



**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: Adam Brock Phone: 404.557 2523

**Applicant's Information:**

Name: Brock Built Homes, LLC

Address: 1110 Northchase Parkway # 150 Phone: 404.351.7555

City, State, Zip: Marietta, GA 30067 Fax: 404.351.7411

**Property Owner's Information:**

same as above

Name: Brock Built Homes, LLC and GDCI GA 4, L.P.

Address 1110 Northchase Parkway # 150 Phone: 404.351.7555

City, State, Zip: Marietta, GA 30067 Fax: 404 351 7411

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

Annexation

Conditional Use Permit

Rezoning

Comprehensive Plan Amendment

Variance

Other: Condition Amendment

**STAFF USE ONLY:**

Case: Z # 083 16

Received by: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Date: 2-4-16

**PUBLIC HEARING SCHEDULE:**

Public Input Meeting: 2-24-16

DPC Meeting Date: 3-2-16

Planning Commission: 4-7-16

City Council: 4-25-16

Other: \_\_\_\_\_

**Property Information:**

Location: Oakhurst Subdivision - located near Grand Oaks Drive and Neese Rd Woodstock, GA 30188

Current Zoning: R-3C Total Acreage: 40.58 acres

Tax Map #: 15 N 18R Parcel # : Multiple \* See list Future Development Map Designation: \_\_\_\_\_

Adjacent Zonings: North R-3C South R-3C East R-3C West R-3C

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

1. To reduce the front yard setbacks on "Mews" lots from 10' to 5'.
2. To allow a 25% encroachment of front, rear, or side setbacks, by right, for all non-dwelling structures, such as chimneys, decks, and porches.

Proposed Use(s) of Property:

Single Family Detached Residential

**Infrastructure Information:**

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

How is sewage from this site to be managed?  
Public Sewer system, already existing and accepted by Woodstock.

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

If yes, what is the projected increase? NA 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? NA trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome		9.57	
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, Adam Brock, 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 2<sup>nd</sup> day of February, 2016

Print Name Adam Brock for Brock Built Homes, LLC

Applicant Signature 