

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 N18R 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 modify Case #Z062-12 Conditions of Zoning #3b - requiring all R3-C lots to have a 10' front yard, reduce the front yard setback to 5'.
2. Variance from code section 7.304 #17, to allow encroachment of front, rear and side setbacks, by right, of all non-dwelling structures, to include decks patio's, chimneys, porches, and roof coverings of non-dwelling structures.

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:

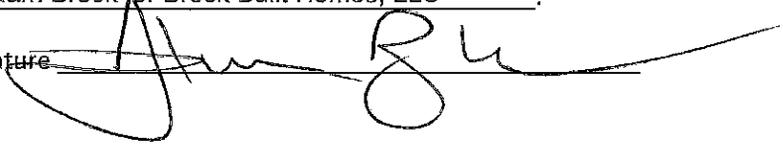
Upon receipt of the completed application package, the Community Development Department shall notify the applicant of scheduled date, times, and locations of the public meetings/hearings. The applicant or a representative must be present to answer any questions that may be asked. In the event that an 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 17th day of August, 20 16.

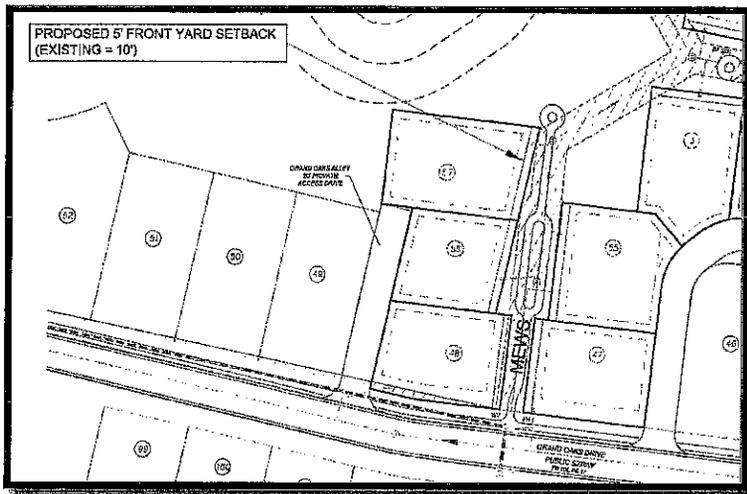
Print Name Adam Brock for Brock Built Homes, LLC

