

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

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November 11, 2014

**VIA EMAIL AND
REGULAR MAIL**

Ms. Katie Coulburn, Planner
City of Woodstock
12453 Hwy 92
Woodstock, GA 30188

Re: Application of RH&A Properties 1, LLC to rezone a ±10.23 acre tract, Land Lot 1209 and of the 15th District, Tax Map 15N18, Parcel 22, from Downtown GC to GC, City of Woodstock, Georgia.

Dear Ms. Hart:

On November 4, 2014 at 7:00 p.m. I conducted a public participation meeting relating to the above-described rezoning application. The meeting was held at Reliable Heating and Air's current location located on the north side of Highway 92, a few hundred feet east of the subject property. Approximately sixty (60) people attended the meeting to learn about the rezoning proposal. Almost everyone in attendance reside in or own rental property in the Stonecroft subdivision which is located adjacent and to the south of the subject property. The neighbors were very concerned about the impact the development could have on them.

They were informed that the property is currently zoned DT-GC which allows for a multitude of uses including heavy truck and automotive repair. Most of those in attendance recognized that there are a lot of more intensive uses that could go on the property as currently zoned as compared to the proposed use as a combination administrative office, call center, warehouse and dispatch center. The proposed 50,000 square foot building will include approximately 22,000 square feet of warehouse and 28,000 square feet of office and call center space. The deliveries of equipment and materials occur typically from 9:00 am to 5:30 pm during the week. Most deliveries are via large box trucks, not tractor trailers.

The neighbors wanted to understand the parking request for 200 parking spaces. There are between 80 and 90 people working in the office and another 30 in the warehouse for a total onsite employment of 120 people. Additional parking is needed for public parking, storage of Reliable work trucks and parking for the 200 or more service technicians that may come and go to pick up a work vehicle. Because training of technicians occurs on site, parking is needed to accommodate these needs also.

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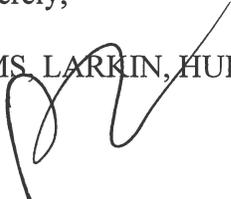
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Reliable is also aware of the neighbors' concerns regarding lighting and is willing to agree to install downcast lighting that is dark sky compliant to limit any light intruding into the residential community. It should be noted that the applicant will have a 75 foot undisturbed buffer adjacent to the Stonecroft subdivision. Additionally, Stonecroft has a buffer on its property of approximately 75 feet, making the total separation between the two uses almost 150 feet of undisturbed area.

Attached is a list of those in attendance at the meeting. Please contact me if you have any questions or concerns.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP


Parks F. Huff
phuff@slhb-law.com

PFH/dvm
Attachments

cc: Reliable Heating & Air (via email w/ attachments)

SIGN-IN SHEET

Applicant: Reliable Heating & Air
Public Informational Meeting
November 4, 2014 beginning at 7:00 p.m.

NAME	MAILING ADDRESS	PHONE #	E-MAIL
Margie Greene	273 Manley Ct	770-592-0890	
Eileen Kasper	680 Bedford Ct		
Mary Joane	633 Bedford Ct	678-494-8454	
Mona Darrell	629 " "		
Arash Dandani	225 Manley Ct		
Jennifer Black	617 Bedford Ct	7705172472	
Barbara Chambers	613 BEDFORD CT	770 826 6499	
Carolyn Eudy	649 Bedford Ct (Wstock)	770/924-3339	
Charles Coar	2020 Exeter Ct, Cumming, GA	30041 (678) 408-1275	
Maiya-Burmeister-Leav	" "	" "	
Emily Turner	693 Bedford Ct	770-888-770-888-870x	
Christopher Sands	257 Manley Ct.	(484)388-1220	

SIGN-IN SHEET

Applicant: Reliable Heating & Air
Public Informational Meeting

November 4, 2014 beginning at 7:00 p.m.

