

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 Zoning Administrator in the Community Development Department at 770.592.6039 if you have any questions regarding the application package, this application or the public hearing process.

Contact Person: Michael Knoblauch Phone: (770) 688-2618

Applicant's Information:

Name: AMEC Kamtech, Inc.
Address: 1979 Lakeside Pkwy, Suite 400 Phone: (770) 688-2500
City, State, Zip: Tucker, GA 30084 Fax: (770) 688-2501

Property Owner's Information:

same as above

Name: _____
Address: _____ Phone: _____
City, State, Zip: _____ Fax: _____

Requested Public Hearing (check all that apply):

- Annexation Comprehensive Plan Amendment
 Rezoning Other: _____
 Variance

STAFF USE ONLY:

Case: _____ # _____ - _____
Received by: _____
Fee Paid: \$ _____
Date: _____

PUBLIC HEARING SCHEDULE:

Public Input Meeting: _____
Planning Commission: _____
Board of Appeals: _____
City Council: _____
Other: _____

Property Information:

Location: 111 Emma Lane, Woodstock, Georgia

Parcel Identification Number(s) (PIN): 15N120227 Total Acreage: 2.68

Existing Zoning of Property: GC -General Commercial Future Development Map Designation: T-4 Nbrhood Lvg

Adjacent Zonings: North GC South GC East GC West GC

Applicant's Request (Itemize the Proposal):

The intent of the variance is to request partial exemption from the overlay zoning criteria, specifically from portions of Article IX of the Overlay Zoning Ordinance relating to the architectural design criteria, streetscape zone requirements and buffer setback requirements. The goal of the request is proceed with removing and replacing an existing modular office and permission to replace other existing structures due to damage or loss of use.

Proposed Use(s) of Property:

The applicant proposes the continued use of the property as a construction logistics business with equipment storage.

Infrastructure Information:

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

How is sewage from this site to be managed?

Weekly service of above ground collection storage tank.

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

If yes, what is the projected increase? _____ 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? 20 to 30 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 dates, 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, Michael P. Knoblauch, 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 5th day of August, 2011.

Print Name Michael P. Knoblauch 

Applicant's Variance Response Statement

Amec Kamtech, Inc.
111 Emma Lane, PIN: 15N12027
August 5th, 2011

Explain requested variance:

The intent of the variance is to request limited exemption from the overlay zoning criteria. Specific variance is requested to exempt the applicant's property from the following portions of Article IX. Overlay Zoning Ordinance:

7.905.2 – “Extend to occupy a greater area of building or structure unless....” The applicant proposes to replace an existing office building of modular construction with a new and larger office building of modular construction. The existing building is approximately 28 feet wide by 60 feet long. The new building is estimated to be approximately 56 feet wide by 60 feet long.

In the event of catastrophic damage or complete loss of use for other existing structures on the property, the applicant proposes to repair or rebuild those structures to a similar character and construction as existed prior to the damage.

7.906.1 – “No building other than a single family detached dwelling may be enlarged, altered, or rebuilt except in conformance....” The applicant proposes to demolish or remove the existing office building to permit the installation of the new office building in the same general location on the property, within the prescribed setback limits.

In the event of catastrophic damage or complete loss of use for other existing structures on the property, the applicant proposes to repair or rebuild those structures to a similar character and construction as existed prior to the damage.

7.928.1 – “The intent of buffers is to provide a year-round visual screen....” The applicant proposes to maintain the existing condition, extents and character of buffers on the property. Additionally this application seeks to reduce the buffer depth requirements to coincide with setback requirements of the property.

7.928.3 – “All utilities shall be located underground.” The applicant proposes to maintain the existing character of utilities on the property, with minimal modifications to coordinate with the proposed construction.

7.929 – “All projects developed within the Parkway Overlay District shall meet the following streetscape zone standards.” The applicant proposes to maintain the character and extent of the existing site buffers in lieu of improvements to meet the Streetscape Zone Standards enumerated in this section of the ordinance.

7.930 – “All projects developed within the Parkway Overlay District shall meet the following architectural standards.” The applicant proposes to construct new structures with the visual character and aesthetics similar to the existing construction, in lieu of enhancements to meet the Architectural Standards enumerated in this section of the ordinance.

Applicant's Variance Response Statement

Amec Kamtech, Inc.
111 Emma Lane, PIN: 15N12027
August 5th, 2011

Explain how any special conditions and circumstances existing on the property which are peculiar to the land, structure(s) or building(s) involved and which are not applicable to other lands, structure(s) or building(s) in the same district.

It is the applicant's position that its property resides in an isolated pocket of properties exhibiting light industrial business activities. The ongoing use of the property is permitted by the City of Woodstock's zoning ordinances, however, the character and location of the property is sequestered from public observation from major thoroughfares. While there do exist general commercial activities to the East, the referenced property is isolated from this area by natural terrain, landscape buffers and vehicular access. Full compliance with the zoning criteria imposes extremely high expectations for design aesthetics on the property owner given these surroundings. Full compliance also limits the applicant's ability to maintain and grow previously established business operations without any appreciable benefit to the public.

Explain how the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of right commonly enjoyed by other properties within the same district under the terms of the Zoning Ordinance.

The requirements of redeveloping the property in full compliance with the zoning criteria will restrict the options of the property owner, specifically with regard to the proposed replacement office building and in future business planning in order to maintain and grow business activities. These criteria when applied to the unique characteristics of the property would cause the owner to fundamentally reorganize and disrupt business operations to its detriment.

Explain how the special conditions and circumstances do not result from the actions of the applicant.

The current ownership, character and use of the property precedes the implementation of the overlay zoning criteria by the City of Woodstock.

Explain how granting of the variance requested will not confer on the applicant any special privileges that is denied by the Zoning Ordinance to other lands, structure(s) or building(s) in the same district.

Granting the variance will allow the owner to maintain the current character of the business and of the property with no detrimental impact to neighboring properties or to the public. From the applicant's point of view no special privilege would be conferred by granting this variance request.

Explain How no non-conforming use of neighboring lands, structures, or buildings in the same district and not permitted or non-use of lands, structure(s) or building(s) in other districts shall be considered grounds for issuance of a variance.

There are no non-conforming uses or non-uses of neighboring properties which have any bearing on the applicant's decision to request a variance.

Applicant's Variance Response Statement

**Amec Kamtech, Inc.
111 Emma Lane, PIN: 15N12027
August 5th, 2011**

Explain how this requested variance is the minimum necessary that will allow the reasonable use of the land, structure(s) or building(s).

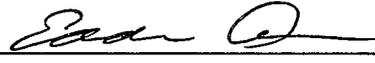
To the applicant's knowledge there is no lesser course of action for relief from the overlay zoning criteria other than to request a variance from the ordinance.

Explain how, if granted, this requested variance will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, surrounding properties or otherwise detrimental to the public welfare.