Applicant Signature

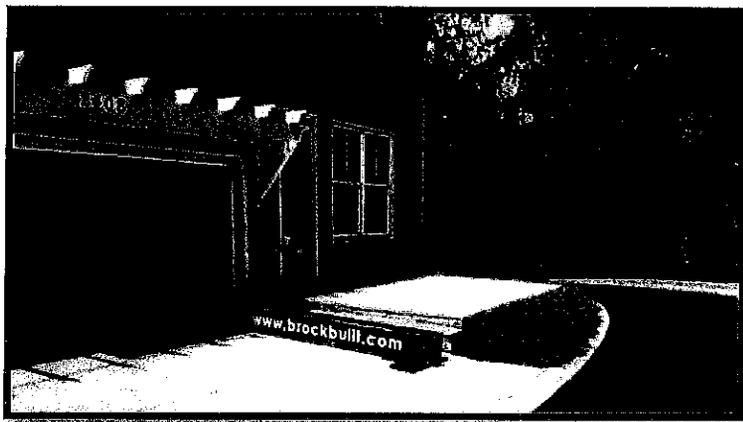


Applicant's Request

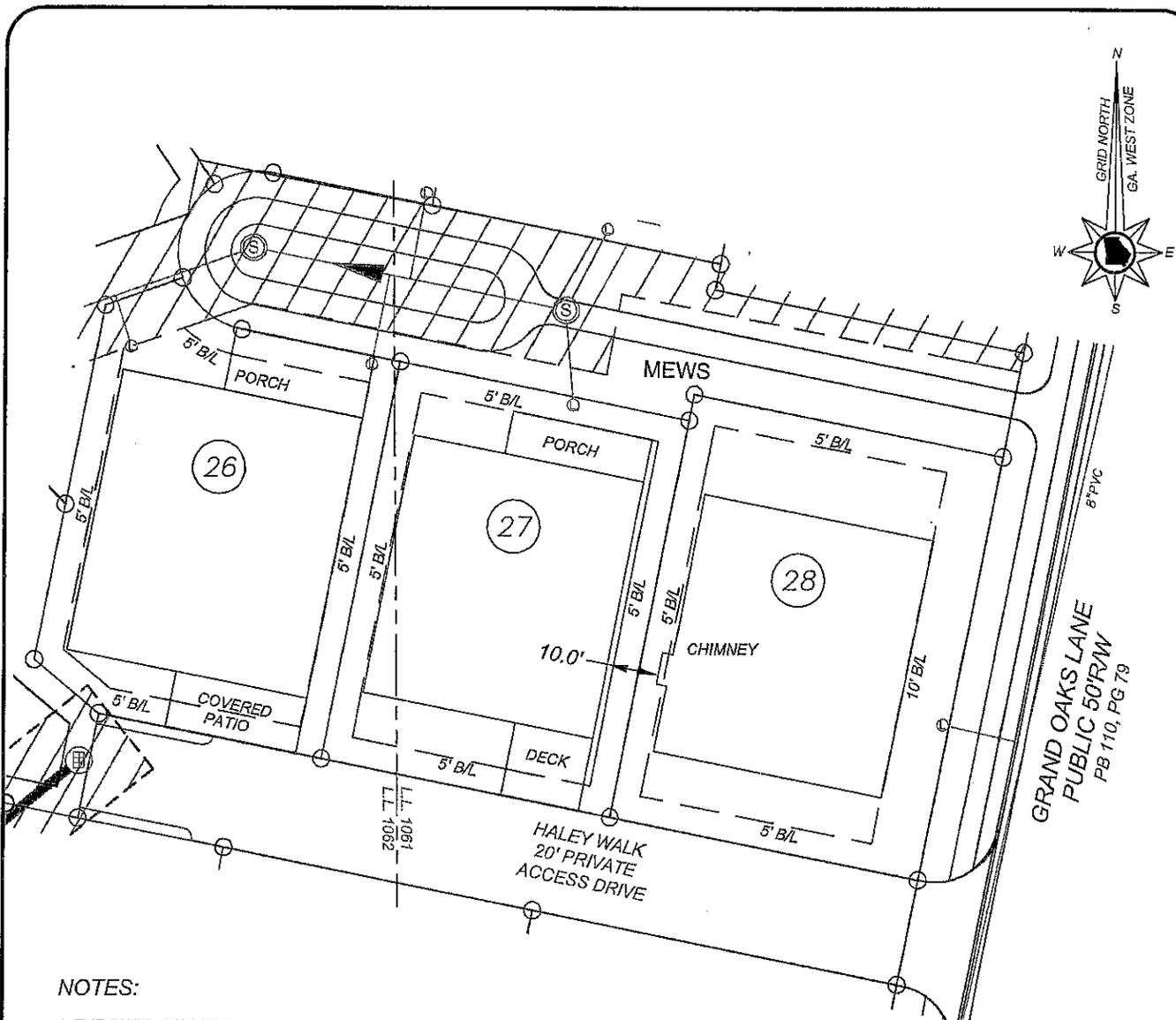
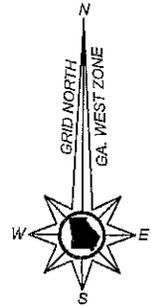
1. To reduce the front yard setbacks on "Mews" lots from 10' to 5' as shown on Setback Exhibit. The original rezoning, Case #Z062-12, included zoning conditions. The Applicant request to modify condition #3, "On all other R-3C lots setbacks established as follows," item b., from stated Ten (10) foot front setback to Five (5) foot front setback. See attached Case #Z062-12 Conditions of Zoning, Exhibit "B."



2. A variance from Land Development Code section 7.304 #17, to allow encroachment of front, rear, and side setbacks, by right, of all non-dwelling structures, to include decks, patio's, chimneys, porches, and roof coverings of non-dwelling structures, as long as said encroachment does not impact any public right-of-ways or easements. The picture below of Lot 127 Oakhurst, gives an example of a patio that this variance would allow to be covered with a roof structure. Further examples are included within the application and depicted on the "Encroachment Exhibit."



