

**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  
 Email: phuff@slhb-law.com

**Applicant's Information:**

Name: Toll Brothers, Inc.  
 Address: 4080 McGinnis Ferry Rd. Ste. 701 Phone: (770) 539-0773  
 City, State, Zip: Alpharetta, GA 30005 Email: ewhite1@tollbrothers.com

**Property Owner's Information:**  same as above Please attach a list if multiple property owners  
 Name: See Attached

Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_ Email: \_\_\_\_\_

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

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

<p><b>STAFF USE ONLY:</b> <u>-Trx - 01015425 \$1250.00</u></p> <p>Case: <u>A # 102-19</u> <span style="margin-left: 20px;"><u>clc</u></span></p> <p>Received by: _____</p> <p>Date Received: _____</p> <p>Fee Paid: \$ <u>1250.00</u> <span style="margin-left: 20px;"><u>\$850 + \$100x4</u></span></p> <p>Date Accepted: <u>12/12/19</u></p>	<p><b>PUBLIC HEARING SCHEDULE:</b></p> <p>Pre-Application Meeting: _____</p> <p>Public Input Meeting: <u>Prior to 1.9.20</u></p> <p>DPC Meeting: <u>1.15.20</u></p> <p>Planning Commission: <u>2.6.20</u></p> <p>City Council: <u>2.24.20</u></p>
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**RECEIVED**  
12-6-19

4:53 pm

**Property Information:**

Location: On the west side of South Cherokee Lane; south of Lakestone Parkway

Parcel Identification Number(s) (PIN): 15N24 169, 170, 171, 177A & 177B Total Acreage: 28.0

**Property Information:**

Location: \_\_\_\_\_

Current Zoning: R-80 Total Acreage: 28.0

Tax Map #: 15 N 24 Parcel #: 169, 170, 171, 177A & 177B Future Development Map Designation: Neighborhood

Adjacent Zonings: North R-80 South R-80 East R-80 West R-2 (Woodstock)

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

Annex and rezone the Subject Property to R-2 with concurrent variances.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Use(s) of Property:

A residential neighborhood of detached single-family homes.  
\_\_\_\_\_

**Infrastructure Information:**

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

How is sewage from this site to be managed?

Public - CCWSA  
\_\_\_\_\_

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	84	0.725	60
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? 804 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	84	9.57	804
220	Apartment		6.63	
<ul style="list-style-type: none"><li>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.</li></ul>				

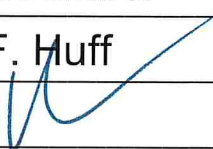
**Authorization:**

Upon acceptance of the completed application package, the Community Development Department will 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 5th day of December, 2019.

Print Name Parks F. Huff

Applicant Signature 

**Consent to publish copyrighted documents on the City of Woodstock website:**

If any of the documents submitted with this application are copyrighted, I hereby attest that I am the owner of this copyright and give my consent to allow these documents to be published on the City of Woodstock website ([www.woodstockga.gov](http://www.woodstockga.gov)) for public access and for inclusion in all agenda materials published by the City of Woodstock.

This \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Copyright Owner Print Name \_\_\_\_\_

Copyright Owner Signature \_\_\_\_\_

Sworn to and Subscribed before me this: \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary  
Signature: \_\_\_\_\_

(Notary Seal)

# Project Fact Sheet

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Applicant Name	Toll Brothers, Inc.
Applicant Mailing Address	4080 McGinnis Ferry Road; Suite 701; Alpharetta, 30006
Applicant's Contact Person	Parks F. Huff, Attorney for Applicant
Contact # / email	770-422-7016; phuff@slhb-law.com
Property Owners	Thomas J. McFadden Trust; James & Anna Rogers; Lydia Moll; Timothy & Vickie Barnes
Property location	West side of South Cherokee Lane
TIN Number	15N24 169, 170, 171 & 177A & 177B
Future Development Map Designation	Neighborhood
Acreage of property	+/- 28.0
Current Zoning of property	R-80
Current Use of property	Single-Family Neighborhood
Proposed Zoning of property	R-2
Proposed Use of property	Residential
# of units (if residential)	84
Sq. ft. of building (if commercial)	N/A

*Note: DU/AC= dwelling unit per acre*