

# 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: PATTI HART

Phone: (770) 592-6050 ext 1

### Applicant's Information:

Name: City of Woodstock GA

Address: 12453 Hwy 92 Phone: \_\_\_\_\_

City, State, Zip: Woodstock GA 30188 Fax: \_\_\_\_\_

### Property Owner's Information:

same as above

Name: SAME

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 #060 - 11

Received by: P. Hart

Fee Paid: \$ N/A

Date: 10.17.11

#### PUBLIC HEARING SCHEDULE:

Public Input Meeting: Nov. 16, 2011

Planning Commission: Dec. 7, 2011

Board of Appeals: N/A

City Council: Dec. 12, 2011

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

**Property Information:**

Location: Neese Rd.

Parcel Identification Number(s) (PIN): 15N18 153 Total Acreage: 0.5

Existing Zoning of Property: AG Future Development Map Designation: \_\_\_\_\_

Adjacent Zonings: North AG South AG East AG West City R-2

Applicant's Request (Itemize the Proposal):

- Annex parcel 15N18 153 owned by the City of Woodstock GA.
- Maintain existing use; water tower/well
- Rezone AG to closest compatible city zoning class R.D.
  - Rural District.

Proposed Use(s) of Property:

Continuing existing use; water tower/well.

**Infrastructure Information:**

Is water available to this site?  Yes  No

Jurisdiction: City of Woodstock (water tower)

How is sewage from this site to be managed? NA no sewer facility's needed

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		0.287	

## APPLICANT RESPONSE STATEMENT ANNEXATIONS AND REZONINGS

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to an annexation and/or rezoning, please respond to the following standards in the form of a written narrative:

1. Explain the intent of the requested zoning.

*The City of Woodstock is seeking to annex ±0.5 acre parcel 15N18 153 and rezoning it from County AG, Agricultural to the closest compatible city zoning classification RD, Rural District. The property and the water tower are both owned by the City of Woodstock. Annexation was unavailable until the annexation of the property to the west in 2004 made this parcel contiguous to the city limits and therefore eligible for annexation.*

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

*There is not proposed change in the existing use of the property.*

3. How the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.

*The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property as the actual use will not change as a result of the annexation and rezoning.*

4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.

*The proposed rezoning will have no bearing on economic use.*

5. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

*This rezoning will cause no additional burden on streets, transportation facilities, utilities and school as the use of the property will not change the lot is undersized for residential development under RD.*

6. Whether the proposed zoning is in conformity with the policy and interest of the land use plan.

*The property proposed for annexation is identified as T4 Neighborhood Living and the current use as a municipal utility is in conformity with the land use plan.*

7. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed zoning.

*Both the subject property and the Water Tower on the property are owned by the City of Woodstock. Annexation was unavailable until the annexation of the property to the west in 2004 made this parcel contiguous to the city limits and therefore eligible for annexation. It is in the best interest of the City and of the community to have the municipal utility in its own jurisdiction.*



Navigation: [home](#) / [Tax Commissioner](#) / [Tax Payment Search](#) / [Search Results](#) / [Pay Bill Online](#)

## Cherokee County Tax Commissioner

Pay Property Bills Online

### STEP 3 - Pay Your Bill

[Back to Results](#)   [Search Again](#)   [2011 Bill](#)   [2010 Bill](#)   [Printer Friendly Version](#)

#### 2011 Property Tax Statement

Sonya Little  
Cherokee County Tax Commissioner  
2780 Marietta Hwy

Canton, GA 30114

Make Check or Money Order Payable to:  
Cherokee County Tax Commissioner

CITY OF WOODSTOCK  
103 ARNOLD MILL ROAD  
WOODSTOCK, GA 30188

Bill No.	Due Date	*Total Due*
2011-30801		\$0.00
		this bill has been paid

Map: 15N18 153  
Location: NEESE RD

Payment Good through: 10/19/2011

\*If you have sold this property, forward bill to new owner and fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. 1% interest will be added to this bill on December 21st and the 21st of every month thereafter if not paid. A 10% penalty will be added on March 21st. \*pay online at [www.cherokeega.com](http://www.cherokeega.com)\*\* Please note: There is a 3% Merchant Fee Charged (This fee is not collected by Cherokee County.)



**Tax Payer:** CITY OF WOODSTOCK  
**Map Code:** 15N18 153 REAL  
**Description:** LL110 15 DIST  
**Location:** NEESE RD  
**Bill No:** 2011-30801  
**District:** CHEROKEE COUNTY AT LARGE 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemption	
0.00	43,300	0.5000	0			10/19/2011		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
- NO TAX ACCTS SPECIFIED -	0.00	0.00	0.00	0.00	0.000	0.00	0.00	\$0.00
<b>TOTALS</b>						0.000	0	\$0.00

Call the Tax Assessors office at 678-493-6120 for the following: if you are a new resident, person 62 or older and/or disabled to find out about qualifications for exemptions/ if you need to change your mailing address/ if you have questions on the fair market value of the property. Property Owners may file tax returns any time between January 1 and April 1, if you feel your property value is over assessed. 1% will be added on December 21st and the 21st thereafter if not paid, a 10% penalty will be added on March 21st.

