



April 4, 2014

Ms. Jessica Guinn  
Community Development Director  
City of Woodstock  
12453 Hwy 92  
Woodstock, Georgia 30188

Re: Public Hearing Application for Atlanta Outlet Shoppes, LLC located at 881 Ridgewalk Parkway (Outlet Shoppes at Atlanta Outparcel #5), variance case number V#120-14.

Dear Ms. Guinn:

On Tuesday, April 1<sup>st</sup>, 2014 we conducted a Public Input Meeting at the City of Woodstock's Magnolia Hall located at 108 Arnold Mill Road, Building C, Woodstock, GA 30188. Nearby residents were notified by a letter dated March 14, 2014 via USPS. A copy of the letter that was mailed and a list of residents that were notified are attached to this report. A total of 81 mailings went out. Approximately 15-20 residents attended the meeting. Present at the meeting and representing the applicant were Robert Snetman of CBL (owner), Jason Perry of MSTSD (architect), and Doug Day of LAI Engineering (civil).

Below is a summary of the concerns of the project offered up by the residents, followed by responses from the development team in **bold**:

1. Noise - Much of the discussion focused on concerns of noise pollution. Residents expressed concerns about noise emanating from trash pickup and delivery trucks, construction activities, and music from the proposed restaurant patio.

-Residents asked that trash pickup and service deliveries be limited to hours after 7:00am and before 10:00pm. **CBL understands this concern and will look into the logistics of these services to see if there is a reasonable solution to this concern.**

-Regarding music levels, residents cited other Woodstock restaurant locations that they believed were in compliance with city ordinances, but that still caused a burden and an audible nuisance to nearby residents, possibly diminishing property values. Residents questioned why the patio could not be located behind the building, as viewed from Ridgewalk Parkway. Alternatively, if the patio remains in the current design location, residents asked if the patio could be screened from Ridgewalk Parkway by employing a wall of solid construction or adding heavier landscaping and trees to absorb sound. **The owner's representative stated that there are mechanisms within their lease agreement with the proposed restaurant that give the owner the ability to force the tenant to reduce music levels in the event that their normal operating music becomes a nuisance to others. The team also agreed to discuss the design modifications proposed by the residents.**

2. Lighting - Another major concern included light trespass from new construction elements like light poles and signage spilling into the adjacent residential properties. **The development team acknowledged this concern and reminded residents that we must comply the city ordinance of 0.1**

**footcandles maximum light overflow past property our line, so the light trespass issue should not be exacerbated by this project.**

-Residents specifically cited issues with current signage from a nearby nail salon which apparently spills light into their homes and yards.

-They expressed concerns based on the fact that the elevation of the proposed site is at a significantly higher elevation than their own properties, making light trespass from light poles even more of an issue. **The design team acknowledged that the grade differential would be accounted for in the lighting design.**

-One resident suggested that the building employ LED lighting fixtures to possibly help with keeping light from spilling onto their property.

3. Trees - The topic of adding trees was also a high priority item in the discussion.

-Residents were troubled by the lack of proposed trees shown on the Ridgewalk Parkway side of the building. **The civil engineer explained the difficulty in planting quality (hardwood) trees on the steep slope, citing that once the trees began to mature, they would likely topple over.**

-They noted that adding trees between the proposed building and their own properties helps to mitigate and screen many of their other concerns like light trespass, noise pollution, and unseemly views.

-Residents reported that other nearby property developers had recently agreed to plant trees on the residence side of Ridgewalk Parkway in lieu of planting on their own commercial property.

4. Miscellaneous

-Residents seemed, in general, to like the aesthetics of the proposed building elevations, including the Ridgewalk Parkway elevation.

-Some residents expressed concerns with having the dumpsters on the sides of the building where they are in view from their side of Ridgewalk Parkway. **The development team pointed out that both dumpsters are enclosed within brick masonry walls designed with the same aesthetic quality as the building and one has landscaping in front of it.**

-Residents wanted to know what tenants would be coming into the building. **The owner discussed that details of the leases, including the restaurants, could not be released until after agreements were finalized and executed.**

Please contact me if you have any questions or concerns regarding this meeting.

Sincerely,  
LAI Engineering



Doug Day, P.E.  
Project Manager

LAI Engineering

Parkway Center • 1800 Parkway Place • Suite 720 • Marietta, GA 30067

770.423.0807 tel. • 770.423.1262 fax



March 14, 2014

Re: Notice of Public Input Meeting  
Variance Request on Outparcel 5 at the Outlet Shoppes at Atlanta  
Ridgewalk Parkway  
Parcel Number 15N17 001P  
V#118-14  
City of Woodstock

You are invited to attend a Public Input Meeting to learn about the variance application, V#118-14, submitted to the City of Woodstock.

