



# 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: Doyle Rabren 770.862.3030 and David Spearman, DR Horton 678.209.5137

### Applicant's Information:

Name: Landman Partners, LLC

Address: 2295 Towne Lake Pkwy., Ste. 116-323

Phone: 770.862.3030

City, State, Zip: Woodstock, GA 30188

Fax: 404.953.6830

### Property Owner's Information:

\_\_\_ same as above

Name: Jane Watkins and Betty Smith

Address: 163 Grandmar Chase

Phone: 404-406-9647

City, State, Zip: Canton, GA 30115

Fax: none

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

Annexation

\_\_\_ Conditional Use Permit

Rezoning

\_\_\_ Comprehensive Plan Amendment

\_\_\_ Variance

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

### STAFF USE ONLY:

Case: A # 080 - 116

Received by: DP 8/4/16 055251

Fee Paid: \$ 750.00 c/c

Date: 8-4-16

### PUBLIC HEARING SCHEDULE:

Public Input Meeting: 8-31-16

DPC Meeting Date: 9-07-16

Planning Commission: 10-06-16

City Council: 10-24-16

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

RECEIVED  
8/4/16  
12:25pm

**Property Information:**

Location: 3389 POPCORN DRIVE, WOODSTOCK, GA 30188

Current Zoning: R-80

Total Acreage: 9.1

Tax Map #:15N24 Parcel # : 033 Future Development Map Designation: \_\_\_\_\_

Adjacent Zonings: North GC South R-80 East R-80 West SL-C

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

Applicant is requesting a rezone of the subject Property from R-80 to R3-C for the purpose of a proposed residential community.

Proposed Use(s) of Property:

Proposed use is a Residential community with townhomes.

**Infrastructure Information:**

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

How is sewage from this site to be managed?

Sewage will be connected to and managed through the City of Woodstock Water & Sewer Department

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

If yes, what is the projected increase? 16.07 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home	56	0.287	16.07

**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? 535.92 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	56	9.57	535.92
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, Landman Partners LLC  
Doyle Rabue Managing Member, 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 4<sup>th</sup> day of August, 2016.

Print Name Landman Partners, LLC.

Applicant Signature Doyle Rabue Managing Member

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