By granting the variance the intent and purpose of zoning ordinance is not subverted. Allowing the property owner to develop its property as requested will promote business growth, add jobs and continue to support surrounding businesses. As such, granting the variance is in the best interest of the public, will permit development in a historically established manner and not negatively impact any other entity in the immediate proximity or the community at large. The property does not adjoin a residential neighborhood. It is the applicant's position that granting this variance request does no harm and is harmonious with the intent and purpose of the overlay zoning criteria.

CONFLICT OF INTEREST CERTIFICATION

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest In Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

Signature of Applicant:  Date: 8/3/11

Print Name: EDIZ AARON

Signature of Applicant's Attorney:  Date: 8 August 2011

Print Name: Scott Nade Title: legal counsel

Sworn to and Subscribed before me this: 8th day of August, 2011.

Notary Signature: 

(Notary Seal)

Mary Lee Lockhart
Notary Public, DeKalb County, Georgia
My Commission Expires March 7, 2014

DISCLOSURE STATEMENT

Nothing in Chapter 36 of O.C.G.A. shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

No, I have not made any campaign contributions to City Officials voting on this application exceeding \$250 in the past two years.

Yes, I have made campaign contributions to City Officials voting on this application exceeding \$250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

Signature of Applicant: *Eddie Aaron* Date: 8/3/11

Print Name: EDDIE AARON

Sworn to and Subscribed before me this: 8th day of August, 2011.

Notary Signature: *Mary Lee Lockhart*

(Notary Seal)

Mary Lee Lockhart
Notary Public, DeKalb County, Georgia
My Commission Expires March 7, 2014

AUTHORIZATION OF PROPERTY OWNER

I, EDDIE AARON, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Cherokee County/City of Woodstock, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a request for:

Annexation

Comprehensive Plan Amendment

Rezoning

Other:

Variance

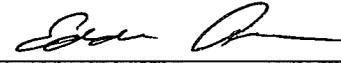
I hereby authorize the staff of the City of Woodstock, Department of Planning and Economic Development to inspect the premises which are subject of this application.

Applicant's Information:

Name: AMEC KAMTECH, INC. - MR. EDDIE AARON

Address: 1979 LAKESIDE PKWY Phone: (770) 688-2500

City, State, Zip: TUCKER, GA 30084 Fax: (770) 688-2501

Signature of Owner:  Date: 8/3/11

Print Name: EDDIE AARON

Sworn to and Subscribed before me this: 8th day of August, 2011.

Notary Signature: Mary Lee Lockhart

(Notary Seal)

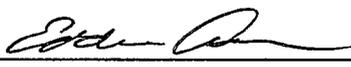
Mary Lee Lockhart
Notary Public, DeKalb County, Georgia
My Commission Expires March 7, 2014

PROPERTY TAX VERIFICATION

The undersigned below is authorized to make this application. The undersigned certifies that all City Taxes / Cherokee County property taxes, billed to date for the parcel listed below have been paid in full the Tax Official of the City of Woodstock, Georgia. In no case shall an application or reapplication for rezoning be processed without such property verification.

*NOTE: A separate verification form must be completed for each tax parcel included in rezoning request.

Tax Parcel Number: 15N12027

Signature of Applicant:  Date: 8/3/11

Print Name: EDDIE AARON

TAX OFFICIAL USE ONLY:

Payment of all property taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below.

Signature of Tax Official: _____ Date: _____

Title: _____

BK PG
6595 042

~~PIN 15N12027~~

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE COUNTY, GA

03 OCT -2 AM 10:13
BOOK 6595 PAGE 042
Anne M. Raneau

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID 400.00
DATE 10-2-03
Anne M. Raneau
CLERK OF SUPERIOR COURT

Return Recorded Document to:

Return To
Michael L. Schaaf
2440 Sandy Plains Rd
Building 11
Marietta, GA. 30066-7218
(0285-225)
1/2 18.00
44482

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

This Indenture made this 30th day of September, in the year 2003,
between

LAURENKAMTECH, INC.
a New York corporation
f/k/a Kamtech, Inc.

as party of the first part, hereinafter called Grantor, and

AMEC KAMTECH, INC.
a Delaware corporation

as party of the second part, hereinafter called Grantee (the words Grantor and Grantee to include their respective successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND NO/100 Dollars (\$10.00)** and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, alien, convey and confirm unto the said Grantee,

ALL THAT CERTAIN tract or parcel of land with the building and improvements thereon erected and more fully described on **Exhibit "A"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever, provided this conveyance is made subject to the Permitted Exceptions listed in **Exhibit "B"** attached hereto.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten signature]

Witness

[Handwritten signature]

Notary Public

My Commission Expires:

LAURENKAMTECH, INC.

f/k/a Kamtech, Inc.

By:

[Handwritten signature]

Name:

C. Cleve Whitener

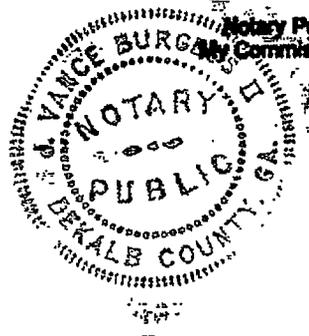
Title:

Chairman

[CORPORATE SEAL]



Notary Public, DeKalb County, Georgia
My Commission Expires December 2, 2008.



COPY

BK PG
6595 044

~~PIN: 15N12027~~

Exhibit "A"

Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1218 of the 15th District, 2nd Section, of Cherokee County, Georgia, and being more particularly bounded and described as follows:

TO LOCATE THE point of beginning, commence at a point located at the intersection of the southeastern margin of the right-of-way of Georgia Highway No. 92 (a 100-foot right-of-way) with the easterly margin of a 50-foot access easement sometimes called Emma Lane (said point also being located 771.81 feet as measured northwesterly, westerly and southwesterly along the southwestern, southern and southeastern margin of the right-of-way of Georgia Highway No. 92, from its intersection with the east line of Land Lot 1218 of the 15th District, 2nd Section, of Cherokee County, Georgia); proceed thence along the easterly margin of said 50-foot access easement South 00 degrees 33 minutes 34 seconds East a distance of 374.90 feet to a point marked by an iron pin found; proceed thence along the easterly margin of said 50-foot access easement South 01 degree 23 minutes 38 seconds East a distance of 158.33 feet to a point marked by an iron pin found; proceed thence along the easterly margin of said 50-foot access easement South 01 degree 12 minutes 21 seconds East a distance of 183.33 feet to a point, which said point is the TRUE POINT OF BEGINNING; THENCE North 88 degrees 37 minutes 36 seconds East a distance of 238.90 feet to a point marked by an iron pin found; THENCE South 01 degree 00 minutes 41 seconds West a distance of 329.29 feet to a point marked by an iron pin set; THENCE South 24 degrees 07 minutes 14 seconds East a distance of 73.73 feet to a point marked by an iron pin set; THENCE South 88 degrees 40 minutes 22 seconds West a distance of 31.46 feet to a point marked by an iron pin found; THENCE South 82 degrees 35 minutes 29 seconds West a distance of 274.99 feet to a point marked by an iron pin set; THENCE North 01 degree 12 minutes 34 seconds West a distance of 425.89 feet to a point marked by an iron pin set; THENCE North 88 degrees 37 minutes 36 seconds East a distance of 50.00 feet to the TRUE POINT OF BEGINNING; said parcel being shown and delineated on that certain June 29, 1989 plat of survey made for Orlando Wilson, made by Charles C. Franklin, Georgia Registered Land Surveyor, which plat of survey is recorded in Plat Book 37, Page 124, Cherokee County, Georgia Superior Court records, and on that certain July 6, 1990 plat of survey made for Kamtech, Inc., made by Charles C. Franklin, Georgia Registered Land Surveyor, which plats are incorporated herein by reference thereto, and containing 2.68 acres according to the aforesaid plats.

