



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 Phone: (770) 422-7016

Applicant's Information:

Name: Genesis Modular Car Wash

Address: 1265 Oakbrook Drive, Suite C Phone: (404) 401-9580

City, State, Zip: Norcross, GA 30093 Fax: (404) 602-4388

Property Owner's Information: same as above

Name: Ridgewalk Holdings, OOC

Address: 285 Ridgewalk Parkway Phone: _____

City, State, Zip: Woodstock, GA 30188 Fax: _____

Requested Public Hearing (check all that apply):

- Annexation Conditional Use Permit
- Rezoning Comprehensive Plan Amendment
- Variance Other: _____

<p>STAFF USE ONLY:</p> <p>Case: <u>CUP # 042 19</u></p> <p>Received by: _____</p> <p>Fee Paid: \$ <u>800.00</u> <u>CHK# 60279</u></p> <p>Date: <u>2-11-19</u></p> <p><u>Trx - 01011401</u> <u>CHK# 60279</u></p>	<p>PUBLIC HEARING SCHEDULE:</p> <p>Public Input Meeting: <u>Before March 1</u></p> <p>DPC Meeting Date: <u>March 6</u></p> <p>Planning Commission: <u>April 4</u></p> <p>City Council: <u>April 22</u></p> <p>Other: _____</p>
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Property Information:

Location: Northside of Ridgewalk Parkway; West of Lincoln Street

Current Zoning: NC-TCT Total Acreage: 3.317

Tax Map #: 15 N 17 Parcel #: 001 Future Development Map Designation: Community Village Center

Adjacent Zonings: North NC-TCT South NC-TCT, T5 East NC-TCT, T4 & T5 West NC-TCT

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

Conditional Use Permit for an automated car wash facility; Applicant also requests the following Variances:
Section 18.405 Table 11A - waive setback for secondary frontage (Lincoln Street); Section 14.405 Table 11B - waive
facade build-out for primary frontage (Ridgewalk Parkway) from 60% to 100%; Section 14.405 Table 11B - waive facade
build-out for secondary frontage.

Proposed Use(s) of Property:

Automated Car Wash

Infrastructure Information:

Is water available to this site? Yes No Jurisdiction: CITY OF WOODSTOCK

How is sewage from this site to be managed?

Sanitary sewer to be lifted from site to City of Woodstock sewer system.

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

If yes, what is the projected increase? _____ 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? 68 (Peak Hour) trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome		9.57	
220	Apartment		6.63	
948	Automated Carwash	4.8 (4,800 SF)	14.12 (Peak Hour)	68 (Peak Hour)

• 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, 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 8th day of Feb., 20 19.

Print Name Parks F. Huff

Applicant Signature 

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