

Accepted as Complete

8.11.11

Patti Hart

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: Tom Rumptz Phone: (231) 798-9235

Applicant's Information:

Name: Horizon Atlanta Outlet Shoppes, LLC
 Address: 5000 Hakes Drive, Suite 500 Phone: (231) 798-9235
 City, State, Zip: Norton Shores, MI 49441 Fax: (231) 798-5100

Property Owner's Information:

same as above

Name: Ridgewalk Holdings, LLC
 Address: 105 East Main Street Phone: (404) 870-4300
 City, State, Zip: Woodstock, Georgia 30188 Fax: (404) 853-0997
 Name: David Cody, Dirk Cody, Donna Venable, Dana Adams
 Address: 224 Towne Lake Parkway Phone: (828) 479-6040
 City, State, Zip: Woodstock GA 30188 Fax: (828) 479-3053

Requested Public Hearing (check all that apply):

Annexation

Rezoning

Variance

Comprehensive Plan Amendment

Other:

STAFF USE ONLY:

Case: ✓ # 101-11
 Received by: PATTI HART
 Fee Paid: \$ 700.- ck 1007
 Date: 8.11.11

PUBLIC HEARING SCHEDULE:

Public Input Meeting: by August 31, 2011
 Planning Commission: October 5, 2011 @ 7PM
 Board of Appeals: N/A
 City Council: October 24, 2011 @ 7PM
 Other: DPC September 7, 2011

Additional Property Owner:

Name: City of Woodstock, Georgia Phone: (770) 592-6000
 Address: 12453 Highway 92, Woodstock GA 30188 Fax: (770) 926-1375

Property Information:

Location: SW Quadrant of I-575 and Ridgewalk Parkway

Parcel Identification Number(s) (PIN): 15N11 001; 15N11 010; 15N11 041; 15N11 059; 15N11 060; 15N11 061

Total Acreage: 58.623

Existing Zoning of Property: Light Industrial Future Development Map Designation: Regional Activity
Technology Park Overlay Center & Urban Village

Adjacent Zonings: North LI South LI East LI West LI

Applicant's Request (Itemize the Proposal):

SEE ATTACHED SUPPLEMENTAL MATERIALS

Proposed Use(s) of Property:

Factory Outlet Retail Center with Commercial Outparcels

Infrastructure Information:

Is water available to this site? Yes No

Jurisdiction: Cherokee County Water & Sewer Authority

How is sewage from this site to be managed?

Gravity flow, treated by County W&S Authority

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	

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.

Traffic Study submitted with Application

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		9.57	
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, Thomas A. Rumptz on behalf of Applicant, 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.

*Horizon Atlanta Outlet Shoppes, LLC
by Horizon Group Properties, LP its sole member
by Horizon Group Properties, LLC its general partner*
This 9th day of August, 2011.

Print Name THOMAS A. RUMPTZ
SENIOR VICE PRESIDENT

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.
2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
3. How the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.
4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.
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.
6. Whether the proposed zoning is in conformity with the policy and interest of 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.

Not Applicable

APPLICANT RESPONSE STATEMENT VARIANCES

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 a variance, please respond to the following standards in the form of a written narrative:

1. Explain requested variance.
2. How any special conditions and circumstances existing on the property which are peculiar to the land, structure(s) or building(s) involved and which are not applicable to other lands, structure(s) or building(s) in the same district.
3. How the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of right commonly enjoyed by other properties within the same district under the terms of the Zoning Ordinance.
4. How the special conditions and circumstances do not result from the actions of the applicant.
5. How granting of the variance requested will not confer on the applicant any special privileges that is denied by the Zoning Ordinance to other lands, structure(s) or building(s) in the same district.
6. How no non-conforming use of neighboring lands, structures, or buildings in the same district and not permitted or non-use of lands, structure(s) or building(s) in other districts shall be considered grounds for issuance of a variance.
7. Explain how this requested variance is the minimum necessary that will allow the reasonable use of the land, structure(s) or building(s).
8. Explain how, if granted, this requested variance will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, surrounding properties or otherwise detrimental to the public welfare.

