



CITY OF WOODSTOCK
Application for Public Hearing
AMENDED

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 Phone (770) 422-7016

Applicant's Information:

Name. LDS Partners, LLC

Address. 20 Heards Overlook Court Phone. _____

City, State, Zip Atlanta, Georgia 30328 Fax _____

Property Owner's Information:

___ same as above

Name See attached

Address _____ Phone. _____

City, State, Zip. _____ Fax _____

Requested Public Hearing (check all that apply):

___ Annexation

___ Conditional Use Permit

___ Rezoning

___ Comprehensive Plan Amendment

Variance

___ Other: _____

STAFF USE ONLY:

Case V #147 16

Received by Development Svcs

Fee Paid \$ 1200.00 chic# 20034

Date. 1-9-17

PUBLIC HEARING SCHEDULE:

Public Input Meeting 1-25-17

DPC Meeting Date 2-1-17

Planning Commission 3-2-17

City Council: 3-27-17

Other _____

JAN 09 2017

**Amended
Property Information:**

Location. 7784 Main Street, 7849 Main St, 198 Short St and 100 Henderson St

Current Zoning DT-RO Total Acreage: 7.05
005, 003,

Tax Map #: 92 N 01 Parcel #: 002A & 001F Future Development Map Designation: T - Urban Core

Adjacent Zonings: North LI & DT-RO South DT-RO & R-1 East DT-RO & R-1 West LI & DT-RO

Applicant's Request (Itemize the Proposal, including code sections for Variance requests).
Applicant requests the following variances for a proposed townhome community a) LDO § 7 7126 (13) – Remove alley requirement;
b) LDO § 7 727 – B-Street – Allow twenty-two (22) foot road section, c) LDO § 7 727 (7) – Remove requirement for street trees,
d) LDO § 7 727 (4) – Remove requirement for sidewalk along private road, e) LDO § 7 728 – Reduce the front setback to 5 feet off
back of curb, f) LDO § 7 728 – Reduce side setback to zero (0) feet with three (3) foot building separation for detached homes, g)
LDO § 7 728 – Reduce rear setback to ten (10) feet, h) LDO § Chapter XVII, Article III – Allow impervious area in seventy-five (75)
foot impervious stream buffer as shown, i) LDO § Chapter XVII, Article III – Allow grading into the fifty (50) foot undisturbed
stream buffer, and j) LDO § 7 506 (8) – Allow no commercial along Main Street Road Frontage

Proposed Use(s) of Property

Townhome community

Infrastructure Information:

Is water available to this site? Yes No Jurisdiction Woodstock

How is sewage from this site to be managed?
Woodstock

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

If yes, what is the projected increase? 16 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home	57	0.287	16.359

Amended

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? 545 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	57	9.57	545.49
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 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, Adam J. Rozen, 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 6th day of January, 2017.

Print Name Adam J. Rozen, Attorney for Applicant.

Applicant Signature 