



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: Oak Hall Companies, LLC

Address: 5256 Peachtree Road, Suite 195 Phone: _____

City, State, Zip: Atlanta, GA 30341 Fax: _____

Property Owner's Information: _____ same as above

Name: TVK Investments, LLC & AKB Investments, LLC

Address: 3520 Piedmont Road NE Phone: _____

City, State, Zip: Atlanta, GA 30305 Fax: _____

Requested Public Hearing (check all that apply):

Annexation

Conditional Use Permit

Rezoning

Comprehensive Plan Amendment

Variance

Other: _____

STAFF USE ONLY:

Case: V # 160-18

Received by: Dvpt Svcs

Fee Paid: \$ 1350.00 ^{chk} #1028

Date: 2-13-18

PUBLIC HEARING SCHEDULE:

Public Input Meeting: 3-30-18

DPC Meeting Date: 4-4-18

Planning Commission: 5-3-18

City Council: 5-21-18

Other: _____

Property Information:

Location: North of Ridgewalk Parkway; east of I-575

Current Zoning: LI with Technology Park Overlay Total Acreage: 50.81

Tax Map #: 15 N 10 Parcel #: 014 & 015 Future Development Map Designation: RAC

Adjacent Zonings: North RD South LI East RD West LI

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

- 1) Allow more than 42% residential (LDO 7.887.1.a)
- 2) Allow setbacks per site plan; 10' front and 5' side and rear for single family (LDO 7.888.1)
- 3) Reduce amenity area and guest parking
- 4) Reduce buffer adjacent to RD property from 50' to 25' (LDO 7.602)
- 5) Allow more than 15 units without sprinklers with only 1 entrance

Proposed Use(s) of Property:

Residential community of single family detached and attached homes

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? 81 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home	53	0.725	38
Multi Family (Attached) Home	149	0.287	43

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? 1,933 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome	202	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, 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 13 day of February, 2018.

Print Name Parks F. Huff as Attorney for Applicant.

Applicant Signature 