TOGETHER WITH a non-exclusive, perpetual easement for ingress and egress to and from the above-described parcel and Georgia Highway No. 92, for pedestrian and vehicular public road access to and from the above-described property, in, on, across, under and over the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1218 15th District, 2nd Section, of Cherokee County, Georgia, and being more particularly bounded and described as follows:

BEGINNING AT A POINT located at the intersection of the southeastern margin of the right-of-way of Georgia Highway No. 92 (a 100-foot right-of-way) with the easterly margin of a 50-foot access easement sometimes called Emma Lane (said point also being located 771.81 feet as measured northwesterly, westerly and southwesterly along the southwestern, southern and southeastern margin of the right-of-way of Georgia Highway No. 92, from its intersection with the east line of Land Lot 1218 of the 15th District, 2nd Section, of Cherokee County, Georgia); THENCE South 00 degrees 33 minutes 34 seconds East a distance of 374.90 feet to a point marked by an iron pin found; THENCE South 01 degree 23 minutes 38 seconds East a distance of 158.33 feet to a point marked by an iron pin found; THENCE South 01 degree 12 minutes 21 seconds East a distance of 183.33 feet to a point on the northern boundary line of the above-described 2.68-acre parcel; THENCE south 88 degrees 37 minutes 36 seconds West along the northern boundary line of the aforesaid 2.68-acre parcel a distance of 50.00 feet to a point marked by an iron pin set; THENCE North 01 degree 12 minutes 34 seconds West a distance of 184.53 feet to a point; THENCE North 01 degree 12 minutes 34 seconds West a distance of 508.32 feet to a point on the southeastern margin of right-of-way of Georgia Highway No. 92; THENCE northeasterly along the southeastern margin of the right-of-way of Georgia Highway No. 92, and following the curvature thereof, a distance 58.77 feet to the POINT OF BEGINNING; said easement parcel being designated as "ASPHALT DRIVEWAY KNOWN AS EMMA LANE" on that certain June

29, 1989 plat of survey made for Orlando Wilson by Charles C. Franklin, Georgia Registered Land Surveyor, which plat of survey is recorded in Plat Book 37, Page 124, Cherokee County, Georgia Superior Court records, and on that certain July 6, 1990 plat of survey made for Kamtech, Inc., made by Charles C. Franklin, Georgia Registered Land Surveyor, which plats are incorporated herein by reference thereto.

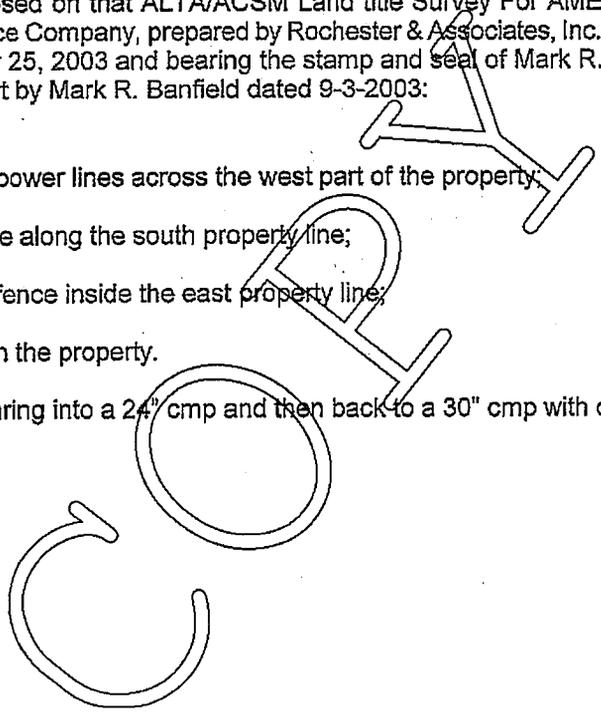
The foregoing easement was created by the following two Easement Agreements: (1) From J. P. Henderson and Jerry Holmes to Orlando Wilson, dated June 30, 1989, recorded in Deed Book 802, page 540; and (2) from Dewey J. McClure to Orlando Wilson, dated June 13, 1989, recorded in Deed Book 802, Page 539, Cherokee County, Georgia Superior Court records.

