



**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, Attorney for Applicant Phone: 770.422.7016

**Applicant's Information:**

Name: Solomon Development Services, LLC

Address: 2604 Tyne Boulevard Phone: \_\_\_\_\_

City, State, Zip: Nashville, TN 37215 Fax: \_\_\_\_\_

**Property Owner's Information:**

\_\_\_\_ same as above

Name: State Route 92 Partners, LLC

Address: 3205 South Cherokee Lane, Suite 120 Phone: \_\_\_\_\_

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

**Requested Public Hearing (check all that apply):**

Annexation

Conditional Use Permit

Rezoning

Comprehensive Plan Amendment

Variance

Other: Condition Amendment to Z#081-15

**STAFF USE ONLY:**

Case: \_\_\_\_\_ # \_\_\_\_\_ - \_\_\_\_\_

Received by: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Date: \_\_\_\_\_

**PUBLIC HEARING SCHEDULE:**

Public Input Meeting: \_\_\_\_\_

DPC Meeting Date: \_\_\_\_\_

Planning Commission: 3-2-17

City Council: 3-27-17

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

**Property Information:**

Location: South side of Highway 92, east of Mountain Brook Parkway

Current Zoning: GC with zoning conditions per Z#081-15 Total Acreage: 20.449

Tax Map #: 15 N 24 Parcel # :212,212C & 223BFuture Development Map Designation: T-4

Adjacent Zonings: North GC, R-3 South R-3 East GC,R-3 West R-3

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

Amend Zoning Conditions 2 and 8 in Z#081-15. Specifically, 2) to allow the attached Site Plan to supersede the plan approved in Z#081-15 and to change the unit count to 299 total units with approximately 175 Independent Units, 99 Memory Care and Assisted Living and 25 cottages for a total of 299 total units; 8) to allow the dumpster to be screened with the building facade, or walls, fencing and landscaping and an additional variance to the Parkway overlay fencing requirement to allow alternate fencing type

Proposed Use(s) of Property:

Residential Senior Living Community

**Infrastructure Information:**

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

How is sewage from this site to be managed?

Cherokee Water and Sewer

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.

What is the estimated number of trips generated? 863.06\* trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome		9.57	
220	Apartment		6.63	
251	2 bed cottages	18	3.71	66.78*
254	Assisted Living Units	74	2.66	196.84*
253	Memory Care Units	25	2.02	50.50*
252	Independent Living Units	175	3.48	609*

- 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.

\*These numbers reflect Average Vehicle Trip Ends Entering and Exiting per attached Trip Generation Calculation

**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, 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 30 th day of January, 20 17.

Print Name Parks F. Huff, Attorney for Applicant

Applicant Signature 