



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: Pope & Land Enterprises, Inc.
 Address: 3330 Cumberland Blvd. SE, Ste. 300 Phone: _____
 City, State, Zip: Atlanta, Georgia 30339 Email: _____

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 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 checked="" type="checkbox"/> Other: <u>Amend Zoning Stipulations</u> |
| <input checked="" type="checkbox"/> Variance | _____ |

STAFF USE ONLY:	PUBLIC HEARING SCHEDULE:
Case: <u>Z # 127-19</u>	Pre-Application Meeting: _____
Received by: _____	Public Input Meeting: <u>Oct 2</u>
Date: _____	DPC Meeting: <u>Oct 9</u>
Fee Paid: \$ _____	Planning Commission: <u>NOV 7</u>
Date Accepted: _____	City Council: <u>NOV 18</u>

Property Information:

Location: 8859 and 8959 Main Street

Current Zoning: DT-CBD with historic overlay Total Acreage: 2.71

Tax Map #: 95 N 06 Parcel #: 045 and 046 Future Development Map Designation: Urban Core

Adjacent Zonings: North DT-RO Historic South DT-RO Historic East DT-LR West DT-RO Historic and DT-CBD Historic

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

Obtain variances to the following Sections: (1) 7.729(1)(c) to allow units to front on open space without a street adjacent to the open space within the "Mews" element of the stacked condominiums as shown in the site plan attached; (2) 7.726(4) to allow a sidewalk area to be located only on one side of a street where there is railroad track on other side; and (3) 7.721(2) to allow only one housing type in the proposed development rather than the required three housing types. Applicant is also requesting to amend current zoning stipulations currently applied to the property.

Proposed Use(s) of Property:

38 for sale condominiums and 20,776 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? 11 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home	38	0.287	10.906

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? 364 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	38	9.57	363.66
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 6 day of Sept, 20 19.

Print Name Parks F. Huff, Attorney for Applicant

Applicant Signature [Signature]

Attachment to Public Hearing Application for
Pope & Land Enterprises, Inc.
Property Owner Information

92N06 046

92N06 045

P& L Woodstock, L.P. &

Pinetree Investments, LLC as tenants in common

3330 Cumberland Boulevard SE, Suite 300

Atlanta, GA 30339