

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: Jason Scheidt Phone: 404-304-0439
 Email: jscheidt@gmail.com

Applicant's Information:

Name: Chuck Young, Partner, Prestwick Companies
 Address: 3715 Northside Parkway, NW Building 200, Suite 175 Phone: 404-949-3892 (o)
 City, State, Zip: Atlanta, GA 30327 Email: chuck@prestwickcompanies.com

Property Owner's Information: same as above Please attach a list if multiple property owners
 Name: The Cain Company c/o Judy Cain
 Address: 1675 Fort Palmetto Cr. Phone: 770-363-8022
 City, State, Zip: Mount Pleasant, SC 29466 Email: ncheel@bellsouth.net

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 type="checkbox"/> Condition Amendment | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Variance | _____ |

<p>STAFF USE ONLY:</p> <p>Case: _____ # _____ - _____</p> <p>Received by: _____</p> <p>Date Received: _____</p> <p>Fee Paid: \$ _____</p> <p>Date Accepted: _____</p>	<p>PUBLIC HEARING SCHEDULE:</p> <p>Pre-Application Meeting: _____</p> <p>Public Input Meeting: _____</p> <p>DPC Meeting: _____</p> <p>Planning Commission: _____</p> <p>City Council: _____</p>
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Property Information:

Location: 207 - 209 Woodpark Pl, Woodstock 30188

Current Zoning: DT-CMU – COMMERCIAL MIXED USE Total Acreage: 6.6 acres

Tax Map #: 15 N 12 Parcel #: 242, 243, 245 Future Development Map Designation: Regional Activity Center

Adjacent Zonings: North DT-MRA South DT-CMU East DT-CMU West DT-CMU

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

Conditional Use Permit for 6.6 acre assemblage of three (3) parcels: 207 Woodpark Pl, Woodstock 30188 15N12 242, 209 Woodpark Pl, Woodstock 30188 15N12 243, and Woodpark Pl, Woodstock 30188 15N12 245. Variances include 1) Density bonus (Section 7.728), 2) variance for percentage of street facade frontage (Section 7.728) from the required 100% to 90%, 3) variance for mix of housing types required (Section 7.721) from three (3) to one (1), 4) variance for parking (Section 7.727) for option of surface parking. Also CUP for mixed-use, multi-family, rental (conditional use permit required).

Proposed Use(s) of Property:

Creation of the City's newest Regional Activity Center development, featuring a new urban plaza core with mixed-use commercial at its hub surrounded by attractive multi-family buildings and with connectivity to all adjacent properties, street and trail networks.

Infrastructure Information:

Is water available to this site? Yes No

Jurisdiction: City of Woodstock

How is sewage from this site to be managed?

West side of development site sewer service is to be routed to Woodpark Place structure #1 (mid-road South), and the East side of site sewer service will be primarily routed to Woodpark Place structure #2 (mid-road North).

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

If yes, what is the projected increase? 52 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home	179	0.287	51.4

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? 1187 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome		9.57	
220	Apartment	179	6.63	1186.77

- 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 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, Chuck Young, 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 FEBRUARY, 2021.

Print Name Chuck Young

Applicant Signature [Signature]

<p>Consent to publish copyrighted documents on the City of Woodstock website:</p> <p>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) for public access and for inclusion in all agenda materials published by the City of Woodstock.</p> <p>This <u>5th</u> day of <u>FEBRUARY</u>, 20<u>21</u>.</p> <p>Copyright Owner Print Name <u>Chuck Young</u></p> <p>Copyright Owner Signature <u>[Signature]</u></p>	<p>Sworn to and Subscribed before me this: <u>5</u> day of <u>February</u>, 20<u>21</u>.</p> <p>Notary Signature: <u>Megan Bell</u></p> <p>(Notary Seal)</p> 
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