



**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: Meritage Homes of Georgia, Inc.

Address: 2700 Cumberland Pkwy., Ste. 400 Phone: \_\_\_\_\_

City, State, Zip: Atlanta, GA 30339 Fax: \_\_\_\_\_

**Property Owner's Information:** \_\_\_\_\_ same as above

Name: same as above

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

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

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

Annexation

Conditional Use Permit

Rezoning

Comprehensive Plan Amendment

Variance

Other: Modification of Zoning Conditions

**STAFF USE ONLY:**

Case: Z # 021 - 18

Received by: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Date: \_\_\_\_\_

**PUBLIC HEARING SCHEDULE:**

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

DPC Meeting Date: Jan. 2

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

City Council: Jan. 14

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

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**Property Information:**

Location: North of Highway 92 and east of Neese Road

Current Zoning: R-3A Total Acreage: 37.83

Tax Map #: 15 N 18 Parcel #: 171 A Future Development Map Designation: Neighborhood Living  
R-20 (Cherokee) AG (Cherokee) R-40 (Cherokee) AG (Cherokee)

Adjacent Zonings: North R-1(Woodstock) South GC (Woodstock) East PUD (Woodstock) West R-2 & R-3 (Woodstock)

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

Amend zoning condition #13 requiring the amenities to be built on the 60th building permit instead of the 25th building permit

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Proposed Use(s) of Property:

Residential single family detached community of 128 homes

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**Infrastructure Information:**

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

How is sewage from this site to be managed?  
From current available infrastructure

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

If yes, what is the projected increase? \_\_\_\_\_ students \*This development has already been zoned; therefore, any increase in school enrollment has been taken in account.

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.

\*This development has already been zoned; therefore, any increase in traffic has already been

What is the estimated number of trips generated? \_\_\_\_\_trips taken into account.

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, 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 7th day of December, 2018.

Print Name Parks F. Huff as Attorney for Applicant.

Applicant Signature 

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