

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.

JOEL L. LARKIN

PARKS F. HUFF

JAMES A. BALLI

ADAM J. ROZEN

SUITE 100

376 POWDER SPRINGS STREET

MARIETTA, GEORGIA 30064-3448

770-422-7016

TELEPHONE

770-426-6583

FACSIMILE

WWW.SLHB-LAW.COM

December 28, 2016

VIA REGULAR MAIL

Ms. Katie O'Conner
Senior City Planner
City of Woodstock
12453 Hwy 92
Woodstock, GA 30188

Re: Application of Longleaf Communities, LLC. to amend zoning conditions for property located in Tax Map 92N06, Parcels 045 and 046, City of Woodstock, Georgia.

Dear Ms. O'Conner:

On December 22, 2016, I conducted a public participation meeting at Magnolia Hall. Attached is a list of those who attended the meeting. Those who attended were shown renderings of the proposed building and a revised site plan. Two attendees lived in the Hedgewood community and they were supportive of the development except commented that parking is a continuing issue downtown that needs to be addressed. Other attendees live in Serenade with two attendees directly adjoining the development. They had concerns about how the buffer would be planted and whether trees on the boundary line could be saved. They were told that the developer would plant a dense evergreen buffer which would create an opaque barrier. A privacy fence was discussed and it isn't determined whether a privacy fence would be installed and whether it would be helpful. Generally, everyone understood that the proposed development is already zoned and that the proposed zoning modifications do not really change the proposed development. The applicant agreed to meet with the Serenade HOA at their regular meeting in January to inform the entire community of the proposed development. Please contact me if you have any questions regarding this meeting.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



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Parks F. Huff
Attorney for Applicant
phuff@slhb-law.com

PFH/sfw
Enclosures
cc: Longleaf Communities, LLC.

