



**CITY OF WOODSTOCK**  
**Application for Public Hearing**

*BDH*  
**ACCEPTED: 11/14/2017**

**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: Woodstock 38, LLC

Address: See representative Phone: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_ Fax: \_\_\_\_\_

**Property Owner's Information:**

     same as above

Name: See Attached

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_ Fax: \_\_\_\_\_

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

Annexation

Conditional Use Permit

Rezoning

Comprehensive Plan Amendment

Variance

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

**STAFF USE ONLY:**

**PUBLIC HEARING SCHEDULE:**

Case: A # 085-17

Public Input Meeting: \_\_\_\_\_

Received by: Development Services

DPC Meeting Date: \_\_\_\_\_

Fee Paid: \$ 1250.00 chc# 3548

Planning Commission: \_\_\_\_\_

100.00 chc# 58279

Date: 10-11-2017

City Council: \_\_\_\_\_

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

PANNEX-0002-2017

**RECEIVED OCT 11 2017**

PREZONE-0010-2017 → Trx 01006261 1250.00 10/13

Trx 01006262 100.00 10/13

**Property Information:**

Location: South of Highway 92, east of Fitchburg Drive

Current Zoning: R-40 (Cherokee) and Neighborhood Commercial (Woodstock) Total Acreage: 42.58

Tax Map #: 15 N 12 Parcel #: 057 & 017 Future Development Map Designation: T4 Neighborhood Living & RAC

Adjacent Zonings: North Neighborhood Commercial (Parkway) South R-20 (Cherokee) East Neighborhood Commercial West R-20 (Cherokee)

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

Applicant requests for Cherokee county parcel to be annexed into the City of Woodstock and for both parcels to be rezoned to R-4 for a residential community of 417 units multi-family and 200 units of attached townhomes; Variances for: a) increase the allowed density from 12 to 14.5 units/acre-UDC Chapter 7, Article IV; b) reduce front setback from 40' to 20'-UDC Chapter 7, Article IV; c) reduce buffer adjacent to GC from 45' to 0'-LDO 7.602; d) allow encroachment into 25' impervious buffer that is in addition to the 50'stream buffer for grading and storm water facilities

Proposed Use(s) of Property:

Single family attached townhome and multi-family residential

**Infrastructure Information:**

Is water available to this site?  Yes  No Jurisdiction: CCWSA

How is sewage from this site to be managed?

From existing available infrastructure

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

If yes, what is the projected increase? 177 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home	617	0.287	177

