



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

Applicant's Information:

Name: Pope & Land Enterprises, Inc.

Address: 3330 Cumberland Blvd. SE, Suite 300 Phone: _____

City, State, Zip: Atlanta, GA 30339 Fax: _____

Property Owner's Information: _____ same as above

Name: See Attached

Address: _____ Phone: _____

City, State, Zip: _____ Fax: _____

Requested Public Hearing (check all that apply):

Annexation

Conditional Use Permit

Rezoning

Comprehensive Plan Amendment

Variance

Other: _____

STAFF USE ONLY:

Case: Z # 119 - 18

Received by: mp

Fee Paid: \$ 1750.00 chk# 1089

Date: 10-4-18

Trx-01010199

PUBLIC HEARING SCHEDULE:

Public Input Meeting: Deadline: Nov. 2

DPC Meeting Date: NOV. 7

Planning Commission: NOV. 29

City Council: DEC. 17

Other: _____

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Property Information:

Location: 8859, 8959, 9021 & 9025 Main St.; east of Main St., south of Fowler St.

Current Zoning: DT-CBD & DT-RO w/ historic overlay Total Acreage: 7.38
15N18 019A & B

Tax Map #: 92 N⁰⁶ Parcel #: 045, 045B, 046 Future Development Map Designation: T6 Urban Core

Adjacent Zonings: North DT-RO South DT-LR East DT-LR West DT-RO w/ historic overlay

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

Applicant requests that a portion of the subject property that is zoned DT-RO be rezoned to DT-CBD; Applicant requests that the Historic Overlay be removed from the subject property; Applicant requests variances that are detailed on a separate attached sheet

*At the request of the current property owner, Applicant requests a reversion clause be included as part of the zoning conditions that the property will revert to its original zoning if Applicant has not purchased the property within 90 days Proposed Use(s) of Property: of the final rezoning approval.

Applicant proposes to develop the property into 32 single family detached homes, 70 condominium homes, and 8,400 square feet of office space

Infrastructure Information:

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

How is sewage from this site to be managed?
From current available infrastructure

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

If yes, what is the projected increase? 43 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home	32	0.725	23
Multi Family (Attached) Home	70	0.287	20

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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? 976 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	102	9.57	976
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 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 4th day of October, 20 18.

Print Name Parks F. Huff as Attorney for Applicant.

Applicant Signature 

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