



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: Matt Widmaier Phone: (404) 913-9131
 Email: matt@trackwestpartners.com

Applicant's Information:

Name: Matt Widmaier
 Address: 445 Bishop St NW, Suite 100 Phone: (404) 913-9131
 City, State, Zip: Atlanta, GA 30318 Email: matt@trackwestpartners.com

Property Owner's Information: same as above Please attach a list if multiple property owners
 Name: LG RT WOODSTOCK GA LLC
 Address: 3500 MAPLE AVE STE 1600 Phone: (214)717-6223
 City, State, Zip: DALLAS TX 75219 Email: asmith@leoncapitalgroup.com

Requested Public Hearing (check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Condition Amendment | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Variance | |

STAFF USE ONLY:	PUBLIC HEARING SCHEDULE:
Case: <u>V #171 - 19</u>	Pre-Application Meeting: _____
Received by: <u>Krisann Arnold</u>	Public Input Meeting: <u>OCT. 30</u>
Date: <u>10/2/19 1:46 pm</u>	DPC Meeting: <u>NOV. 6</u>
Fee Paid: \$ <u>600.00</u> chk # <u>1005</u>	Planning Commission: <u>Dec. 5</u>
Date Accepted: <u>OCT. 11</u>	City Council: <u>Dec. 16</u>

RECEIVED
 10/4/19
 1:46 pm
 Krisann Arnold

Property Information:

Location: 9490 Highway 92, Woodstock, GA 30188

Current Zoning: General Commercial with Parkway Overlay Total Acreage: 1.54-acres

Tax Map #: 15 N 12 Parcel #: 15-1214-0011 Future Development Map Designation: Community Village Center

Adjacent Zonings: North DT-GC South GC w/ Parkway Overlay East GC w/ Parkway Overlay West GC w/ Parkway Overlay

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

- Variance to Chapter VII - Performance Zoning Standards, Article V - Use District Regulations, Section 7.518 - Required Spaces.
- Variance to Chapter VII - Performance Zoning Standards, Article VIII-Other Development Districts and Overlay Zoning, Section 7.871 Parkway Overlay District, Section 7.880
- Variance to Chapter VII - Performance Zoning Standards, Article VIII-Other Development Districts and Overlay Zoning, Section 7.871 Parkway Overlay District, Section 7.880.2
- Variance to Chapter XVII - Stream Buffer Protection, Article III - Buffer and Setback Requirements

Proposed Use(s) of Property:

There is an existing Ruby Tuesday's Restaurant (currently closed) on the site. The size of the of the vacant existing Ruby Tuesday is 5,229.7 s.f. with 47 tables and a total of 184 seats. The proposed project calls for redeveloping the site by tearing down the existing vacant Ruby Tuesday's and replacing it with two (2) new fast food restaurants. One will be 2,460 s.f. restaurant and one will be 2,145 s.f. restaurant (total for both of 4,605 s.f.).

Infrastructure Information:

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

How is sewage from this site to be managed?

Existing 8" Sanitary Sewer Connection from Site to Existing 8" Sanitary Sewer Line in Right-of-Way of Highway 92. There is an existing line serving the existing Ruby Tuesday restaurant. Proposed redevelopment will utilize existing line and connection.

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	N/A	0.725	N/A
Multi Family (Attached) Home	N/A	0.287	N/A

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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? 1,814 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	N/A	9.57	N/A
220	Apartment	N/A	6.63	N/A
934	Fast-Food Restaurant with Drive-Through Window	2,460 s.f.		1,220
934	Fast-Food Restaurant with Drive-Through Window	2,145 s.f.		1,064

• 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, MATTHEW WIDMAIER, 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 4 day of OCTOBER, 20 19.

Print Name MATTHEW WIDMAIER.

Applicant Signature 