NAME	MAILING ADDRESS	PHONE #	E-MAIL
Jean Wood	1001 Wiley Bridge Rd	770-363-1118	
Theresa Warwick	602 Bedford Ct	678-927-6513	
Barb Russell	207 Manley Court	404-403-5008	barbarussell@gmail
Anneke Lindberg	683 Bedford Court		annekelindberg@bellsouth.net
Candi Zolun	687 Bedford Ct	770-572-6588	coldwellbanker candi.zolun@att.net -com
JAMES DAVE	691 Bedford Ct.	(404) 396-9383	
Erika Dame	691 Bedford Court	404-606-9354	belladama@gmail.com
Amy Zolun	687 Bedford Court		
Curtis Potts	730 Bedford Court	404-324-0178	custo-a_potts@yahoo
Mallori Hecht	730 Bedford Court	706-540-4652	mallori.hecht@gmail.com
Ardi Soto	106 Manley Ct.	404-426-7587	
Sara Li	696 Bedford court	404-545-0728	labbensen@mac.com
Elizabeth Robinson	228 Manley Ct.	7-924-8223	
Wicki Scott	213 Manley Ct	4-395-2124	wicki.scott10legmail.com
Taneane Johnston	600 Bedford Ct.	404-434-0214	namom2@ mindspring.com

Name	Address	Phone	email
Sarah Oliver	281 Manley Ct.	710870 4184 404 883 1763	sarahthames@gmail.com Drews @weedmanrosswell.com
Andrew Oliver	281 Manley Ct		
ALAN WENDSMA BERTHOIT	223 MAULEY CT.	(7) 377-2567	
Juan Alejandro Dupre	gatmanley ct	404-644 9622	
Jila Ali	293 Manley Ct	404-307-0594	Jilali171 @yahoo.com
Brenda Croftree	701 Redford Ct	404-513-4937	wsetbrnd8805@aol.com
Kate Hayes	251 manley ct	6786995347	
DEBRA Churchwell	109 MANLEY CT.	770517-8356	
Rodney Churchwell	109 Manley Ct.	770 517 9256	

SIGN-IN SHEET

Applicant: Reliable Heating & Air
Public Informational Meeting

November 4, 2014 beginning at 7:00 p.m.

NAME	MAILING ADDRESS	PHONE #	E-MAIL
Peggy Higgins	689 Bedford Ct.		phh689@yahoo.com
Judith Alley	201 Bedford Ct	720-517-3398	
Mary Wood	705 Bedford Ct	770-356-9871	wood6659@bellsouth.net
Bob Walker	" "	" "	
Scott Carter	PROPERTY MANAGER	770-517-7743	CARTERCOMMUNITIES.COM
Diane Staubus	738 Bedford Ct	678-687-2866	dstaubus@bellsouth.net
Nathalie Jegg	606 Bedford Ct	404-510-6000	NathalieJegg@yahoo.com
Eula Schad	618 Bedford Ct	678-445-1965	
Merion Maloney	728 Bedford Ct	404-394-9047	
Sharon Hardy	738 Bedford Ct	678-445-6321	
Jack Brown	655 BEDFORD CT	(7)715-0123	brow8019@bellsouth.net
Elissa Larson	604 Bedford Ct.	(7)843-8192	elissal Larsonremax@gmail.com
Rebecca Martin	658 Bedford Ct. 30188	(6)445-4455	becca6582003@yahoo.com
Amanda Ripley	698 Bedford Ct	678 371 5795	amandari@ipley2@aol.com
Carol Colvard	263 Manley Ct	904 226 7227	edcolvard@aol.com
Krist Jennifer Voigt	216 Manley Ct.	770.545.2623	Kaposta1@gmail.com
W. HUGHES	763 Bedford Ct	770-928-8815	woodstock_ga30188

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Natalie Norman 311 Manley Court 404-580-2100 norman.natalie@gmail.com

MIKE TOOKER 221 MANLEY COURT ---

Ben Tucker 221 MANLEY CT 678-445-244 ---

Rebecca Smith 1001 Stonewall Lane 770)712-3775 ---

→ Robert Sheehan 113 Manley Court 404-538-5476

→ Stephanie Ard 257 Manley Ct.

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