SEE ATTACHED SUPPLEMENTAL MATERIALS

CONFLICT OF INTEREST CERTIFICATION

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest In Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

Horizon Atlanta Outlet Shoppes, LLC
by Horizon Group Properties, LP its sole member
by Horizon Group Properties LLC its general partner

Signature of Applicant: Thomas A. Rumptz

Date: August 9, 2011

Print Name: THOMAS A. RUMPTZ
SENIOR VICE PRESIDENT

Signature of Applicant's Attorney: [Signature]

Date: August 11, 2011

Print Name: Parks F. Huff Title: Attorney for Applicant

As to Applicant -

Sworn to and Subscribed before me this: 9th day of August, 2011.

Notary Signature: Rochelle A. Richard

(Notary Seal)

ROCHELLE A. RICHARD
NOTARY PUBLIC, STATE OF MI
COUNTY OF MUSKEGON
MY COMMISSION EXPIRES Dec 21, 2012
ACTING IN COUNTY OF Muskegon

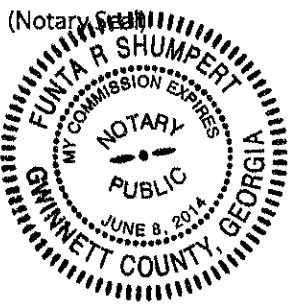
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*Ridgewalk Holdings, LLC
By its manager 3 Guys Investments, LLC*
Signature of Applicant: *Richard Klayb* Date: _____
Print Name: Richard K. TAYLOR, Manager

Signature of Applicant's Attorney: *Parks F. Huff* Date: August 11, 2011
Print Name: Parks F. Huff Title: Attorney for Applicant

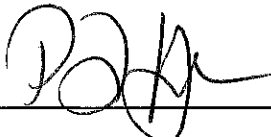
Sworn to and Subscribed before me this 10 day of August, 2011.
Notary Signature: *Funter Shumpert*



CONFLICT OF INTEREST CERTIFICATION

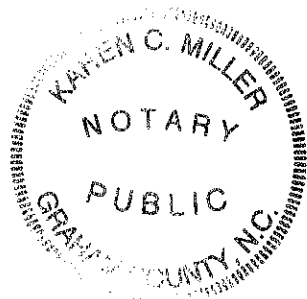
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Dirk Cody David Cody
Signature of Applicant: Donna Venable Dana Adams Date: 08/08/11
Print Name: DONNA VENABLE, DIRK CODY, DANA ADAMS, DAVID CODY

Signature of Applicant's Attorney:  Date: August 11, 2011
Print Name: Parks F. Huff Title: Attorney for Applicant

Sworn to and Subscribed before me this: 8th day of August, 2011.
Notary Signature: Karen C Miller

(Notary Seal)



DISCLOSURE STATEMENT

Nothing in Chapter 36 of O.C.G.A. shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

No, I have not made any campaign contributions to City Officials voting on this application exceeding \$250 in the past two years.

Yes, I have made campaign contributions to City Officials voting on this application exceeding \$250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

HORIZON ATLANTA OUTLET SHOPPING, LLC
by Horizon Group Properties LP its sole member
by Horizon Group Properties, Inc its general partner

Signature of Applicant: Thomas A. Rumpitz Date: August 9, 2011
THOMAS A. RUMPTZ
SENIOR VICE PRESIDENT
Print Name: _____

Sworn to and Subscribed before me this: 9th day of August, 2011.