We are requesting variances for a proposed 9,600 SF building located on Outparcel 5 at the Outlet Shoppes at Atlanta. The building will contain two sit down restaurants and 3 retail stores.

Variances are being requested for the following:

- Request to increase the build-to distance from 18' from the back of the sidewalk to 52' from the back of the sidewalk.
- Request to allow a dumpster on the side of a building.
- Request to allow any excessive parking beyond maximum code to be standard asphalt pavement to match proposed conditions and not porous pavement or pavers.
- Request to reduce tree density from the required 20 units per acre for properties greater than 1 acre to 15 units per acre.
- Request to increase maximum impervious percentage from 70% to a maximum of 73%.
- Request to remove requirement to plant a minimum 2" caliper tree 20' O.C. between the build-to line and the public right-of-way.
- Requesting relief from 7.948 Item 3, which states "Window areas shall not extend down to the floor line. A wall of not less than two (2) feet in height shall separate the floor from the bottom of the window frame"
- Requesting relief from 7.948 Item 5 which states "Buildings shall have no less than eighty (80) percent of the non-glass area of three (3) exterior sides faced with brick of a natural color and texture that simulates historic types of brickwork. If a building has more than four (4) planar areas, seventy-five (75) percent of these areas shall be faced in brick."
- Requesting relief from 7.948 item 6 which states "Multi-pane windows shall be used in individual window openings, rather than large glass sheets."
- Requesting relief from item 9.1.4 which states "All buildings must have a minimum of 50% clear glazing facing the public street."
- Requesting relief from item 9.1.5 which states "All buildings must have a minimum of one functional entry facing the public street."

During the Public Input Meeting we would like to brief you on the details of our variance application, give you an opportunity to view our variance application and to ask questions or express any concerns you may have regarding our variance request. We will do our best to answer any questions or concerns you have during the meeting.

The Public Input Meeting will be held at 7:00 on April 1, 2014 at The City of Woodstock's Magnolia Hall located at 108 Arnold Mill Rd., Building C, Woodstock, Georgia 30188.

If you cannot attend the meeting, but would like to talk with a representative of the Applicant before the meeting, please call Doug Day at 678-961-2419, or contact him via email at [dougday@laiengineering.com](mailto:dougday@laiengineering.com).

We look forward to seeing you at the meeting.

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2.	Schnepf, Thomas L. & Patricia R. 4144 DREAM CATCHER DRIVE WOODSTOCK, GA 30189				
3.	Cody, Kirk; David Cody, Donna Venable & Dana Adams BOX 1117 ROBBINSVILLE, NC 28771				
4.	BUDJAKO, MARK G & BUDJAKO, ELENA M 307 VALLEJO COURT WOODSTOCK, GA 30188				
5.	Chick-Fil-A, Inc. 5200 Bluffington Rd Atlanta, GA 30334				
6.	Kamel, Ehab Zaher 608 OVERHILL DRIVE WOODSTOCK, GA 30189				
7.	Manis, Kelli Reshea 612 Overhill Drive Woodstock, Ga 30189				
8.	MF Georgia II LLC 13860 Ballantyne Corporate Place Suite 130 Charlotte, Nc 28277				

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	Orr, Nancy J. 4117 DREAM CATCHER DRIVE WOODSTOCK, GA 30189											
	Gural, Anthony Allan & Mary A. 204 Freelon Lane Woodstock, Ga 30188											
	Parodi, Daniel S. & Kathleen 267 OLD ROPE MILL RD. WOODSTOCK, GA 30188											
	HERMSEN, PHILIP J & HERMSEN, JO A 212 FREELON LANE WOODSTOCK, GA 30188											
	Jacobs, Michael D. 109 Meridian Drive Woodstock, Ga 30188											
	KERLEY FAMILY HOMES AT MERIDIAN, LLC 750 CHASTAIN CORNER MARIETTA, GA 30066											
	Lamberg, Timothy H. & Lamberg, Heather R. 4115 DREAM CATCHER DRIVE WOODSTOCK, GA 30189											

