

**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: ASHLEY HOLCOMB Phone: 770-656-8563  
aholcomb@lmxinc.com or general@lmxinc.com

**Applicant's Information:**

Name: SAM INVESTMENT HOLDINGS, LLC  
Address: 1100 HOWELL BRIDGE RD Phone: 770-735-1100  
City, State, Zip: BALL GROUND, GA 30107 Fax: 770-735-0101

**Property Owner's Information:**

same as above

Name: KENNETH TAYLOR  
Address: 304 SECOND STR Phone: 404-569-2173  
City, State, Zip: WOODSTOCK, GA 30188 Fax: \_\_\_\_\_

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

Annexation

Conditional Use Permit

Rezoning

Comprehensive Plan Amendment

Variance

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

**STAFF USE ONLY:**

Case: 2 #120-18  
Received by: \_\_\_\_\_  
Fee Paid: \$ \_\_\_\_\_  
Date: \_\_\_\_\_

**PUBLIC HEARING SCHEDULE:**

Public Input Meeting: <sup>Deadline:</sup> Dec. 28  
DPC Meeting Date: Jan 2, 2019  
Planning Commission: Feb. 7, 2019  
City Council: Feb. 25, 2019  
Other: \_\_\_\_\_

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**Property Information:**

Location: IN BETWEEN HICKORY RIDGE TRL & CHATLEY WAY

Current Zoning: GC WITH PARKWAY OVERLAY Total Acreage: 0.48 AC

Tax Map #: 15 N 15 Parcel #: 051 *portion of 15 18 091 & 1518 060* Future Development Map designation: R3-C

Adjacent Zonings: North R3-C South GC PKWY OLAY East R/W West GC & R3-C

Applicant's Request (Itemize the Proposal, including code sections for Variance requests):  
THIS PARTICULAR PROPERTY/PROJECT'S INTENT IS TO CREATE A QUALITY MIXED USE DEVELOPMENT ALONG THE VIBRANT CORRIDOR OF HWY 92, UTILIZING EXISTING VALUABLE OCCUPIED IMPROVEMENTS AND HWY 92 FACILITIES. THIS REQUIRES US TO REQUEST VARIANCES TO ACCOMDATE THE SIZE, CONFIGURATION, TOPO, AND EXISTING IMPROVEMENTS  
\*\* SEE ATTACHED EXHIBIT FOR VARIANCES

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

TOWNHOMES REZONING A PORTION OF GC WITH PARKWAY OVERLAY TO R3-C DEVELOPING AROUND AN EXISTING BUSINESS DEVELOPMENT (NOT TO EXCEED 4 MORE UNITS)

**Infrastructure Information:**

Is water available to this site?  Yes  No Jurisdiction: CITY OF WOODSTOCK

How is sewage from this site to be managed?  
PUBLIC SEWERAGE WITH THE CITY OF WOODSTOCK

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

If yes, what is the projected increase? \_\_\_\_\_ students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home	3	0.287	0.861

**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? 28.7 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	3	9.57	28.7
220	Apartment		6.63	
<ul style="list-style-type: none"> <li>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.</li> </ul>				


**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, Ashley R. Holcomb, 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 4<sup>th</sup> day of APRIL, 20 18.

Print Name ASHLEY R HOLCOMB

Applicant Signature 

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