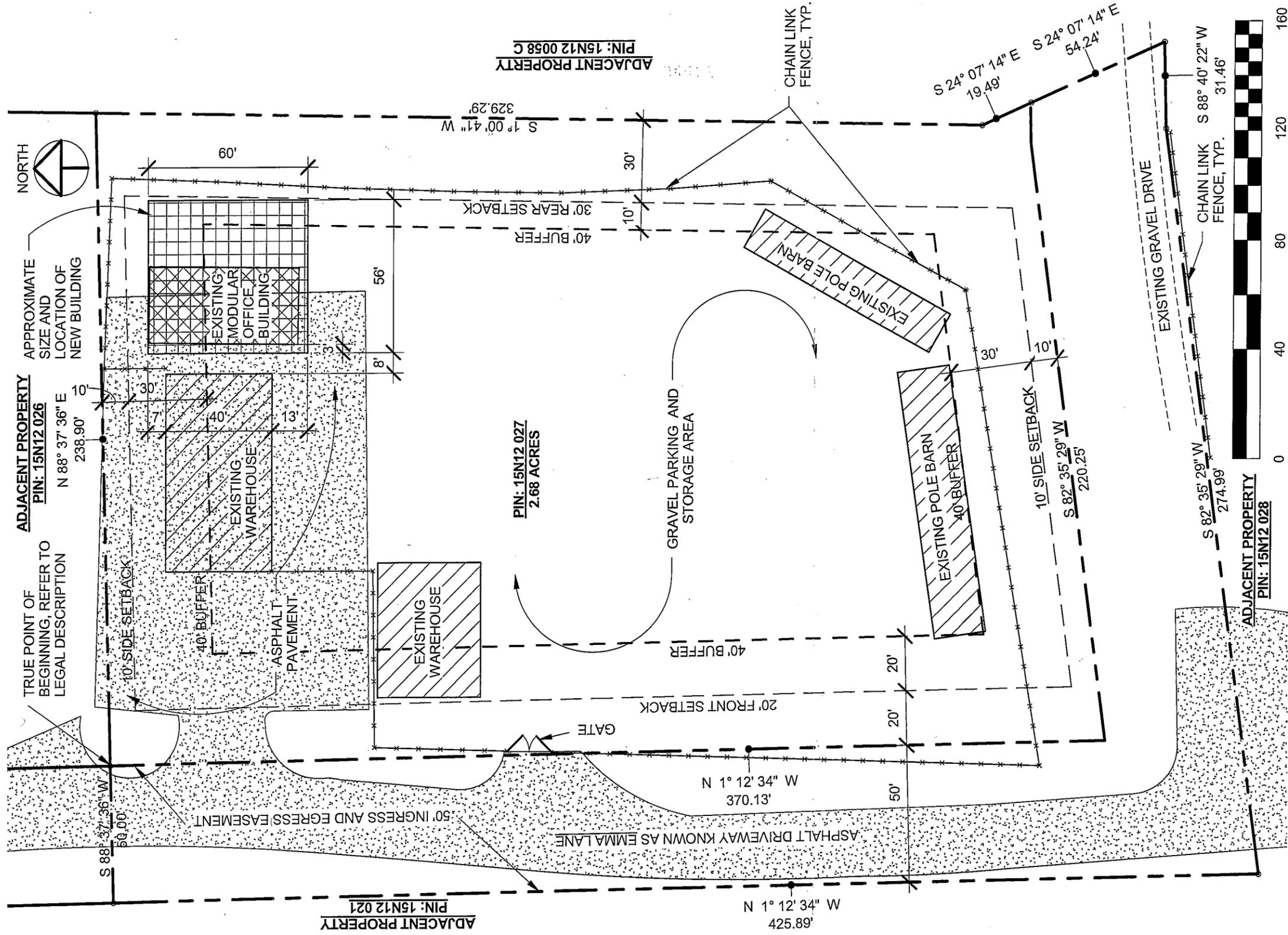
COPY

Exhibit "B"

Permitted Exceptions

- 1.) All taxes for the year 2003 and subsequent years not yet due and payable, and any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the city or county in which the subject property is located.
- 2.) Easement from Dirtworks, Inc. to Dewey J. McClure dated May , 1990, recorded in Deed Book 878, Page 71, Cherokee County, Georgia Court Records.
- 3.) Easement from Dirtworks, Inc. to H. A. McAdams dated July 11, 1990, recorded in Deed Book 881, Page 501, Cherokee County, Georgia Superior Court Records.
- 4.)
- 5.) Boundary Line Agreement between Dirtworks, Inc. and H. A. McAdams, dated July 11, 1990, filed July 12, 1990 and recorded in Deed Book 882, Page 87.
- 6.) Survey for Orlando Wilson by Rindt-McDuff Associates, Inc. filed July 5, 1989 and recorded in Plat Book 37, Page 124, which discloses a 50' ingress and egress easement along the west and south property lines.
- 7.) The following as disclosed on that ALTA/ACSM Land title Survey For AMEC Kamtech, Inc. and First American Title Insurance Company, prepared by Rochester & Associates, Inc., dated September 9, 2003, last revised September 25, 2003 and bearing the stamp and seal of Mark R. Banfield, GRLS No. 2603 and on surveyors report by Mark R. Banfield dated 9-3-2003:
 - a. Overhead power lines across the west part of the property.
 - b. Gravel drive along the south property line;
 - c. Chain link fence inside the east property line;
 - d. Manhole on the property.
 - e. 30" cmp flaring into a 24" cmp and then back to a 30" cmp with drop inlets across the property.





1 Site Plan
 1" = 40'-0"

OWNER:
 AMEC KAMTECH, INC.
 1979 LAKESIDE PKWY, STE 400
 TUCKER, GA 30084
 (770) 688-2500

PROPERTY STREET ADDRESS:
 AMEC KAMTECH, INC.
 111 EMMA LANE
 WOODSTOCK, GA 30189
 (770) 591-0731

NOTES:

1. THERE ARE NO LAKES OR STREAMS LOCATED ON THE PROPERTY.
2. THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
3. THERE ARE NO UTILITY EASEMENTS ON THE PROPERTY. THERE EXIST A PERPETUAL INGRESS AND EGRESS EASEMENT AS SHOWN ON THE SURVEY, DATED JULY 6, 1990.
4. THERE ARE NO DEFINED ACCELERATION OR DECELERATION LANES ON THE PROPERTY.
5. THERE ARE NO LAND LOT LINES OR DISTRICT LINES NEAR OR WITHIN THE PROPERTY.
6. SITE PLAN PREPARED BY GEORGIA REGISTERED ARCHITECT.

AMEC KAMTECH, INC.
VARIANCE APPLICATION
PROPOSED SITE PLAN

PIN:	15N12027
Date	04AUG11
Drawn by	MK
Checked by	PS
Scale	1" = 40'-0"

SP-1

bing Maps

111 Emma Ln, Woodstock, GA 30189-3681

PIN: 15N12027
AMEC Kamtech, Inc.
Zoning Variance Application

FREE! Use Bing 411 to find movies,
businesses & more! 800-BING-411



2010 Property Tax Statement

Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy

Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

AMEC KAMTECH, INC
1979 LAKESIDE PKWY
TUCKER, GA 30084

Bill No.	Due Date	*Total Due*
2010-26650	12/20/2010	\$0.00

Map: 15N12 027
Location: 111 EMMA LN

Payment Good through: 08/02/2011

Print Date :
08/02/2011

*If you have sold this property, forward bill to new owner and fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. 1% interest will be added to this bill on December 21st and the 21st of every month thereafter if not paid. A 10% penalty will be added on March 21st. * *pay online at www.cherokeega.com* *
Please note: There is a 3% Merchant Fee Charged (This fee is not collected by Cherokee County.)



Tax Payer: AMEC KAMTECH, INC
Map Code: 15N12 027 REAL
Description: LL 1218; 15TH DIST PB 37 PG 124
Location: 111 EMMA LN
Bill No: 2010-26650
District: CITY OF WOODSTOCK 007

Phone: (678)-493-6400 Fax: (678)-493-6423

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good through	Exemptions
72,200.00	134,000	2.6800	206,200	12/20/2010			08/02/2011	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	206,200.00	82,480.00	0.00	82,480.00	0.250	20.62	0.00	\$20.62
COUNTY M&O	206,200.00	82,480.00	0.00	82,480.00	4.720	389.31	0.00	\$389.31
SCHOOL M&O	206,200.00	82,480.00	0.00	82,480.00	19.450	1,604.24	0.00	\$1,604.24
SCHOOL BOND	206,200.00	82,480.00	0.00	82,480.00	0.400	32.99	0.00	\$32.99
PARKS BOND	206,200.00	82,480.00	0.00	82,480.00	0.628	51.80	0.00	\$51.80
T O T A L S					25.448	2098.96	\$0.00	\$2,098.96

Call the Tax Assessors office at 678-493-6120 for the following: if you are a new resident, person 62 or older and/or disabled to find out about qualifications for exemptions/ if you need to change your mailing address/ if you have questions on the fair market value of the property. Property Owners may file tax returns any time between January 1 and April 1, if you feel your property value is over assessed. 1% will be added on December 21st and the 21st thereafter if not paid, a 10% penalty will be added on March 21st.

