

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: Lee Lusk Phone: 770-605-6551

Applicant's Information:

Name: Neese Road Investments, LLC

Address: 510 Gilmer Ferry Road Phone: 770-605-6551

City, State, Zip: Ball Ground, GA 30107 Fax: _____

Property Owner's Information: same as above

Name: Oasis of Love, Inc.

Address: 772 Neese Road Phone: _____

City, State, Zip: Woodstock, GA 30188 Fax: _____

Requested Public Hearing (check all that apply):

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

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

Property Information:

Location: 772 Neese Road, Woodstock, GA 30188

Current Zoning: R-40 Total Acreage: +/-3.56 acres

Tax Map #: 15 N 18 Parcel #: 114 Future Development Map Designation: T4

Adjacent Zonings: North OSI South R1 East GC & GC w/kwyOverlay West R-40 (Cherokee Co)

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

The applicant is requesting a zoning designation of RTH, which will allow 8 units per acre. Applicant is proposing a 28-unit townhome development.

Proposed Use(s) of Property:

Townhome development containing approximately 28 units.

Infrastructure Information:

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

How is sewage from this site to be managed?

City of Woodstock

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

If yes, what is the projected increase? 8,036 students

| Proposed Use(s) | # of units | Multiplier | Number of Students |
|-------------------------------|------------|------------|--------------------|
| Single Family (Detached) Home | N/A | 0.725 | N/A |
| Multi Family (Attached) Home | 28 | 0.287 | 8.036 |

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? 267.96 trips

| Code | Land Use(s) | # of units* | Daily Trip Ends | Number of Trips |
|------|---------------------------------|-------------|-----------------|-----------------|
| 210 | Single Family Home/ Townhome | 28 | 9.57 | 267.96 |
| 220 | Apartment | N/A | 6.63 | N/A |
| | | | | |
| | | | | |
| | | | | |

- 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.

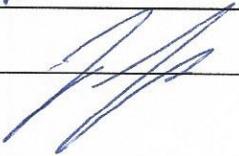
Authorization:

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, Lee Lusk, 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 1st day of August, 20 16.

Print Name Lee Lusk

Applicant Signature 

APPLICANT RESPONSE STATEMENT

ANNEXATIONS AND REZONINGS

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to an annexation and/or rezoning, please respond to the following standards in the form of a written narrative:

1. Explain the intent of the requested zoning. To develop a 28 unit townhome subdivision.
2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. The zoning proposal is a suitable use for the adjacent properties. Many of the adjacent properties are residential subdivisions.
3. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. The zoning proposal will not adversely affect adjacent properties. The zoning proposal conforms to the surrounding properties/areas.
4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned. The subject property does not have any reasonable economic use as currently zoned.
5. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The zoning proposal will not cause excessive use of the existing infrastructure, it will have a minimal impact.
6. Whether the proposed zoning is in conformity with the policy and interest of the land use plan. The zoning of the subject property on the future land use map is T4. The proposed zoning of RTH complies.
7. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approved or disapproval of the proposed zoning. The area has seen a development trend in recent times towards higher density, residential zonings and the proposed zoning conforms to the City's future land use map for the subject property.