SEP 02 2016



NOTES:

1. THE PURPOSE OF THIS EXHIBIT IS TO SHOW ENCROACHMENTS INTO EXISTING SETBACKS.

LOT 26: ENCROACHMENT INTO THE FRONT SETBACK WITH A PORCH, AND ENCROACHMENT IN TO THE REAR SETBACK WITH A COVERED PATIO.

LOT 27: ENCROACHMENT INTO THE REAR SETBACK WITH A DECK.

LOT 28: ENCROACHMENT INTO THE SIDE SETBACK WITH A CHIMNEY.



GRAPHIC SCALE:
1" = 30'



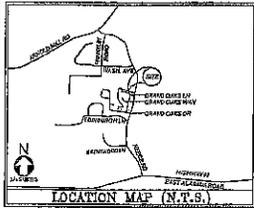
DATE: AUGUST 11, 2016
SCALE: 1"=30'
ACREAGE:
LAND LOTS: 1062, 1063, 1099 & 1100
DISTRICT: 15th SECTION: 2nd
CITY: WOODSTOCK
COUNTY: CHEROKEE STATE: GA
SURVEYED: MWR DRAWN: MJS
CHECKED: APPROVED: CAM
PROJECT #: 14-404

ENCROACHMENT EXHIBIT FOR:
OAKHURST SUBDIVISION

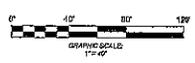
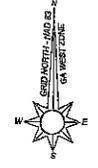
LAND LOTS 1062, 1063, 1099 & 1100
15th DISTRICT, 2nd SECTION, CHEROKEE COUNTY, GEORGIA
BEING IN THE CITY OF WOODSTOCK

GA LAND SURVEYOR, LLC
GALANDSURVEYOR.COM
404-384-9577
1670 SACKETTS DR.
LAWRENCEVILLE, GA. 30043

SHEET
1
OF
1



- NOTES:**
1. CURRENT ZONING: R-3C
 2. TOTAL ACRES: 43.88 ACRES
 3. TOTAL LOTS: 150 LOTS
 4. PARCEL NUMBERS: MULTIPLE
 5. FUTURE DEVELOPMENT MAP DESIGNATION:
 6. ADJACENT ZONING:
 - NORTH: R-3C
 - SOUTH: R-3C
 - EAST: R-3C
 - WEST: R-3C