Current Due	\$0.00
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	0.00
Back Taxes	0.00
<b>Total Due</b>	<b>\$0.00</b>
Paid Date	

15N18 153

[edit this page](#)

410-481

STATE OF GEORGIA,  
County of CHEROKEE

THIS INDENTURE, made this 19th day of July, in  
the Year of our Lord One Thousand Nine Hundred and Eighty-four, between  
EVA MAE REECE f/k/a EVA MAE DALTON

of the State of Georgia and County of Cherokee, of the first part, and  
LLOYD E. REECE and EVA MAE REECE f/k/a EVA MAE DALTON

of the State of Georgia and County of Cherokee, of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the  
sum of Ten and no/100 and other valuable consideration---DOLLARS,  
in hand paid, the receipt whereof is acknowledged, has \_\_\_\_\_ bargained, sold, and by these presents  
do as remise, convey and forever QUIT-CLAIM to the said parties of the second part, their  
heirs and assigns, all that tract or parcel of land, lying and being in the 15th District,  
2nd Section, Cherokee County, Georgia and being a part of original  
Land Lot No. 1100, containing one-half (1/2) acre, more or less,  
and being more particularly described as follows:

BEGINNING at a point on the Southeast side of Neese Road that is  
located 110 feet in a Northeasterly direction measured along the  
Southeasterly side of said road that is located 1112.0 feet South  
88° 30' West from a point located on the original East-North and  
South original line of said Land Lot No. 1100 that is located 600  
feet North 01° 30' West from the original Southeast corner of  
said Land Lot No. 1100; thence from said point of beginning a  
Northeasterly direction along the Southeasterly side of Neese Road  
125 feet to a point and corner; thence North 88° 30' East 170  
feet to a point; thence a Southerly direction 125 feet to a point;  
thence South 88° 30' West 170 feet to the point of BEGINNING. The  
Southeast and Southwest corners are both marked with iron stakes.  
Said property being a portion of that acquired by JOYCE PRIEST,  
as the heir of her late husband, HERSHEL PRIEST.

*Handwritten:* Cherokee COUNTY, GA.  
REAL ESTATE TRANSFER TAX  
PAID None - Gift  
DATE July 23 1984  
*Handwritten:* Annette Fleming  
CLERK OF SUPERIOR COURT

*Handwritten:* Book 410 Page 481  
FILED IN OFFICE  
CLERK OF SUPERIOR COURT  
CHEROKEE COUNTY, GA.  
1984 JUL 25 PM 4:05  
ANNETTE FLEMING, CLERK

IN THE SUPERIOR COURT FOR THE COUNTY OF CHEROKEE  
STATE OF GEORGIA

CITY OF WOODSTOCK, a Municipal \* CIVIL ACTION FILE NO. 81-1610  
Corporation of the County of \*  
Cherokee, State of Georgia, \*

Condemnor \*

VS. \*

MRS. ELDA NEESE, as Trustee \*  
for Joseph Wayne Neese; MRS. \*  
ELDA NEESE, individually; \*  
LEROY LONG, as Administrator \*  
De Bonis Non of Estate of Joyce \*  
Z. Priest; LEROY LONG, \*  
individually; JIMMY LONG; \*  
EDDIE LONG; MAKIE LAMANAC; EVA \*  
MAE DALTON; EVELYN COOK; RUBY \*  
COLLETT; WILLIE MAY JOHNSON, \*  
Judge of the Probate Court of \*  
Cherokee County, as to any \*  
unknown or unborn remaindermen, \*

Condemnees \*

GEORGIA, CHEROKEE COUNTY  
CLERK SUPERIOR COURT  
Filed in office, this 25  
day of November 19 81  
at 11:00 A.M. Recorded in  
Deed Book 314 Page 27  
This 25 day of Nov 19 81

*Annette Fleming*  
CLERK

JUDGMENT

The award of Clyde J. Goler, Jr., Special Master in the  
above styled matter, having been filed with the Court on November  
25, 1981, and after having read and considered the same,

IT IS HEREBY ORDERED by the Court that such award be and  
hereby is made the Judgment of the Court and that the property  
described in the petition in said matter, being all that tract  
or parcel of land described as follows:

All that tract or parcel of land lying and being in  
Land Lot 1100 of the 15th District, 2nd Section, Cherokee County,  
Georgia as shown on a plat for the City of Woodstock, prepared  
by Martin-Adams & Associates, dated November 13, 1980, recorded  
in Plat Book 19, Page 1510, Cherokee County Plat Records,  
and being more particularly described as follows:

TO ASCERTAIN THE TRUE POINT OF BEGINNING, begin at the  
point of intersection of the North line of Land Lot 1100 with the  
East right of way of Neese Road (Neese Road having a 50 foot right  
of way); thence a southerly direction along the Eastern right of  
way of Neese Road and following the curvatures thereof a  
distance of 369.6 feet to an iron pin, said point being the  
TRUE POINT OF BEGINNING; thence leaving the Eastern right of  
way of Neese Road South 87° 21' 30" East 23.32 feet to an iron  
pin; thence North 02° 53' 00" East 25.68 feet to an iron pin;  
thence South 87° 21' 30" East 133.76 feet to an iron pin; thence  
South 24° 44' 30" West 125.20 feet to an iron pin; thence North  
87° 55' 00" West a distance of 145.17 feet to an iron pin  
located on the East right of way of Neese Road; thence a  
Northeasterly direction along the Eastern right of way of Neese  
Road the following courses and distances: North 24° 59' East

FILED IN OFFICE  
This 25 day of Nov, 1981  
*Annette Fleming*  
ANNETTE FLEMING, CLERK