Current Due	\$2,098.96
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	2098.96
Back Taxes	0.00
Total Due	\$0.00
Paid Date	12/20/2010

BEVERLY S. GANDY
4025 CHIPLEY COURT
ROSWELL, GA 30075

Margie Dobson & Clista Vocks
& Beverly Gandy
3140 Post Oak Tritt Road
Marietta, Ga 30062

Jesse Madden
3049 MARIETTA HWY - STE 100
CANTON, GA 30114

Margie M. Dobson
3140 POST OAK TRITT ROAD
MARIETTA, GA 30062

Clista A. Vocks
923 RIVER WAY
SPRING BRANCH, TX 78070

Larry T. Long, Trustee
C/o Citizens Bank
301 EAST MAIN STREET
KILGORE, TX 75663

Wayne Day & Edwin L. Owenby
316 VALLEY GREEN CT
WOODSTOCK, GA 30189

Prism Holdings, Llc
4310 MCEVER INDUSTRIAL DRIVE
ACWORTH, GA 30101

Kamtech, Inc.
1979 LAKESIDE PARKWAY
TUCKER, GA 30084

Larry Akin
269 LONDON LANE
HIRAM, GA 30141

Prism Holdings, Llc &
Upside Properties, Llc
P O BOX 742
ACWORTH, GA 30101

SB & T State Bank And Trust Company
6000 Lake Forrest Drive Suite 325
Atlanta, Ga 30328

H. A. McAdams
100 TUNNELL HILL DR
BALL GROUND, GA 30107

Jesse Madden & William H. Lathem Jr
3049 MARIETTA HWY
CANTON, GA 30114

TSRE III Cherokee 92 Self Storage, LLC
12287 Highway 49
Gulfport, Ms 39505

Ddrtc Woodstock Square, Llc
3300 ENTERPRISE PARKWAY
BEACHWOOD, OH 44122

Dayton Hudson Corporation
K/n/a Target Corp. T-1780
PROPERTY TAX DEPT. -
TPN-0950 P. O. BOX 9456
MINNEAPOLIS, MN 55440

Larry T. & Anne E. Long
P O BOX 511
WOODSTOCK, GA 30188

SB & T State Bank And Trust Company
6000 Lake Forrest Drive Suite 325
Atlanta, GA 30328

VARIANCE APPLICATION
PIN:
15N12027

BEVERLY S. GANDY
4025 CHIPLEY COURT
ROSWELL, GA 30075

Margie Dobson & Clista Vocks
& Beverly Gandy
3140 Post Oak Tritt Road
Marietta, Ga 30062

Jesse Madden
3049 MARIETTA HWY - STE 100
CANTON, GA 30114

Margie M. Dobson
3140 POST OAK TRITT ROAD
MARIETTA, GA 30062

Clista A. Vocks
923 RIVER WAY
SPRING BRANCH, TX 78070

Larry T. Long, Trustee
C/o Citizens Bank
301 EAST MAIN STREET
KILGORE, TX 75663

Wayne Day & Edwin L. Owenby
316 VALLEY GREEN CT
WOODSTOCK, GA 30189

Prism Holdings, Llc
4310 MCEVER INDUSTRIAL DRIVE
ACWORTH, GA 30101

Kamtech, Inc.
1979 LAKESIDE PARKWAY
TUCKER, GA 30084

Larry Akin
269 LONDON LANE
HIRAM, GA 30141

Prism Holdings, Llc &
Upside Properties, Llc
P O BOX 742
ACWORTH, GA 30101

SB & T State Bank And Trust Company
6000 Lake Forrest Drive Suite 325
Atlanta, Ga 30328

H. A. McAdams
100 TUNNELL HILL DR
BALL GROUND, GA 30107

Jesse Madden & William H. Lathem Jr
3049 MARIETTA HWY
CANTON, GA 30114

TSRE III Cherokee 92 Self Storage, LLC
12287 Highway 49
Gulfport, Ms 39505

Ddrtc Woodstock Square, Llc
3300 ENTERPRISE PARKWAY
BEACHWOOD, OH 44122

Dayton Hudson Corporation
K/n/a Target Corp. T-1780
PROPERTY TAX DEPT. -
TPN-0950 P. O. BOX 9456
MINNEAPOLIS, MN 55440

Larry T. & Anne E. Long
P O BOX 511
WOODSTOCK, GA 30188

SB & T State Bank And Trust Company
6000 Lake Forrest Drive Suite 325
Atlanta, GA 30328