SEP 02 2016

JOB NO.
14-404
DRAWING NO.
ENCROACHMENT EXHIBIT 0A

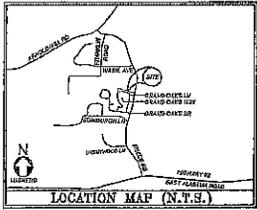
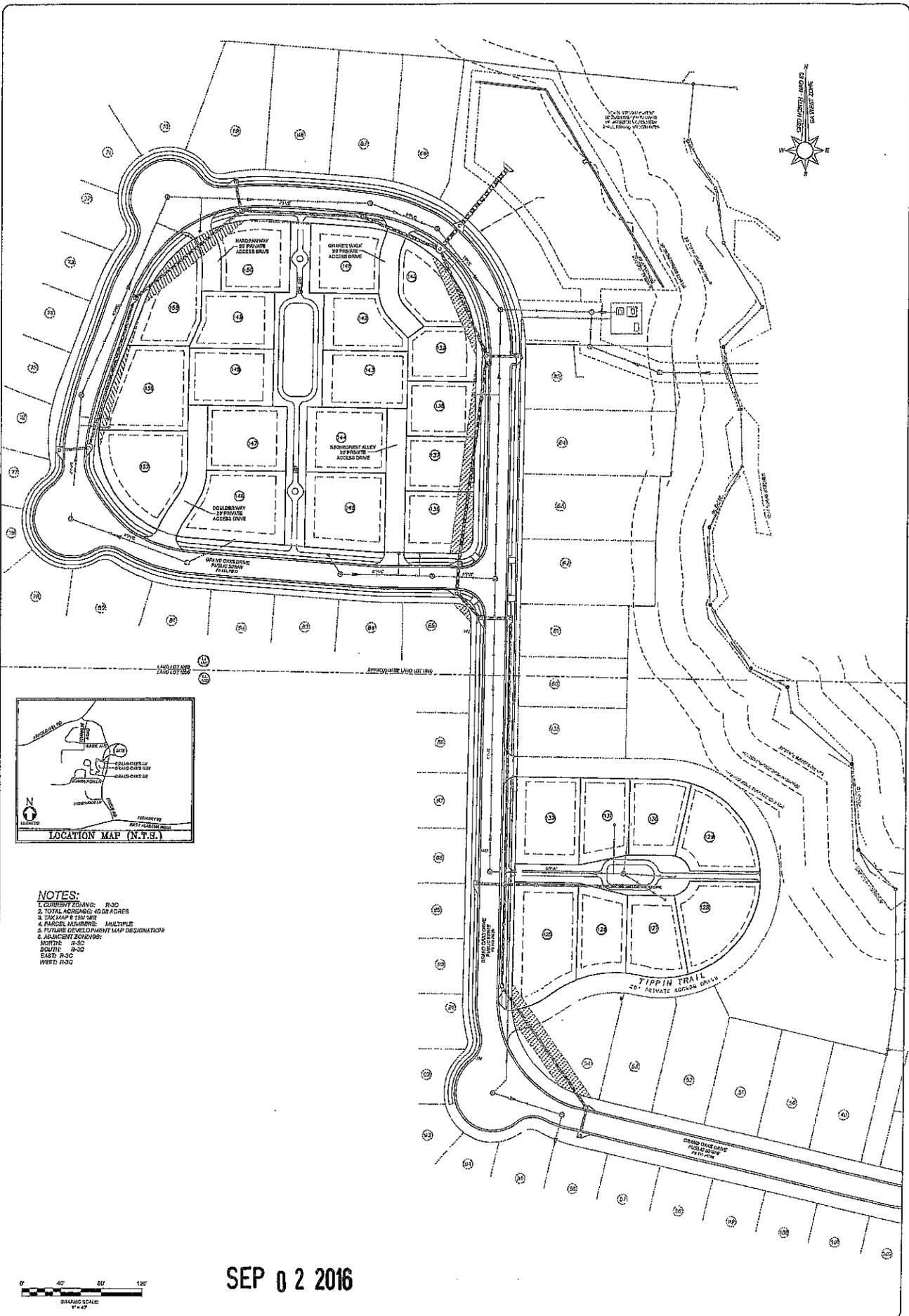
SHEET NO. 1 OF 2

ENCROACHMENT EXHIBIT
OAKHURST SUBDIVISION
LOCATED IN LAND LOTS 102, 103, 103A & 110
108 DISTRICT 2nd SECTION
CHANDLER COUNTY
CITY OF WOODSTOCK, GEORGIA 30188



GA
LAND SURVEYOR
404-384-9577
GA LAND SURVEYOR, L.L.C.
285 HAVENS DR STE 100
LANSDOWNE, GA 30053

DATE	NO.	REVISION	DATE
AUGUST 11, 2016	1	ISSUE	
		DESCRIPTION	
SCALE: 1" = 30'			
ACRES: 43.88			
LAND LOTS: 102, 103, 103A & 110			
DISTRICT: 2nd			
CITY: WOODSTOCK			
COUNTY: CHANDLER			
STATE: GEORGIA			
SURVEYOR: "ENCROACHMENT"			
APPROVER: GAA			



NOTES:
 1. SURVEY ZONING: R-3C
 2. TOTAL ACRES: 40.85 ACRES
 3. LOCAL MAP # 2507-101
 4. PARCEL NUMBERS: MULTIPLE
 5. FUTURE DEVELOPMENT MAP DESIGNATION
 6. SURVEY ZONING:
 NORTH: R-3C
 SOUTH: R-3D
 EAST: R-3C
 WEST: R-3D

SEP 02 2016



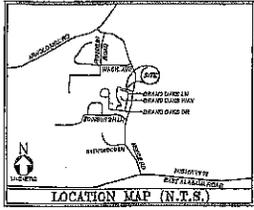
JOB NO.
14-404
DIBURN 148
ENCROACHMENT EXHIBIT 2B
SHEET NO. OF
2 2

