

July 31, 2015

Ms Katie Coulborn
City of Woodstock
12453 Hwy 92
Woodstock, GA 30188

Via Email and Regular US Mail

RE: V#130-15, SWC Of Hwy 92 and Stonecroft Lane

Dear Ms. Coulborn,

We held the Public Input Meeting, for the above referenced variance application, on July 29, 2015 from 7:00pm to 9:00pm. The location was the Keller Williams offices 220 Heritage Walk, Suite 101 Woodstock, GA 30188. Sign-in sheets were available and we felt most people did sign the sheets as asked. We collected a total of 19 signatures. Also in attendance were Bill de Saint Aubin, architect with Sizemore Group and Jim LaVallee the applicant.

The majority of those in attendance live in the Stonecroft subdivision to the immediate south of the project. Issues discussed included the following:

- 1) The red light does not activate for cars waiting to turn on the south side of Hwy 92 and Stonecroft Lane. This creates an issue for morning rush hour traffic. The residents feel the proposed building would add to this problem and there was opposition to more traffic. It was mentioned that this seems like a Public Works issue that could be resolved with proper signaling. In addition the applicant wants to note that the office building and the neighborhood are on opposite commuting patterns. In the morning the neighborhood is exiting the neighborhood using the north bound lane of Stonecroft; while the arriving office workers will be using the southbound lanes to arrive at the propose building. The reverse would be true in the evening. Thus, it would seem that there would be minimal additions to wait times at the light, even if the signaling issues were not resolved. With proper signaling the current wait time would be reduced.
- 2) There was some concern about the placement of the real estate company sign. Some residents thought a new sign was going to suggest there is no subdivision at the end of Stonecroft Lane. A joint monument sign at Hwy 92 was discussed as a possible solution calling attention to both the office and neighborhood.
- 3) There was support for a Greenway trail head at the rear of the applicant's site, as shown on the proposed site plan. There was some opposition to striped street parking as some residents felt it would bring more users, and their cars to the available parking, and that would result in crime to the neighborhood and/or cause traffic congestion for the residents.

- 4) The sidewalk and trees as shown on the applicant's plan were a positive feature that everyone seemed to like and they would be consistent with the current zoning. The neighborhood would like to make sure the new sidewalk on the west side of Stonecroft Lane connects with the existing sidewalk on Hwy 92. Applicant agrees with this.
- 5) There was a request that exterior site lighting be of the type that minimizes ambient light off-premises. Applicant agrees with this.
- 6) There were questions about the placement of a dumpster. Applicant is going to have the site plan updated to reflect a dumpster location.
- 7) There is a consensus of the Stonecroft neighbors that on street parking will cause a congestion and safety issues. The residents noted that the police routinely pull over motorist that speed on Hwy 92 in an east bound direction. The offender and officer turn onto Stonecroft Lane and park, not far from the intersection with Hwy 92. Other people coming to the neighborhood routinely come around the corner, making a similar right hand turn, at relatively fast rates of speed. This causes a dangerous situation. The Stonecroft neighbors believe that any on street parking makes this situation worse. The applicant believes solutions to this problem would include discussing the matter with the Woodstock PD to request that the officers pull further down the street and employing some traffic calming measures. According to the Institute of Traffic Engineers (ITE), www.ite.org, traffic calming measures such as making the pavement narrower at the intersection or center island narrowing, would help slow the autos that make a quick turn at the intersection. There was also opposition to on street parking because the Stonecroft owners felt it would lead to a traffic jam at rush hour and school buses would not be able to come down the street. The applicant feels that even with diagonal on-street parking, on both sides of Stonecroft Lane, there is still a 24 foot wide unencumbered roadway, and the current 39 feet width is excessive for a two lane road
- 8) There was a suggestion that a roundabout might be installed just before the entrance to the residential neighborhood. The applicant does not believe there is enough land to install this feature, especially taking into consideration all the other factors that limit the buildable area of the site.

We believe this summarizes all the key points. Several items discussed are already in agreement between the applicant and neighbors. They key point is the on-street parking. Applicant noted that the on-street parking is only for the weekly, Tuesday Meeting that happens from 11:00am to 12:00pm. Applicant believes this is an ideal time, in that it does not conflict with rush hour traffic patterns. In fact the majority of the time the applicant is likely to use about 1/2 of the total parking requested so the typically daily traffic volume will be much less than suggested by the parking total. Applicant is working on alternatives that can reduce the off-site parking, and has committed to send this out to the neighbors as soon as possible, and have a follow-up meeting if possible.

Sincerely,



Jim LaVallee