

**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: Parks F. Huff, Esq. Phone: 770-422-7016

**Applicant's Information:**

Name: Venture Homes, Inc.

Address: 1580 Terrell Mill Road, Suite 100 Phone: \_\_\_\_\_

City, State, Zip: Atlanta, GA 30067 Fax: \_\_\_\_\_

**Property Owner's Information:**

     same as above

Name: Reo Funding Solutions III, LLC

Address: 1170 Peachtree Road NE, Suite 1550 Phone: \_\_\_\_\_

City, State, Zip: Atlanta, GA 30309 Fax: \_\_\_\_\_

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

     Annexation

     Conditional Use Permit

  X   Rezoning

     Comprehensive Plan Amendment

  X   Variance

     Other: \_\_\_\_\_

**STAFF USE ONLY:**

Case:   Z   # 095-116

Received by: Development Services

Fee Paid: \$ 950.00 ch# 308239

Date: 12-16-16 \* still owes  
                                  \$100.00

**PUBLIC HEARING SCHEDULE:**

Public Input Meeting: 12-30-2016

DPC Meeting Date: 1-4-2017

Planning Commission: 2-2-2017

City Council: 2-27-2017

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

**Property Information:**

Location: On the south side of highway 92, east of Downsby Lane

Current Zoning: General Commercial (Parkway Overlay) Total Acreage: 10.74

Tax Map #: 15 N 12 Parcel #: 007 (Partial) Future Development Map Designation: T4-Neighborhood Village Center

Adjacent Zonings: North GC South RM10 (county) East R20 (county) West GC

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

Applicant requests a rezoning from GC to R3-C and the following variance requests: 1) Parkway overlay standards; 7.920 LDO 2) increase density to 8 du/acre; Article IV Table 3) Reduce the buffer between residential and commercial from 45 feet to 20 feet. 7.602 LDO

Proposed Use(s) of Property:

Townhome community

**Infrastructure Information:**

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

How is sewage from this site to be managed?  
Through the city's existing infrastructure

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

If yes, what is the projected increase? 61 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home	84	0.287	61

**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? 804 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	84	9.57	804
220	Apartment		6.63	
<ul style="list-style-type: none"> <li>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.</li> </ul>				


**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, Parks F. Huff, 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 2nd day of December, 20 16.

Print Name Parks F. Huff, Esq. Attorney for Applicant

Applicant Signature 

RECEIVED DEC 02 2016