VARIANCE APPLICATION
PIN:
~~15N12027~~

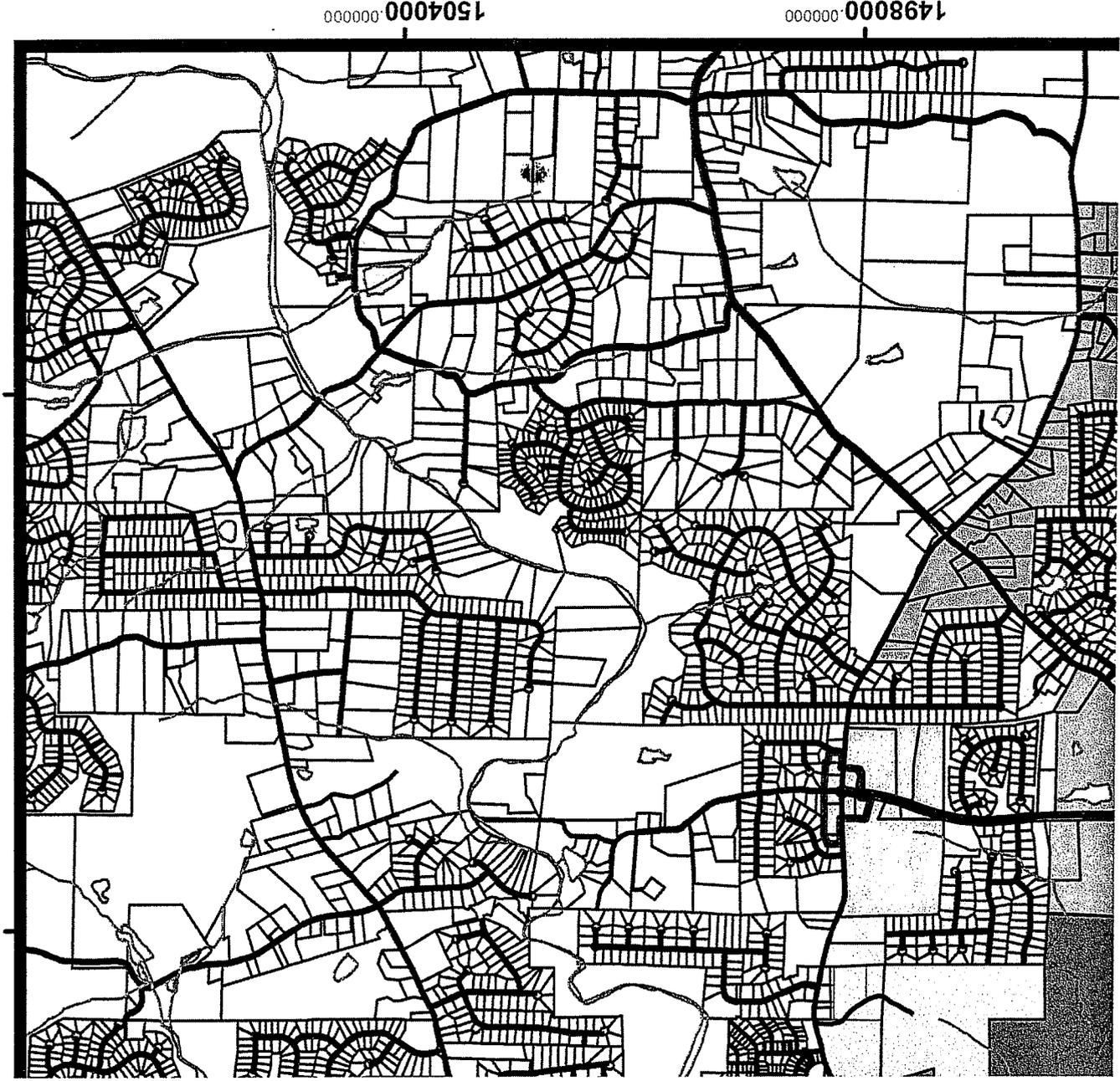
PIN: 15N12027
VARIANCE APPLICATION

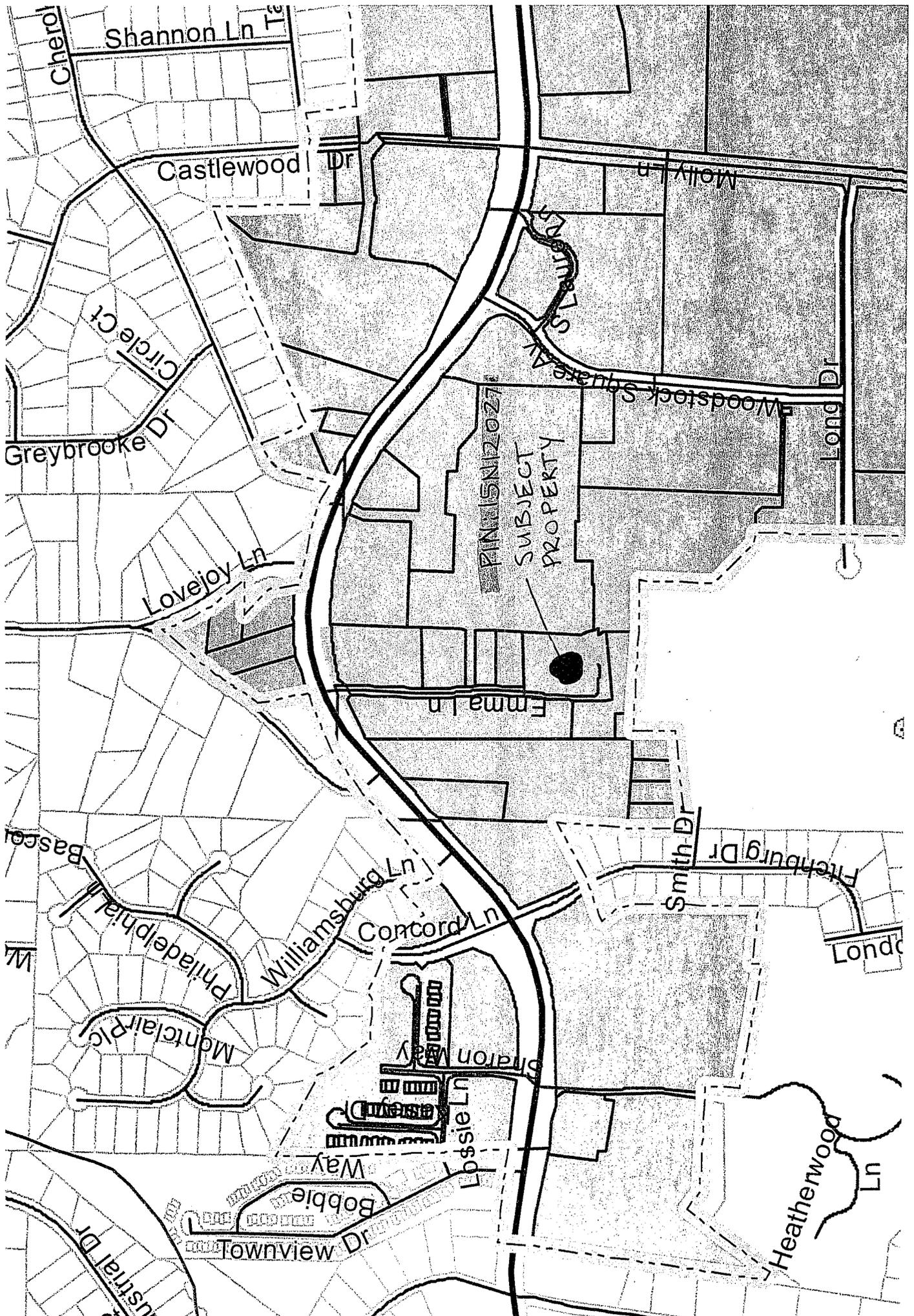


City of Woodstock, Georgia Future Development Map DRAFT

Legend

-  Railroads
-  Major Roads
-  Streets
-  Lakes & Streams
-  County Boundary
-  Lakes
-  Parcels
- Character Areas**
 -  T1 - Natural Preserve
 -  T2 - Estate Living
 -  T3 - Suburban Living
 -  T4 - Neighborhood Living
 -  T4 - Neighborhood Village Center
 -  T5 - Urban Village
 -  T6 - Urban Core
- Special Districts**
 -  CVC - Community Village Center
 -  RAC - Regional Activity Center
 -  WPC - Workplace Center
 -  TOD - Transit Oriented Development