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4.	Wade, Olivia J. P O BOX 695 WOODSTOCK, GA 30188	ATL										
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6.	Taylor, Alaric & Hargrove-taylor, Angela L. 4122 DREAM CATCHER DRIVE WOODSTOCK, GA 30189	ATL										
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3.	Heilman, Kaydene 606 OVERHILL DRIVE WOODSTOCK, GA 30189											
4.	Grayson, William J. & Jacqueline 804 Honey Springs Drive Woodstock, Ga 30189											
5.	Gilderbloom, Mark & Linda Sue 216 FREELON WAY WOODSTOCK, GA 30188											
6.	Franklin, Monika & Franklin, Robert 4118 DREAM CATCHER DRIVE WOODSTOCK, GA 30189											
7.	Figuroa, Virgil & Figueroa, Renee Sunshine 4154 DREAM CATCHER DRIVE WOODSTOCK, GA 30189											
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3.	Landsiedel, Gary Todd & Wendy Landsiedel 4130 DREAM CATCHER DRIVE WOODSTOCK, GA 30189											
4.	LESSNER, MICHAEL F LESSNER, SHERRY F 210 FREELON LN WOODSTOCK, GA 30188											
5.	Guba, Denise Angela 820 Honey Springs Drive Woodstock, Ga 30189											
6.	Herber, Douglas M. & Herber, Christine L. 4129 DREAM CATCHER DRIVE WOODSTOCK, GA 30189											
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3.	Tierney, Lawrence P. & Tierney, Constance A. 4146 DREAM CATCHER DRIVE WOODSTOCK, GA 30189											
4.	Szymanski, Jolynne & Szymanski, David S. 4134 DREAM CATCHER DRIVE WOODSTOCK, GA 30189											
5.	Smith, Ronnie L. & Gayle G. 301 Fendley Road Elijay, Ga 30536											
6.	Settendown Partnership, Llc 211 MORNING MIST WAY WOODSTOCK, GA 30189											
7.	STEGALL, DON STEGALL, ELAINE 111 MERIDIAN DR WOODSTOCK, GA 30188											
8.	Smith, Mary Elizabeth 822 Honey Springs Drive Woodstock, Ga 30189											

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3.	Montclair @ Ridgewalk Homeowners Association, Inc P O BOX 971 WOODSTOCK, GA 30188											
4.	Newsome, Kevin R 1050 Mullinax Road Jasper, Ga 30143											
5.	Lawrence, Keith A. 4124 DREAM CATCHER DR. WOODSTOCK, GA 30189											
6.	Secretary Of Veterans Affairs 2375 N Glenville Drive Richardson, Tx 75082											
7.	IRIZARRY, JUAN R IRIZARRY, ELIZABETH JAMES 110 MERIDIAN DRIVE WOODSTOCK, GA 30188											
8.	KERLEY FAMILY HOMES AT HR, LLC 750 CHASTAIN CORNER ROAD MARIETTA, GA 30066											

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3.	Robbins, Denise W. & Gerald J. 4121 DREAM CATCHER DRIVE WOODSTOCK, GA 30189											
4.	Ridgewalk Holdings, Llc 2550 HERITAGE CT, STE 206 ATLANTA, GA 30339											
5.	Cleveland, Lantz P. & Cleveland, Amy N. 814 HONEY SPRINGS DR. WOODSTOCK, GA 30189											
6.	Carter, Kathy L & Edward F Jr 4126 DREAM CATCHER DRIVE WOODSTOCK, GA 30189											
7.	Bridgepointe Bridges, Llc 100 PRESTON GLEN CIRCLE #106 CANTON, GA 30114											
8.	Flynn, Michael R. & Flynn, Pegeen E. 704 PINE BLUFF COURT WOODSTOCK, GA 30189											

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2.	Atlanta Outlet Shoppes, LLC 5000 Hakes Drive Suite 500 Muskegon, MI 49441											
3.	Blankenship, Lynette 616 Overhill Drive Woodstock, Ga 30189											
4.	Baglietto, Ernie V. & Irma G. 610 OVERHILL DRIVE WOODSTOCK, GA 30189											
5.	Frantz, Byron H. & Jean A. 4138 DREAM CATCHER DRIVE WOODSTOCK, GA 30189											
6.	Bank Of North Georgia 8025 Westside Parkway Alpharetta, Ga 30004											
7.	Akb Investments, Lic & Tvk Investments, Lic MARVIN F. POER & COMPANY 4 EAST EXECUTIVE PK, SUITE 100 ATLANTA, GA 30329											
8.	Alta Wood Partners, Lic Marvin F. Poer & Company ATTN: DEPT. RAV 4 EAST EXECUTIVE PARK, STE 100 ATLANTA, GA 30329											

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