



**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: Kevin Seifert Phone: 678-409-8557

**Applicant's Information:**

Name: Kevin Seifert / Pacific Group

Address: 5755 Dupree Drive, NW Suite 130 Phone: 678-409-8557

City, State, Zip: Atlanta, GA 30327 Fax: \_\_\_\_\_

**Property Owner's Information:** same as above

Name: Herve Cody

Address: PO Box 218 Phone: \_\_\_\_\_

City, State, Zip: Robbinsville, NC 28771 Fax: \_\_\_\_\_

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

Annexation

Conditional Use Permit

Rezoning

Comprehensive Plan Amendment

Variance

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

**STAFF USE ONLY:**

Case: A # 0915-18

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

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

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

**PUBLIC HEARING SCHEDULE:**

Public Input Meeting: Sept. 28, 2018

DPC Meeting Date: Oct. 3, 2018

Planning Commission: Nov. 1, 2018

City Council: Nov. 26, 2018

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

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**Property Information:**

Location: Cody property- Old Rope Mill Road  
Newsome property- Old Rope Mill Road Parodi property- 277 Parodi Place (includes 3 lots)

Current Zoning: Cody- R-40 (Cherokee Co) Parodi- R-1 Total Acreage: 37.5+/-  
Newsome- 15N10 008 Parodi- 15N10 005, 15N10 006, 15N10 007 Cody- 15N10 004B  
 Tax Map #: N Parcel #: 15-0803-003 Future Development Map Designation: Regional Center

Adjacent Zonings: North IN-VIL South PUD East IN-VIL West AG (USACE Property)  
R-40

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

- Rezone property located at the TIN# 15N10 005, 15N10 006, 15N10 007 (zoned R-1 inside City Limits)
- Rezone property located at TIN# 15N10 008 and 15N10 004B (zoned R-40 in Cherokee County)
- Annex property located at TIN# 15N10 008 and 15N10 004B (located in Cherokee County)
- Rezone all lots to FBD-T4 (City of Woodstock)
- Variance to code 18.203.1a

Proposed Use(s) of Property:

200 townhomes and 52 single family detached homes

**Infrastructure Information:**

Is water available to this site?  Yes  No Jurisdiction: City of Woodstock

How is sewage from this site to be managed? Gravity Sewer

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

If yes, what is the projected increase? 95 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home	52	0.725	37.7
Multi Family (Attached) Home	200	0.287	57.4

**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? 2412 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	252	9.57	2411.64
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, Kevin Seifert, 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 6 day of September, 20 18.

Print Name Kevin Seifert.

Applicant Signature *K Seifert*