



Dec 6<sup>th</sup>

# 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: Ken Corsini Phone: 770-924-5450

Email: Ken@GAINVESTING.COM

### Applicant's Information:

Name: Anchor Residential, LLC Ken Corsini

Address: 1660 Rock Springs Lane Phone: 770-924-5450

City, State, Zip: WOODSTOCK GA 30188 Email: Ken@GAINVESTING.COM

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

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

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

Annexation

Rezoning

Condition Amendment

Variance

Conditional Use Permit

Comprehensive Plan Amendment

Other: Conditional Use Permit  
for minimum acreage

#### STAFF USE ONLY:

Case: 2 # 131-19

Received by: Dev. Svcs.

Date Received: 12-3-19 3:45 pm

Fee Paid: \$ 1300.00 chck# 1337

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

#### PUBLIC HEARING SCHEDULE:

Pre-Application Meeting: \_\_\_\_\_

Public Input Meeting: Before 1/9/20

DPC Meeting: 1/15/20

Planning Commission: 2/16/20

City Council: 2/24/20

**Property Information:**

Location: 112 Dupree Rd, Woodstock GA 30188

Parcel Identification Number(s) (PIN): 92N06-014A Total Acreage: 0.559

**Property Information:**

Location: NW Corner of Market & Dupree ~~112 Dupree Rd~~

Current Zoning: DT-MR-A Total Acreage: 0.587 acre

Tax Map #: 92 N06 Parcel #: ~~92N06-014A~~ 014-A Future Development Map Designation: URBIN COR

Adjacent Zonings: North DT-CBP South DT-MRA East DT-CBT West DT-MRA

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

Conditional Use Permit/Variance for minimum acreage Sect 7.721 \$300  
Conditional Use Permit to allow townhouses \$300  
REZONING - DT-MRA-A to DT-CBD \$750

Proposed Use(s) of Property:

Owner seeking to build 6 townhouses with potential commercial zoning. Townhouses to have office on front/main level

**Infrastructure Information:**

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

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

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

If yes, what is the projected increase? 1.7 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home	<u>6</u>	0.287	<u>1.7</u>

**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? 57.42 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	6	9.57	57.42
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, Dave Emrich/Ken Corsini, 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 25 day of Nov, 2019.

Print Name DAVID EMRICH

Applicant Signature [Signature] [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 25 day of November, 2019.

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

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

Sworn to and Subscribed before me this: 25 day of November 2019.

Notary

Signature: [Signature]

(Notary Seal)

