



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, Esq. Phone: 770-422-7016
 Email: phuff@slhb-law.com

Applicant's Information:

Name: FrontDoor Communities, LLC

Address: 1424 Buford Business Blvd., Ste. 100 Phone: _____

City, State, Zip: Buford, GA 30518 Fax: _____

Property Owner's Information:

 same as above

Name: Duke at Rope Mill, LLC and Duke at Rope Mill North, LLC

Address: 4828 Ashford Dunwoody Road, Suite 400 Phone: _____

City, State, Zip: Atlanta, GA, 30338 Fax: _____

Requested Public Hearing (check all that apply):

Annexation

Conditional Use Permit

Rezoning

Comprehensive Plan Amendment

Variance

Other: _____

STAFF USE ONLY:

Case: Z # 084-16

Received by: DP

Fee Paid. \$ 1250.00 950.00 # 3978
 300.00 # 55825 2/10/16

Date: 2/5/16

PUBLIC HEARING SCHEDULE:

Public Input Meeting: 2-24-16

DPC Meeting Date: 3-2-16 @ 9am

Planning Commission: 4-7-16

City Council: 4-25-16

Other: _____

Property Information:

Location: East side of Rope Mill Road, south of Rope Mill Lane

Current Zoning: SL-C and IN-VII Total Acreage: 21.836

Tax Map #: 15 N 11 Parcel #: 054 and 052 A Future Development Map Designation: T-5 Urban Village

Adjacent Zonings: North LI South DT-LR East LI West SL-C and R-40

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

- 1) Rezone the SL-C property to IN-VII T-4;
- 2) Variance to Sec. 18.409 LDO to allow the driveway to be 20 ft. wide;
- 3) Variance to Sec. 18.409 LDO to allow the garage to be located in the second layer. The garage will be offset from the front facade by at least ten (10) ft.;
- 4) Variance to Sec. 18.303 to allow a block face exceeding 400 ft without pedestrian access;
- 5) Variance to allow a wall and grading in the 25 ft. impervious buffer, Chap. 17, Art. III. LDO.

Proposed Use(s) of Property:

A residential neighborhood with 28 townhomes and 44 single family homes designed to meet the Infill Village T-4 Transect.

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 Sewer

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

If yes, what is the projected increase? 40 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home	44	0.725	32
Multi Family (Attached) Home	28	0.287	8

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? 689 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	72	9.57	689
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 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, Attorney for 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.

This 5 day of February, 2016.

Print Name Parks F. Huff

Applicant Signature 