Shannon Ln

Castlewood Dr

Circle Ct

Greybrooke Dr

Lovejoy Ln

Emma Ln

Concord Ln

Williamsburg Ln

Montclair Pl

Philadelphia

Smith Dr

Fitchburg Dr

Heatherwood Ln

Long Dr

PIN15N12027

SUBJECT PROPERTY

Woodstock Square

Molly Ln

Bobble Way

Townview Dr

Lossie Ln

Straton Way

Cherol



2010 ZONING MAP

City of Woodstock, Georgia

LEGEND

DT-HO - Historic Zone

ZONING CODES

DT-CI - Civic/Institutional

DT-CBD - Central Business District

DT-GC - General Commercial

DT-CMU - Commercial Mixed Use

DT-OS - Open Space

DT-VLR - Very Low-density Residential

DT-LR - Low-density Residential

DT-MR-A - Medium-density Residential

DT-RO Residential/Office

NC - Neighborhood Commercial

GC - General Commercial

LI - Light Industrial

HI - Heavy Industrial

OSI - Office Space/Institutional

PUD - Planned Unit Development

RD - Rural District

R-1 - Single Family Residential

R-2 - Single Family Residential

R-3 - Medium Density Residential

R-4 - High Density Residential

SL - Senior Living

County Boundary

City Limits

Downtown District

Parcels

County Parcels

Major Roads

Streets

Railroads

Lakes and Streams

Lakes

DATE OF ADOPTION
November 15, 2010

CERTIFICATION
THIS IS TO CERTIFY THAT THIS IS THE
OFFICIAL ZONING MAP FOR THE CITY OF
WOODSTOCK, GEORGIA AS REFERRED
TO IN THE ZONING ORDINANCE OF
THE CITY OF WOODSTOCK, GEORGIA

DONNIE HENRIQUES, MAYOR

RHONDA PEZZELLO
CITY CLERK

North

West

East

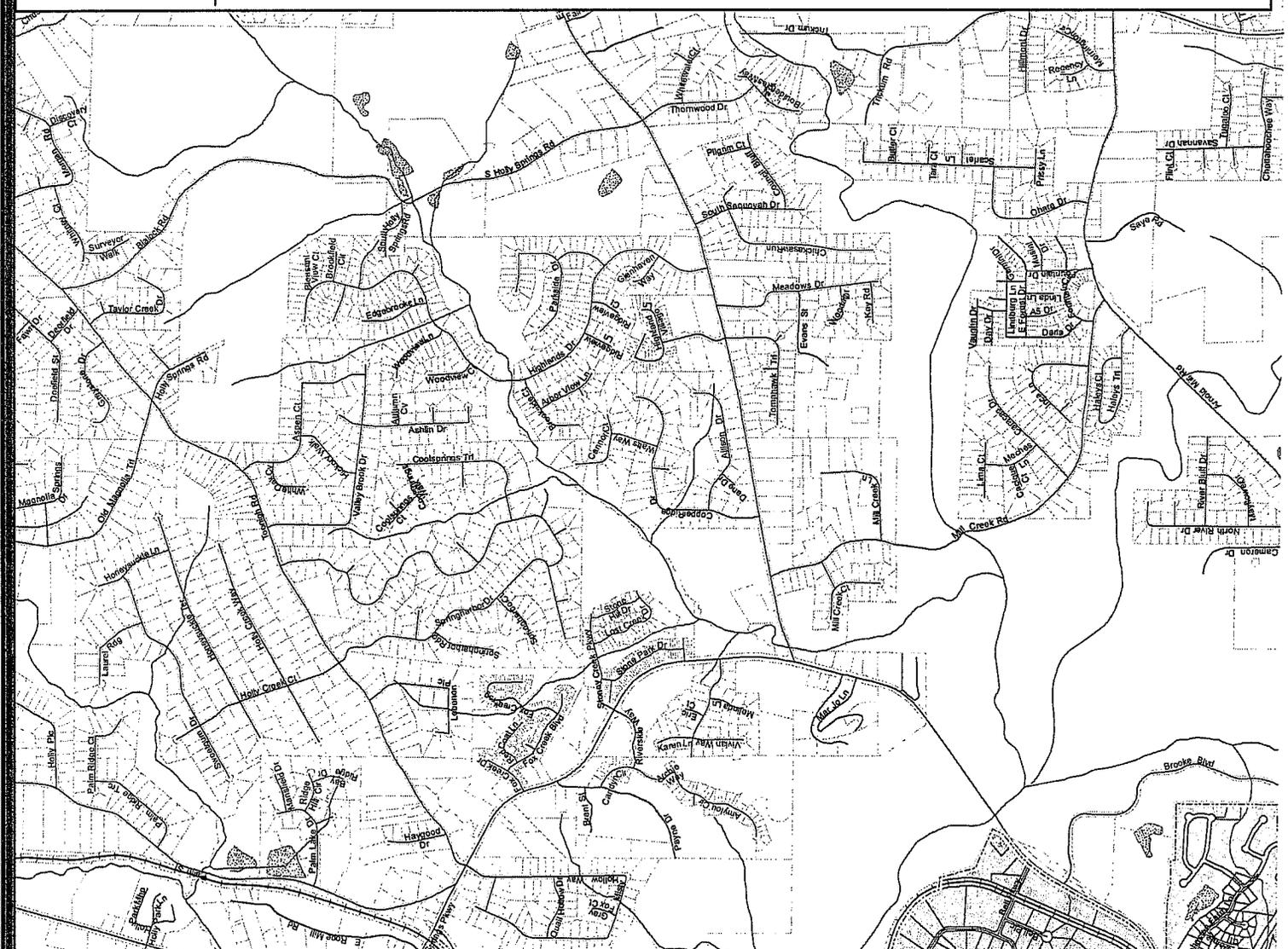
South

0 625 1,250 2,500 3,750 5,000 Feet

1 Inch = 1000 Feet

This map was compiled from various sources. No warranties or representations are expressed or implied in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular purpose.

Produced By Department of Community Development, GIS Division,
City of Woodstock 11-30-10





2010 ZONING MAP

City of Woodstock, Georgia

LEGEND

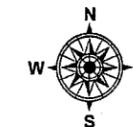
- | | |
|---------------------------------------|-------------------|
| DT-HO - Historic Zone | County Boundary |
| ZONING CODES | City Limits |
| DT-CI - Civic/Institutional | Downtown District |
| DT-CBD - Central Business District | Parcels |
| DT-GC - General Commercial | County Parcels |
| DT-CMU - Commercial Mixed Use | Major Roads |
| DT-OS - Open Space | Streets |
| DT-VLR - Very Low-density Residential | Railroads |
| DT-LR - Low-density Residential | Lakes and Streams |
| DT-MR-A - Medium-density Residential | Lakes |
| DT-RO - Residential/Office | |
| NC - Neighborhood Commercial | |
| GC - General Commercial | |
| LI - Light Industrial | |
| HI - Heavy Industrial | |
| OSI - Office Space/Institutional | |
| PUD - Planned Unit Development | |
| RD - Rural District | |
| R-1 - Single Family Residential | |
| R-2 - Single Family Residential | |
| R-3 - Medium Density Residential | |
| R-4 - High Density Residential | |
| SL - Senior Living | |