ENCROACHMENT EXHIBIT
OAKHURST SUBDIVISION
 LOCATED IN LAND LOTS 1905, 1902, 1903 & 1910
 15th DISTRICT, 7th SECTION
 CHEROKEE COUNTY
 CITY OF WOODSTOCK, GEORGIA 30188



GA
 LAND SURVEYOR
404-384-9577
 GA LAND SURVEYOR'S, LLC
 39 SHAWNSHIRE DRIVE SW
 LAWRENCEVILLE, GA 30047

DATE:	APRIL 23, 2016	ISSUE	DATE
SCALE:	1" = 40'	JOB:	DIBURN 148
ACRES:			
LAND LOTS:	1905, 1902, 1903 & 1910		
SECTION:	7th		
DISTRICT:	15th		
CITY:	WOODSTOCK		
COUNTY:	CHEROKEE		
STATE:	GEORGIA		
SURVEYED:	DAVID CALI		
CHECKED:	APPROVED: GJM		



NOTES:
 1. CURRENT ZONING: R-3C
 2. TOTAL AREAS: 40.88 ACRES
 3. TAX MAP # 15A (TP)
 4. PARCELS NUMBER: MULTIPLE
 5. FUTURE ZONING: COUNTY MAP DESIGNATION
 6. ADJACENT ZONINGS:
 NORTH: R-3C
 SOUTH: R-3C
 EAST: R-3C
 WEST: R-3C



PROPOSED 5' FRONT YARD SETBACK
(EXISTING = 10')



SEP 02 2016

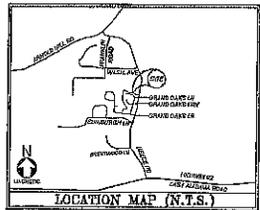
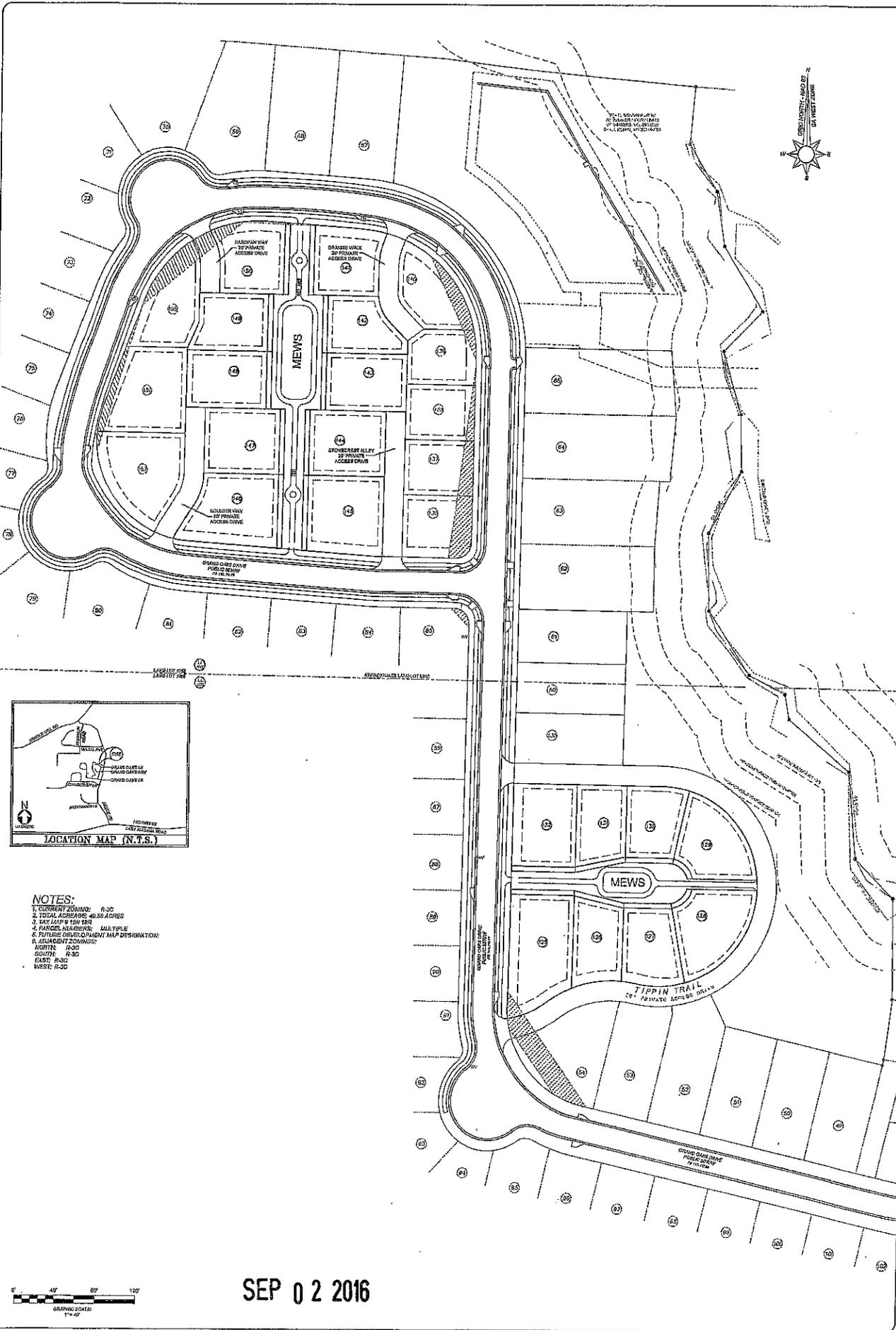
JOB NO. 14-404	
DRAWING NO. Setback Exhibit 24	
SHEET NO. 1	OF 2

