



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: Kathryn M. Zickert Phone: 404-815-3500
 Email: kzickert@sgrlaw.com

Applicant's Information:

Name: Ridgewalk, LLC c/o Kathryn M. Zickert, Smith Gambrell & Russell, LLP
 Address: 1230 Peachtree Street, Suite 3100 Phone: 404-815-3500
 City, State, Zip: Atlanta, GA 30309 Email: kzickert@sgrlaw.com

Property Owner's Information: same as above Please attach a list if multiple property owners

Name: Ridgewalk, LLC
 Address: 501 N. Magnolia Avenue Phone: _____
 City, State, Zip: Orlando, FL 32801 Email: _____

Requested Public Hearing (check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Conditional Use Permit |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Condition Amendment | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Variance | _____ |

| STAFF USE ONLY: | PUBLIC HEARING SCHEDULE: |
|-----------------------------|--------------------------------|
| Case: _____ # _____ - _____ | Pre-Application Meeting: _____ |
| Received by: _____ | Public Input Meeting: _____ |
| Date Received: _____ | DPC Meeting: _____ |
| Fee Paid: \$ _____ | Planning Commission: _____ |
| Date Accepted: _____ | City Council: _____ |

Property Information:

Location: 1 Elena Way, Woodstock, GA

Current Zoning: Light Industrial (LI) Technology Park Overlay Total Acreage: 28.352

Tax Map #: 15 N ¹¹⁰⁸⁶ Parcel #: 15-0877-0002 Future Development Map Designation: Urban Village

Adjacent Zonings: North NC. Ridgewalk Corridor Overlay South LI Technology Park Overlay East NC. Ridgewalk Corridor Overlay West NC. Ridgewalk Corridor Overlay

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

Rezone from LI, Technology Park Overlay to R-4

Proposed Use(s) of Property:

Multifamily Residential

Infrastructure Information:

Is water available to this site? Yes No Jurisdiction: Existing service and no new demands anticipated.

How is sewage from this site to be managed?

Public Sewer

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

If yes, what is the projected increase? N/A* students

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

*The property is currently developed as a multifamily residential and no additional units are proposed. Therefore, there will be no projected increase in students resulting from this rezoning.

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.

*The property is currently developed as an apartment complex and no new/additional units are proposed with this application. Therefore, no new vehicular trips are anticipated. The trips shown are for the existing development.

What is the estimated number of trips generated? 2,254* trips

| Code | Land Use(s) | # of units* | Daily Trip Ends | Number of Trips |
|------|---------------------------------|-------------|-----------------|-----------------|
| 210 | Single Family Home/ Townhome | N/A | 9.57 | N/A |
| 220 | Apartment | 340 | 6.63 | 2,254 |
| | | | | |
| | | | | |
| | | | | |

• 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 acceptance of the completed application package, the Community Development Department will 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, Louis E. Voegt, 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 2nd day of April, 2020
 Print Name Louis E. Voegt
 Applicant Signature Louis E. Voegt

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|--|--|
| <p>Consent to publish copyrighted documents on the City of Woodstock website:</p> <p>If any of the documents submitted with this application are copyrighted, I hereby attest that I am the owner of this copyright and give my consent to allow these documents to be published on the City of Woodstock website (www.woodstockga.gov) for public access and for inclusion in all agenda materials published by the City of Woodstock.</p> <p>This <u>2nd</u> day of <u>April</u>, 20<u>20</u> Copyright Owner Print Name <u>Louis E. Voegt</u> Copyright Owner Signature <u>Louis E. Voegt</u></p> | <p>Sworn to and Subscribed before me this: ____ day of _____, 20____.</p> <p>Notary Signature: _____</p> <p>(Notary Seal)</p> |
|--|--|