



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 Phone: 770.422.7016
 Email: phuff@samslarkinhuff.com

Applicant's Information:

Name: LDS Partners, LLC
 Address: 20 Heards Overlook Court Phone: 404-328-6280
 City, State, Zip: Atlanta, GA 30328 Email: jeff@ridgepe.com

Property Owner's Information: same as above Please attach a list if multiple property owners
 Name: Woodstock Woodwork, Inc
 Address: 507 Arnold Mill Road Phone: _____
 City, State, Zip: Woodstock, GA 30188 Email: _____

Requested Public Hearing (check all that apply):

- | | |
|--|---|
| <input checked="" 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 checked="" type="checkbox"/> Variance | |

STAFF USE ONLY:	PUBLIC HEARING SCHEDULE:
Case: <u>A # 105-20</u>	Pre-Application Meeting: _____
Received by: <u>[Signature]</u>	Public Input Meeting: <u>TBD</u>
Date Received: <u>04/09/2020</u>	DPC Meeting: _____
Fee Paid: \$ _____	Planning Commission: <u>[Arrow]</u>
Date Accepted: <u>04/09/2020</u>	City Council: _____

Property Information:

Location: 775 Dobbs Road - Northeast corner of the intersection of Dobbs Road and Arnold Mill Road

Current Zoning: LI - Cherokee County Total Acreage: 11.59

Tax Map #: 15 N 17A Parcel #: 175 (Portion of) Future Development Map Designation: Suburban Living/Neighborhood Village

Adjacent Zonings: North R-40 and DTVLR South LI and GC East R-40 West LI and GC

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

Request annexation for the purpose of a residential neighborhood (townhomes); request rezoning from LI to DT-RO; request variances from section 7.721.3 to allow the use of only one housing type; section 17.220 to allow impervious area in 75' impervious setback as shown; 17.220 to allow grading into 50' undisturbed county stream buffer as shown; 7.727.6a to allow no landscape strip between commercial parking lot and Arnold Mill as shown; and section 7.729.1c to allow houses to front on mews area

Proposed Use(s) of Property:

Residential Neighborhood (townhomes)

Infrastructure Information:

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

How is sewage from this site to be managed?
CCWS

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

If yes, what is the projected increase? 12 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home	43	0.287	12.341

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? _____ trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	43	9.57	411.51
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 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, 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 9th day of April, 2020.

Print Name Parks F. Huff, Attorney for Applicant

Applicant Signature 

Consent to publish copyrighted documents on the City of Woodstock website:

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.

This 9th day of April, 2020.

Copyright Owner Print Name LDS Partners, LLC -

Copyright Owner Signature  attorney for owner

Sworn to and Subscribed before me this: 9 day of April, 2020.

Notary Signature: 