Notary Signature: Rochelle A. Richard

(Notary Seal)

ROCHELLE A. RICHARD
NOTARY PUBLIC, STATE OF MI
COUNTY OF MUSKEGON
MY COMMISSION EXPIRES Dec 21, 2012
ACTING IN COUNTY OF Muskegon

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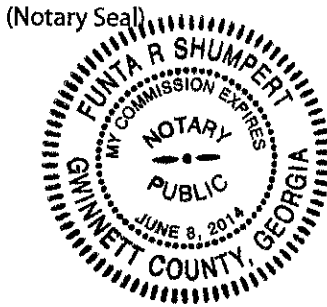
To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

Ridgewalk Holdings, LLC
By its manager, 3 GUYS INVESTMENTS, LLC
Signature of Applicant: Richard K. Taylor Date: 8-9-2011
Print Name: Richard K. TAYLOR, Manager

Sworn to and Subscribed before me this 10 day of August, 2011.
Notary Signature: Junta R Shumper



DISCLOSURE STATEMENT

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To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

Dirk Cody David Cody

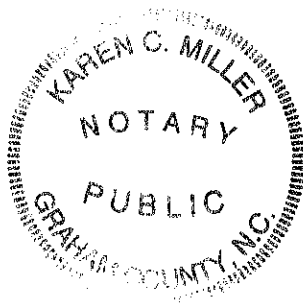
Signature of Applicant: Donna Venable Dana Adams Date: 08/08/11

Print Name: DONNA VENABLE, DIRK CODY, DANA ADAMS, DAVID CODY

Sworn to and Subscribed before me this: 8th day of August, 2011.

Notary Signature: Karen C Miller

(Notary Seal)



DISCLOSURE STATEMENT

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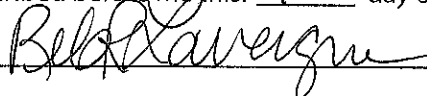
Value of Contribution: _____

Date of Contribution: _____

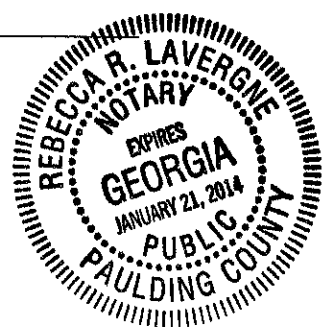
Signature of Applicant:  Date: 8/11/11

Print Name: Parks F. Huff, Attorney for Applicant

Sworn to and Subscribed before me this: 11th day of August, 2011.

Notary Signature: 

(Notary Seal)



AUTHORIZATION OF PROPERTY OWNER

I, Richard Taylor, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Cherokee County/City of Woodstock, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a request for:

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

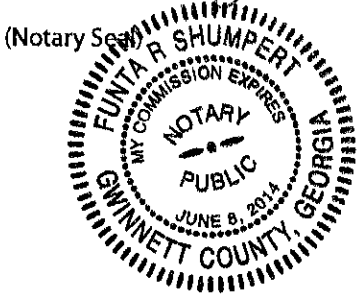
I hereby authorize the staff of the City of Woodstock, Department of Planning and Economic Development to inspect the premises which are subject of this application.

Applicant's Information:

Name: Horizon Atlanta Outlet Shoppes, LLC
Address: 5000 Hakes Drive, Suite 500 Phone: (231) 798-9235
City, State, Zip: Norton Shores, MI 49441 Fax: (231) 798-~~3015~~ 5100

Signature of Owner: *Richard K. Taylor* Date: 8-9-2011
Print Name: Richard K. TAYLOR, manager

Sworn to and Subscribed before me this 10 day of August, 2011.
Notary Signature: *Junta R. Shumpert*



AUTHORIZATION OF PROPERTY OWNER

David Cody, Dirk Cody
Donna Venable, Dana Adams

I, _____, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Cherokee County/City of Woodstock, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a request for:

Annexation

Comprehensive Plan Amendment

Rezoning

Other: _____

Variance

I hereby authorize the staff of the City of Woodstock, Department of Planning and Economic Development to inspect the premises which are subject of this application.