SETBACK EXHIBIT
OAKHURST SUBDIVISION
 LOCATED IN LAND LOTS 1852, 1853, 1857 & 1159
 15th DISTRICT, 2nd BRIGHTON
 CHEROKEE COUNTY
 CITY OF WOODSTOCK, GEORGIA 30188



GA
 LAND SURVEYOR
404-384-9577
 GA LAND SURVEYOR, LLC
 303 SWANSON DRIVE SUITE 100
 LAWRENCEVILLE, GA 30043

DATE	ISSUE	DESCRIPTION	BY
AUGUST 11, 2014	1		
SCALE: 1" = 30'			
ACRES:			
LAND LOTS: 1852, 1853, 1857 & 1159			
DISTRICT: 15th - BRIGHTON			
CITY: WOODSTOCK			
COUNTY: CHEROKEE STATE: GEORGIA			
SURVEYOR: BRANT CUM			
CHECKER: APPROVED: CUM			



- NOTES:**
- 1. CURRENT ZONING: R-3C
 - 2. TOTAL ACRES: 40.80 ACRES
 - 3. TAX MAP # 15V 183
 - 4. PARCEL NUMBERS: MULTIPLE
 - 5. FUTURE DEVELOPMENT MAP DESIGNATION:
 - 6. ALIQUOT ZONINGS:
 - NORTH: R-3C
 - SOUTH: R-3C
 - EAST: R-3C
 - WEST: R-3C



SEP 02 2016

JOB NO.
14-404
DRAWING NO.
Scheck Exhibit 201

SHEET NO. OF
2 2

SETBACK EXHIBIT
CAKHURST SUBDIVISION
LOCATED IN LAND LOTS 1093, 1092, 1099 & 1100
15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY
CITY OF WOODSTOCK, GEORGIA 30188



GA
LAND SURVEYOR
404-384-9577
GA LAND SURVEYOR, LLC
253 AMERICAN DRIVE SUITE 105
LAWRENCEVILLE, GA 30047

DATE	BY	REV	DESCRIPTION	DATE
AUGUST 11, 2016				
SCALE: 1"=40'				
APPROVED:				
LAND LOT: 1093, 1092, 1099 & 1100				
SUBJECT: 15th DISTRICT 2nd SECTION				
CITY: WOODSTOCK				
COUNTY: CHEROKEE				
STATE: GEORGIA				
SURVEYOR: CREW HUNTER				
DATE: APPROVED 8/24/16				