



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: Jim LaVallee Phone: 404-847-9080

Applicant's Information:

Name: T J LaVallee, JR
 Address: 415 Plasters Ave, Suite 100 Phone: 404-847-9080
 City, State, Zip: Atlanta, GA 30324 Fax: 770-457-2390

Property Owner's Information:

same as above
 Name: Brooks Family Limited Partnership c/o William Brooks
 Address: 420 Stowers Drive Phone: 770-720-3796
 City, State, Zip: Canton, GA 30114 Fax: 770-720-0568

Requested Public Hearing (check all that apply):

- Annexation Conditional Use Permit
 Rezoning Comprehensive Plan Amendment
 Variance Other: _____

STAFF USE ONLY:	PUBLIC HEARING SCHEDULE:
Case: <u>V # 130 - 15</u>	Public Input Meeting: <u>July 29, 2015</u>
Received by: _____	DPC Meeting Date: <u>August 5, 2015 @ 10am</u>
Fee Paid: \$ <u>PAID</u>	Planning Commission: <u>September 3, 2015</u>
Date: <u>7/16/15</u>	City Council: <u>September 28, 2015</u>
<u>Revised 7/29/15</u>	Other: _____

RECEIVED
 7/29/15

Property Information:

Location: 3.29 Acres located at the SWC of State Hwy 92 and Stonecroft Lane

Current Zoning: DT-GC Total Acreage: 3.29 Acres

Tax Map #: 15 N 18 Parcel #: 014 Future Development Map Designation: _____

Adjacent Zonings: North DT-GC South IN-VIL East GC West DT-GC

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

Applicant seeks relief from the following code sections, as described in detail in the Applicant Response Statement, Attachment A: 7.726.1 - Parking, Garage, Driveway and Access - Waive the requirement that Street Facade Frontage must be met; Section 7.726.5 - Change the parking cap of 3 spaces per 1,000sf to 4 spaces per 1,000sf with additional parking being permeable or similar "green parking"; Section 7.726.11 - Waive requirement for SIDEWALK AREA, CLEAR ZONES, and SUPPLEMENTAL ZONES for the East Side of Stonecroft Ln; 7.727.4 - Street and Sidewalk Area Requirement - Waive compliance with section for the Hwy 92 Frontage; 7.728 - Site Limits - Waive the Minimum Street Facade Frontage; 7.729.1 - Street Façade Requirement - Waive the requirement that the primary pedestrian entrance should be on Hwy 92; 7.729.17 Street Façade Requirements - Waive the requirement of an 18' foot building height at the BUILD TO LINE; 7.730.2 General Requirements - Waive the requirement that the primary pedestrian entrance be at sidewalk level.

Proposed Use(s) of Property:

Construct an office building for use by a real estate office.

Infrastructure Information:

Is water available to this site? Yes ___ No Jurisdiction: _____

How is sewage from this site to be managed?

New buildings will be connected to public sewer.

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

If yes, what is the projected increase? N/a students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home	N/a	0.725	N/a
Multi Family (Attached) Home	N/a	0.287	N/a

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? 326 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	N/a	9.57	
220	Apartment	N/a	6.63	
710	Office	16	20.375	326
<p>* 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.</p>				

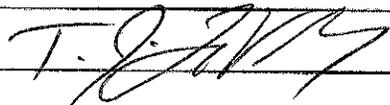
Authorization:

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, T J LaVallee, JR, 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 28 day of July, 2015

Print Name T J LaVallee Jr

Applicant Signature 

JUL 29 2015