DATE OF ADOPTION
November 15, 2010

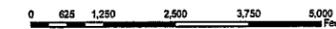
CERTIFICATION
THIS IS TO CERTIFY THAT THIS IS THE
OFFICIAL ZONING MAP FOR THE CITY OF
WOODSTOCK, GEORGIA AS REFERRED
TO IN THE ZONING ORDINANCE OF
THE CITY OF WOODSTOCK, GEORGIA

DONNIE HENRIQUES, MAYOR

RHONDA PEZZELLO
CITY CLERK

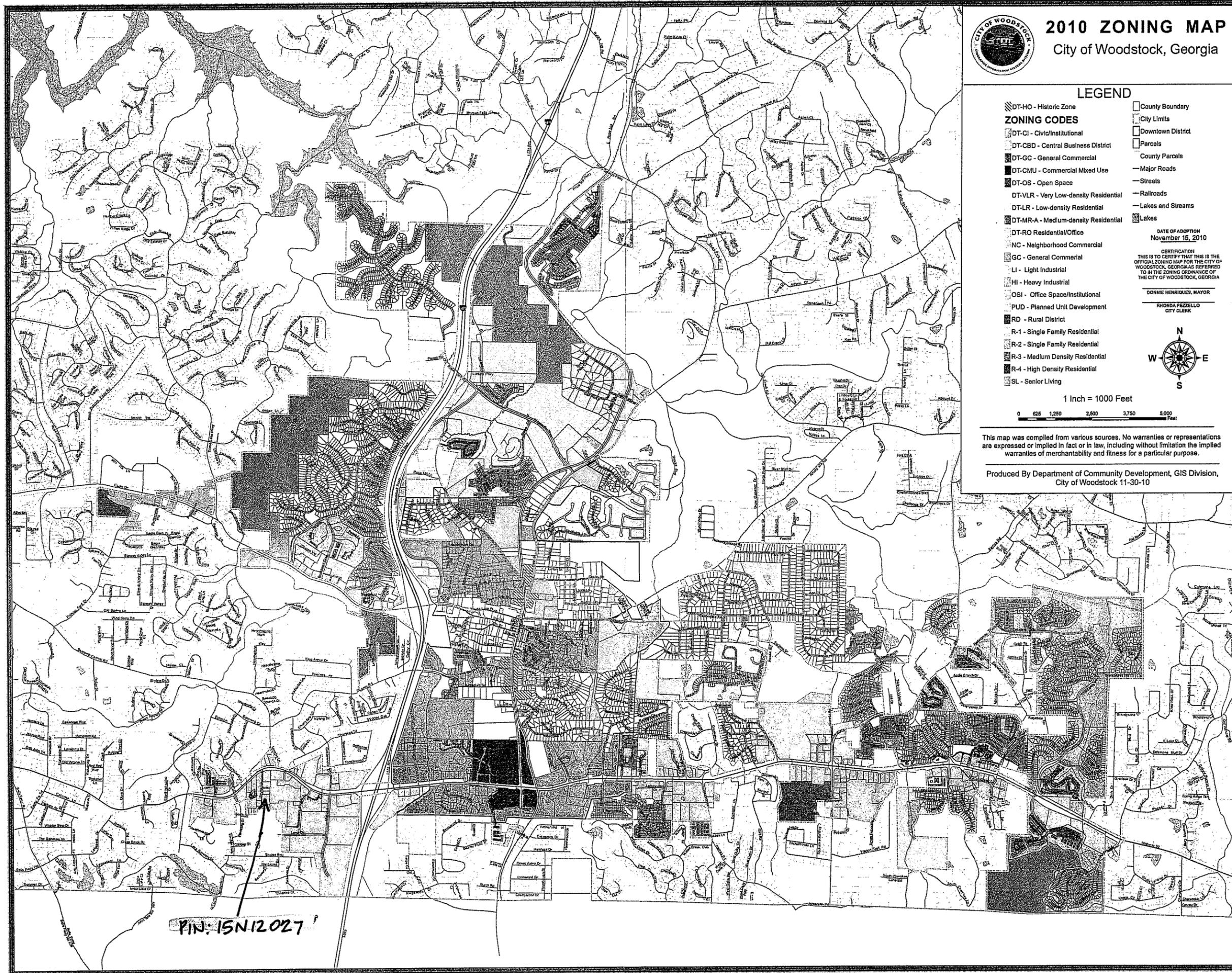


1 Inch = 1000 Feet



This map was compiled from various sources. No warranties or representations are expressed or implied in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular purpose.

Produced By Department of Community Development, GIS Division,
City of Woodstock 11-30-10



PIN: 15N12027

Public Input Plan

AMEC Kamtech, Inc.
111 Emma Lane, PIN: 15N12027
August 5th, 2011

The applicant proposes the following goals and actions in support of its variance request:

All property owners whose property lies within 500 feet of the applicant's property, but at a minimum of (3) parcels in depth in each direction, will be notified by certified mail of the requested variance. These properties fall within Tract One of Ward 2 in the City of Woodstock as shown on the 2006 Redistricting Map, dated 1/5/2007. The applicant does not expect any public agencies will be significantly affected by granting the variance request.

The applicant will schedule, advertise and hold a public input meeting for purposes of explaining the nature of the requested variance to interested parties. This meeting will also provide those potentially impacted by the variance an early opportunity to discuss the substance of the request and express their concerns, issues, or problems they may have with the proposal prior to public hearings. This meeting will be held in compliance with the requirements published by the City of Woodstock.

Following this meeting a summary report detailing the event will be prepared by the applicant and submitted to the Community Development Department. The report will include a listing of voiced concerns and a description of how the applicant intends to address those concerns. It may also include an account of any concerns that the applicant may be unable or unwilling to address and justification for its position. This report will be prepared in compliance with the requirements published by the City of Woodstock.

The goal of this meeting will be to ensure an interactive process between the applicant, its neighbors and the community. Ideally, the process improves communication, reduces misunderstandings and leads to well informed decisions.

Application Package Checklist:

Submit the following items, which are attached and made a part of this application:

- Application for Public Hearing Summary (pages 1-3)
- Applicant Response Statement (page 4a and/or 4b)
- Conflict of Interest Certification (page 5)
- Disclosure Statement (page 6)
- Authorization of Property Owner (page 7)
- Verification of Current Taxes Paid (page 8)
- Vesting Deed
- Legal Description(s)
- Boundary Survey
- Site Plan
- Location Map
- Property Owners Tax Receipt
- Two (2) sets of mailing labels for all properties that lie within 500 feet but a minimum of three (3) parcels
in depth in each direction of the legal boundary of the subject property
- Existing Site Resources Map
- Future Development Map and Zoning Map with location identified
- Traffic Study (if required)
- Public Input Plan