

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

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August 26, 2014

VIA EMAIL: kcoulborn@woodstockga.gov

AND REGULAR MAIL

Ms. Katie Coulborn, Long-Range Planner
City of Woodstock
12453 Hwy 92
Woodstock, GA 30188

Re: Application of Carriage Woodstock, LLC for rezoning and variances pertaining to a ±5.95 acre tract, Land Lots 781, 803 and 804 of the 15th District, Tax Map 15N10, Parcel 011, Cherokee County, Georgia (Z#075-14, Kia).

Dear Katie Coulburn:

On August 21, 2014, I conducted a public participation meeting at Magnolia Hall. I sent a letter to the neighboring property owners based upon the list generated by the city. I also reached out personally to the management company for the Brookshire Homeowners Association. Approximately 50 people attended the meeting. Attached is a list of the individuals that signed in as requested. Almost all of the participants were from Brookshire.

The neighbors were given a presentation about the proposed development and the requested variances. Following is a list of the concerns raised by the neighbors and our response:

- 1) The biggest concern had to do with traffic. The neighbors believe there is currently a traffic problem and they do not want any development that will make the traffic situation worse. We responded that we have engaged a traffic engineer to complete a traffic study and that his study would include traffic generated by the apartment complex under construction. The neighbors were also informed that the other potential uses for the property would create a lot more traffic volume, especially at peak traffic times.
- 2) The neighborhood didn't want to be bothered by light and noise. My client will agree to LED downcast lighting that will be dark sky compliant. Carriage will also agree that there will not be any outdoor speakers or pager system. Noise is also not a problem because the service area is located 18 feet below the grade of Ridgewalk Parkway.

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Ms. Katie Coulborn, Long-Range Planner
City of Woodstock
August 26, 2014
Page 2

3) The neighbors were concerned about the potential environmental impact of the car related business. Carriage Kia will be a state of the art run service facility with recycling of any used oil or fluids and proper storage of new fluids in double walled tanks of other environmentally responsive manner. The site will have proper stormwater controls that will include a water quality feature. The neighbors believe the property is close to the Little River and the Rope Mill Park and Corps of Engineer Land. In reality, the property is not very close to either of those features and will not negatively impact them.

We will continue to have a dialogue with the Brookshire subdivision and will attend their HOA meeting next week. As it relates to traffic, my client is willing to meet with the city and the apartment developer to determine if there is any way to assist in resolving a current traffic issue that Brookshire residents have complained about.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



Parks F. Huff
phuff@slhb-law.com

PFH/dvm
Attachment
cc: Carriage Woodstock, LLC

SIGN-IN SHEET

Applicant: Carriage Woodstock, LLC
Public Informational Meeting
August 21, 2014 beginning at 7:00 p.m.

NAME	MAILING ADDRESS	PHONE #	E-MAIL
PAUL ARTERBURY	356 SANTA ANITA AVE.	321-239-9473	paularterbury@yahoo
Larry & Rosemary Newman	203 Whaleyway Cir.	770-591-9677	
MARK HUBBARD	124 WILSON HILL CIR	770-283-9873	MARK.HUBBARD@GMAIL.COM
MARY & GARY SNOW	111 WHC	678-770-9774	USMAILMOM8419@YAHOO.COM USMAILMOM YAHOO.COM
Lisa Wayne	935 Castleton PL	678-445-0424	lisajean193@gmail.com
Jane Healey	411 Keeneland Terrace	678-408-9133	Jane.Healey@comcast.net
BOB LEFEMINE	207 CASTLETON CT	735L-7673	BLEFEMINE@COMCAST.NET
Jonathan & Carol Witz	102 Whirlaway place	678 744 9254	
Chuck Blewins	520 Keeneland ave	4/408-0180	crblew@gmail.com
Michael Pons	602 Keeneland Ter	4 441-2391	mikepons99@hotmail.com
Sam Neely	106 Gainesway Dr.	7 880 5556	sehnol.p@yahoo.com
Matt Henley	580 Ashland Parkway		
Dennis Adrich	518 2	770-231-2663	
Matthew Spence	210 Gainesway Park	770-721-9251	mbspence767@gmail.com
Chadlean Spencer	302 Gainesway Tr		Chadlean.Spencer@gmail.com

