



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: Joshua A. Scoggins Phone: 770-781-4100

Applicant's Information:

Name: CalAtlantic Homes

Address: 1000 Mansell Exchange West, Suite 200 Phone: 770-781-4100

City, State, Zip: Alpharetta, Georgia 30022 Fax: _____

Property Owner's Information: _____ same as above

Name: Ford D. Neese, Ricky Neese & Frank Neese Sr./ Audrey Hawkinson

Address: 757 Neese Road/ 119 South Avenue Phone: _____

City, State, Zip: Woodstock, GA 30188/ Cartersville, GA 30120 Fax: _____

Requested Public Hearing (check all that apply):

Annexation

____ Conditional Use Permit

Rezoning

____ Comprehensive Plan Amendment

Variance

____ Other: _____

STAFF USE ONLY:

Case: A # 077-16

Received by: D.P.

Fee Paid: \$ 1350.00 chuc# 12897

Date: 5/6/16 2:25pm

Annex - 005164 - 2016

PUBLIC HEARING SCHEDULE:

Public Input Meeting: by 6/1/16

DPC Meeting Date: 6/8/16 @ 2pm

Planning Commission: 7/7/16

City Council: 7/25/16

Other: _____

RECEIVED

5/6/16 DP 2:25pm

Property Information:

Location: 428 Gunnin Road & 757 Neese Road

Current Zoning: AG Total Acreage: 39.2 acres

Tax Map #: 15N18 & 15N18 Parcel # :171 & 172 Future Development Map Designation: T-4 Neighborhood Living

Adjacent Zonings North R-20, R-1 South AG, GC East R40 West AG, R20

Applicant's Request (Itemize the Proposal, including code sections for Variance requests): Proposed zoning is R3-A

The Applicant is proposing a 106 unit single family residential subdivision with a density of 2.7 units/acre. The Applicant is also requesting the

Following variances:

1. Reduce front setback from 25' to 20'
2. Reduce side setback from 10' to 5'
3. Reduce 45' buffer adjacent to GC to a 15' graded and replanted buffer
4. Allow the 25' buffer adjacent to residential to be graded and replanted as necessary
5. Allow the undisturbed buffers to be part of the lots

Proposed Use(s) of Property:

The proposed use is a 106 lot single family residential subdivision

Infrastructure Information:

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

How is sewage from this site to be managed?

The City of Woodstock

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

yes, what is the projected increase? 75 Students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home	106	0.725	76.85
Multi Family (Attached) Home		0.287	



MAY 06 2016

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? 957 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	103	9.57	963
220	Apartment		6.63	
<ul style="list-style-type: none">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, Edward Woodland, 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 4th day of May, 20 .

Print Name Edward Woodland

Applicant Signature 