

**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 E. Huff, SAMS, LARKIN & HUFF, LLP Phone: (770) 422-7016

Email: phuff@samslarkinhuff.com

**Applicant's Information:**

Name: WSE Development LC, dba The Worthing Companies

Address: 5909 Peachtree Dunwoody Road Phone: (770) 522-5575

City, State, Zip: Atlanta, GA 30328 Email: dwcollier@worthingse.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 type="checkbox"/> Annexation                     | <input checked="" type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Rezoning                       | <input type="checkbox"/> Comprehensive Plan Amendment      |
| <input checked="" type="checkbox"/> Condition Amendment | <input type="checkbox"/> Other: _____                      |
| <input type="checkbox"/> Variance                       | _____  |

<b>STAFF USE ONLY:</b>	<b>PUBLIC HEARING SCHEDULE:</b>
Case: <u>Z # 137 - 20</u>	Pre-Application Meeting: _____
Received by: <u>Dakota Carruthers</u>	Public Input Meeting: <u>Prior to Sept 3</u>
Date Received: <u>8.7.20</u>	DPC Meeting: <u>Sept 9</u>
Fee Paid: \$ <u>1050</u>	Planning Commission: <u>Oct. 1</u>
Date Accepted: <u>8.11.20</u>	City Council: <u>Oct. 26</u>

**Property Information:**

Location: Ridgewalk Parkway; just west of I-575

Form Based Code (FBC) Infill Village T3, T4 & T5

Current Zoning: with Civic and Commercial Total Acreage: 36.53

Tax Map #: 15 N 10 Parcel #: 004B,008,007,006,005 Future Development Map Designation: Regional Activity Center

Adjacent Zonings: North FBC Infill Village T40 South PUD East GC West AG/Corps land

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

Worthing proposes to amend the zoning and variance conditions for Case # 095-18 Pacific Group for a proposed 286 unit multifamily project T-40 with a retail parcel T-5 fire station (civic space) T-5 and the donation of 16 acres to the city.

Proposed Use(s) of Property:

**Infrastructure Information:**

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

How is sewage from this site to be managed?

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? \_\_\_\_\_ trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome		9.57	
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, DARIN W. COLLIER, 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 04 day of AUGUST, 2020.

Print Name DARIN W. COLLIER.

Applicant Signature [Signature], President

**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 04 day of AUGUST, 2020.


Copyright Owner Print Name DARIN W. COLLIER

Copyright Owner Signature [Signature], President

Sworn to and Subscribed before me this: 5 day of August 2020.

Notary Signature: [Signature]

(Notary Seal)



**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? 2,568 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome		9.57	
220	Apartment		6.63	1,352 per TIS
937	Coffee Shop	2,500 SF		2,051

• 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.

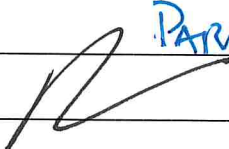
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This 7<sup>th</sup> day of August, 2020.

Print Name PARKS F. HUFF.

Applicant Signature 

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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)