



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: Parks F. Huff, Esq. Phone: 770-422-7016

Applicant's Information:

Name: Lennar Georgia, Inc.

Address: 1000 Holcomb Woods Pkwy., 200-200 Phone: _____

City, State, Zip: Roswell, GA 30076 Fax: _____

Property Owner's Information: _____ same as above

Name: JRH Woodstock, LLC

Address: 3300 Cumberland Blvd. SE, Suite 200 Phone: _____

City, State, Zip: Atlanta, GA 30339 Fax: _____

Requested Public Hearing (check all that apply):

Annexation

Conditional Use Permit

Rezoning

Comprehensive Plan Amendment

Variance

Other: _____

STAFF USE ONLY:

Case: Z # 092-16

Received by: Katie O'Connor electronically
Development Svcs - hard copy

Fee Paid: \$ 750.00 chc# 56829

Date: 10-7-16

PREZONE-0004-2016

PUBLIC HEARING SCHEDULE:

Public Input Meeting: 10-26-2016

DPC Meeting Date: 11-2-2016

Planning Commission: 12-01-2016

City Council: 12-12-2016

Other: _____

Property Information:

Location East of Interstate 575, just north of Woodstock Parkway

Current Zoning: DT-GC General Commercial Total Acreage. 18.79

Tax Map #. 15 N 11 Parcel # 022 D Future Development Map Designation: T-4 Neighborhood Living

Adjacent Zonings: North DT-LR South GC East DF-CI West PUD

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

Rezone the subject property from DT-GC to DT-MR-A for a townhome community.

Proposed Use(s) of Property

Townhome community

Infrastructure Information:

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

How is sewage from this site to be managed?

Cherokee Water & Sewer Authority

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

If yes, what is the projected increase? 44 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home	153	0.287	43.91

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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? 1,464 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	153	9.57	1,464.21
220	Apartment		6.63	
<ul style="list-style-type: none">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, Parks F. Huff, 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 1 day of October, 20 16.

Print Name Parks F. Huff, Attorney for Applicant.

Applicant Signature 