Applicant's Information:

Name: Horizon Atlanta Outlet Shoppes, LLC

Address: 5000 Hakes Drive, Suite 500 Phone: (231) 798-9235

City, State, Zip: Norton Shores, MI 49441 Fax: (231) 798-~~3225~~ 5100

Signature of Owner: _____ Date: _____

Print Name : David Cody *David Cody*

Signature of Owner: _____ Date: _____

Print Name : Dirk Cody *Dirk Cody*

Signature of Owner: _____ Date: 08/05/11

Print Name : Donna Venable

Signature of Owner: _____ Date: _____

Print Name : Dana Adams *Dana Adams*

Sworn to and Subscribed before me this: 5th day of August, 2011.

Notary Signature: Quanita W. Colward

MY COMMISSION EXPIRES: APRIL 24, 2012


(Notary Seal)

PROPERTY TAX VERIFICATION

The undersigned below is authorized to make this application. The undersigned certifies that all City Taxes / Cherokee County property taxes, billed to date for the parcel listed below have been paid in full the Tax Official of the City of Woodstock, Georgia. In no case shall an application or reapplication for rezoning be processed without such property verification.

*NOTE: A separate verification form must be completed for each tax parcel included in rezoning request.

Tax Parcel Number: 15N10 010

Signature of Applicant:  Date: 8-11-11

Print Name: Parks F. Huff, Attorney for Applicant

<p>TAX OFFICIAL USE ONLY:</p> <p>Payment of all property taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below.</p> <p>Signature of Tax Official: _____ Date: _____</p> <p>Title: _____</p>

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Tax Parcel Number: 15N17 001

Signature of Applicant:  Date: 8-11-11

Print Name: Parks F. Huff, Attorney for Applicant

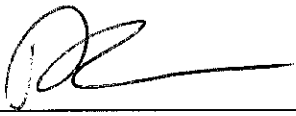
<p>TAX OFFICIAL USE ONLY:</p> <p>Payment of all property taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below.</p> <p>Signature of Tax Official: _____ Date: _____</p> <p>Title: _____</p>

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*NOTE: A separate verification form must be completed for each tax parcel included in rezoning request.

Tax Parcel Number: 15N11 041

Signature of Applicant: 

Date: 8-11-11

Print Name: Parks F. Huff, Attorney for Applicant

TAX OFFICIAL USE ONLY:

Payment of all property taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below.

Signature of Tax Official: _____ Date: _____

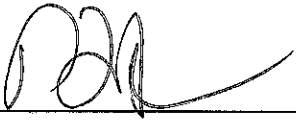
Title: _____

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The undersigned below is authorized to make this application. The undersigned certifies that all City Taxes / Cherokee County property taxes, billed to date for the parcel listed below have been paid in full the Tax Official of the City of Woodstock, Georgia. In no case shall an application or reapplication for rezoning be processed without such property verification.

*NOTE: A separate verification form must be completed for each tax parcel included in rezoning request.

Tax Parcel Number: 15N11 059

Signature of Applicant:  Date: 8-11-11

Print Name: Parks F. Huff, Attorney for Applicant

TAX OFFICIAL USE ONLY:

Payment of all property taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below.

Signature of Tax Official: _____ Date: _____


Title: _____

PROPERTY TAX VERIFICATION

The undersigned below is authorized to make this application. The undersigned certifies that all City Taxes / Cherokee County property taxes, billed to date for the parcel listed below have been paid in full the Tax Official of the City of Woodstock, Georgia. In no case shall an application or reapplication for rezoning be processed without such property verification.

*NOTE: A separate verification form must be completed for each tax parcel included in rezoning request.

Tax Parcel Number: 15N11 060

Signature of Applicant:  _____

Date: 8-11-11

Print Name: Parks F. Huff, Attorney for Applicant

TAX OFFICIAL USE ONLY:

Payment of all property taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below.

Signature of Tax Official: _____ Date: _____


Title: _____

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*NOTE: A separate verification form must be completed for each tax parcel included in rezoning request.

Tax Parcel Number: 15N11 061

Signature of Applicant:  Date: 8-11-11

Print Name: Parks F. Huff, Attorney for Applicant

TAX OFFICIAL USE ONLY:

Payment of all property taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below.

Signature of Tax Official: _____ Date: _____

Title: _____