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10/6/13

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 Zoning Administrator in the Community Development Department at 770.592.6039 if you have any questions regarding the application package, this application or the public hearing process.

Contact Person: Parks F. Huff, Attorney for Applicant Phone: 770-422-7016

Applicant's Information:

Name: Ashton Atlanta Residential, LLC

Address: 3820 Mansell Road, Ste. 300 Phone: _____

City, State, Zip: Alpharetta, Georgia 30022 Fax: _____

Property Owner's Information:

same as above

Name: See attached owner list.

Address: _____ Phone: _____

City, State, Zip: _____ Fax: _____

Requested Public Hearing (check all that apply):

Annexation

Comprehensive Plan Amendment

Rezoning

Other: _____

Variance

STAFF USE ONLY:

Case: A # 063 - 13

Received by: Mark Hodgins

Fee Paid: \$ 1350.-

Date: 10-8-13

PUBLIC HEARING SCHEDULE:

Public Input Meeting: By November 1, 2013 Latest

Planning Commission: Dec. 6, 2013 7.PM

Board of Appeals: N/A

City Council: Dec. 16, 2013 7.PM

Other: DPC Nov. 6, 2013 10 AM

#2509-2013

Property Information:

Location: 13426 and 13430 Highway 92 and other adjacent property.

Parcel Identification Number(s) (PIN): 15-1199-0005, 15-1199-0044 & 15-1199-0018 Total Acreage: 26.75

Existing Zoning of Property: R-80 (County) Future Development Map Designation: Neighborhood Living

Adjacent Zonings: North R-40 (County) South R-3(c) East R-3(c) West R-80 (County) & GC (City)

Applicant's Request (Itemize the Proposal):

- 1) Rezone the property to R-3(A) for a detached single family subdivision at four units per acre.
- 2) Reduce the minimum lot size from 9,500 square feet in the overlay and from 7,500 sq. ft. outside the overlay, to 5,000 sq. ft.
- 3) Reduce the side setback from ten feet (10') to five feet (5').
- 4) Reduce the lot width in the overlay from 60 feet to 45 feet.
- 5) Eliminate the buffer required in the overlay.
- 6) Reduce the front set back from 30 feet to 25 feet within the overlay.

Proposed Use(s) of Property:

Single family detached homes.

Infrastructure Information:

Is water available to this site? Yes No

Jurisdiction: Cherokee County

How is sewage from this site to be managed?

Cherokee County Water and Sewage Authority

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

If yes, what is the projected increase? 76 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home	105	0.725	76
Multi Family (Attached) Home		0.287	

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? 1,004 trips

Code	Land Use(s)	# of units	Daily Trip Ends	Number of Trips
210	Single Family Home/Townhome	105	9.57	1,004
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 dates, 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 H. H., 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 day of Oct, 2013.

Print Name [Signature]

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Property Owners' Information Attachment:

Tract 1: 15N24 188 A:

Name: Charles G. Butterworth, Jr. & Nancy Butterworth

Address: 13426 Highway 92, Woodstock, Georgia 30188

Tract 2: 15N24 188 B:

Name: T. Leon Butterworth and Janice Marie Butterworth

Address: 13430 Highway 92, Woodstock, Georgia 30188

Tract 3: 15N24 188:

Name: Tony Leon Butterworth and Edith Butterworth as Trustees of the Charles G. Butterworth,
Sr. Testamentary Trust Under Will dated April 23, 2001 in the Estate Docket Number
2008-ES-0038