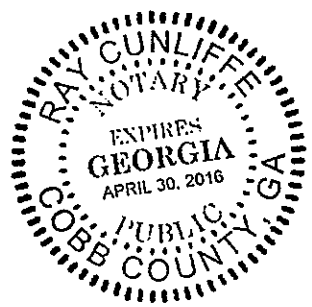
Signature of Applicant: GDCI GA 1, LP, a Georgia limited partnership  
By: PACIFIC LAND, LLC, a Georgia limited liability company, as its General Partner  
Date: 1/2/2013  
Print Name:  
By: [Signature]  
Michael Kilgallon, as its Manager

Signature of Applicant's Attorney: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_ Title: \_\_\_\_\_

Sworn to and Subscribed before me this: 2 day of January, 2013.

Notary Signature: [Signature]

(Notary Seal)



# DISCLOSURE STATEMENT

Nothing in Chapter 36 of O.C.G.A. 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 contributions 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: GDCI GA 1, LP, a Georgia limited partnership  
By: PACIFIC LAND, LLC, a Georgia limited liability company, as its General Partner

Date: 1/2/2013

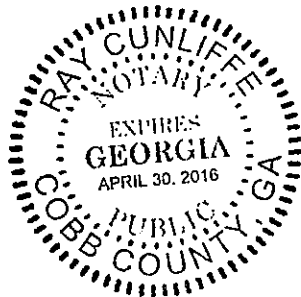
Print Name:

By: [Signature]  
Michael Kilgallon, as its Manager

Sworn to and Subscribed before me this 7 day of JANUARY, 2013.

Notary Signature: [Signature]

(Notary Seal)



# AUTHORIZATION OF PROPERTY OWNER

I, \_\_\_\_\_, 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

Comprehensive Plan Amendment

Rezoning

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

Variance

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

## Applicant's Information:

Name: GDCI GA 1, L.P.

Address: 5755 Dupree Drive, Ste. 130 Phone: 770-984-8170

City, State, Zip: Atlanta, Georgia 30327 Fax: \_\_\_\_\_

Signature of Owner: GDCI GA 1, LP, a Georgia limited partnership  
By: PACIFIC LAND, LLC, a Georgia limited  
liability company, as its General Partner

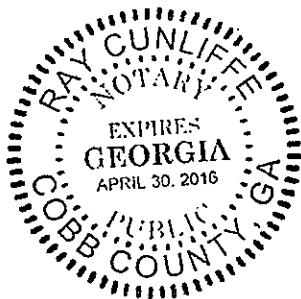
Date: 1/2/2013

Print Name: By: [Signature]  
Michael Kfigallon, as its Manager

Sworn to and Subscribed before me this: 12 day of JANUARY, 2013.

Notary Signature: [Signature]

(Notary Seal)



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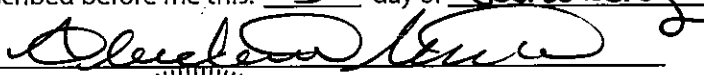
Yes, I have made campaign contributions to City Officials voting on this application exceeding \$250 in the past two years.

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

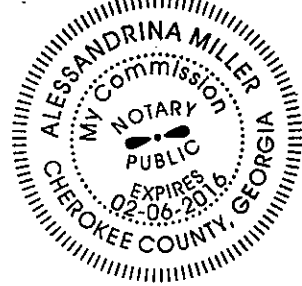
Value of Contribution: \_\_\_\_\_

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

Signature of Applicant:  Date: 1-3-2013  
Print Name: Parks F. Huff, Attorney for Applicant

Sworn to and Subscribed before me this: 3 day of January, 2013.  
Notary Signature: 

(Notary Seal)

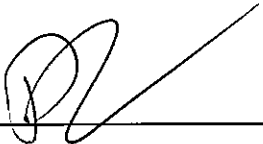


# PROPERTY TAX VERIFICATION

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 Parcel Number: 15N06K 177 A

Signature of Applicant:  \_\_\_\_\_

Date: 1-3-2013

Print Name: Parks F. Huff, On Behalf of Applicant

**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: \_\_\_\_\_




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## 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 Parcel Number: See attached.

Signature of Applicant:  Date: 1-3-2013

Print Name: Parks F. Huff, On Behalf of Applicant

**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: \_\_\_\_\_