

SAMS, LARKIN, HUFF & BALLI  
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS F. HUFF  
JAMES A. BALLI

SUITE 100  
376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

770•422•7016  
TELEPHONE  
770•426•6583  
FACSIMILE

ADAM J. ROZEN

WWW.SLHB-LAW.COM

May 17, 2016

**VIA EMAIL AND  
REGULAR MAIL**

Ms. Tania Celis Leyva, Planner  
City of Woodstock  
12453 Hwy 92  
Woodstock, GA 30188

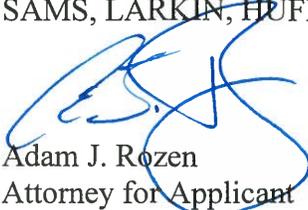
Re: Conditional Use Permit and Variance Application of REO Funding Solutions III, LLC, Property located in Tax Map 15N12, Parcels 270, 271, 272 and 273, City of Woodstock, Georgia (V#138-2016).

Dear Tania:

Attached is the amended Public Hearing Application for REO Funding Solutions III, LLC and amended site plan. I have also enclosed a revised Public Input Plan due to the scrivener's error in the previous plan. Please let me know if you need any additional information. Thank you for your time and assistance.

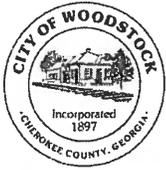
Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP

  
Adam J. Rozen  
Attorney for Applicant  
[arozen@slhb-law.com](mailto:arozen@slhb-law.com)

AJR/dvm  
Enclosures

cc: REO Funding Solutions III, LLC



**CITY OF WOODSTOCK**  
**Application for Public Hearing**  
**AMENDED**

**Important Notes:**

1. Please check all information supplied on the following pages to ensure that all spaces are filled out accurately before signing this form. This page should be the first page of your completed application package.
2. All documents required as part of the application package shall be submitted at the same time as the application. Incomplete application packages WILL NOT BE ACCEPTED.
3. Please contact the Planning and Zoning Division of the Community Development Department at 770-592-6050 if you have any questions regarding the application package, this application or the public hearing process.

Contact Person: Parks F. Huff Phone: (770) 422-7016

**Applicant's Information:**

Name: REO Funding Solutions III, LLC

Address: 1170 Peachtree St. NE, Suite 1150 Phone: \_\_\_\_\_

City, State, Zip: Atlanta, GA 30309 Fax: \_\_\_\_\_

**Property Owner's Information:** X same as above

Name: REO Funding Solutions III, LLC

Address: 1170 Peachtree St. NE, Suite 1150 Phone: \_\_\_\_\_

City, State, Zip: Atlanta, GA 30309 Fax: \_\_\_\_\_

**Requested Public Hearing (check all that apply):**

Annexation

Conditional Use Permit

Rezoning

Comprehensive Plan Amendment

Variance

Other: \_\_\_\_\_

**STAFF USE ONLY:**

Case: \_\_\_\_\_ # \_\_\_\_\_ - \_\_\_\_\_

Received by: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Date: \_\_\_\_\_

**PUBLIC HEARING SCHEDULE:**

Public Input Meeting: \_\_\_\_\_

DPC Meeting Date: \_\_\_\_\_

Planning Commission: \_\_\_\_\_

City Council: \_\_\_\_\_

Other: \_\_\_\_\_

**Property Information:**

Location: North side of Highway 92, west of Sharon Way

Current Zoning: GC - Parkway Overlay Total Acreage: 2.57  
 270, 271,

Tax Map #: 15 N 12 Parcel #: 272 & 273 Future Development Map Designation: CVC  
 R-3C - Parkway

Adjacent Zonings: North Overlay South GC East GC West HI - Hwy 92 Overlay

**Applicant's Request (Itemize the Proposal, including code sections for Variance requests):**

Request for CUP and Variances for a hotel. 1) Reduce Hwy 92 streetscape landscape buffer from 40' to 20'; (Sec. 7.929); 2) Reduce rear zoning buffer adjacent to single family attached from 75' to 20' from back of curb; (Sec. 7.928); 3) Reduce side zoning buffer adjacent to single family attached from (75') to 0' along western property line; (Sec. 7.928); 4) Reduce side zoning buffer adjacent to commercial from 40' to 25' from access easement; (Sec. 7.928); 5) To allow for the building to exceed the maximum height of 40' for a maximum of 48'; (Sec. 7.928); 6) Reduce the minimum square footage of common area lobby from 1,000 sq. ft. to 532 sq. ft. with over 1,200 sq. ft. of additional connecting common entrance space; (Sec. 7.506(10)); 7) Reduce the minimum percentage of brick requirement on three sides from eighty percent (80%) to an overall four sided sixty-five and one half percent (65.5%); (Sec. 7.968 (5)).

**Proposed Use(s) of Property:**

Hotel

**Infrastructure Information:**

Is water available to this site?  Yes  No Jurisdiction: Cherokee County

How is sewage from this site to be managed?

Cherokee County Water and Sewer

Will this proposal result in an increase in school enrollment?  Yes  No

If yes, what is the projected increase? N/A students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home		0.287	

**Traffic Generation:**

If a traffic study is not required as part of this application, complete the following charts to estimate traffic generated by the proposal. Information for additional residential and all commercial/industrial development shall follow the summary of ITE Trip Generation Rates published in the Transportation Planning Handbook by the Institute of Transportation Engineers.

What is the estimated number of trips generated? 997 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome		9.57	
220	Apartment		6.63	
310	Hotel	122 Rooms	8.17	997

- A unit for residential purposes is equal to one residential unit. For commercial/industrial uses it is defined in the ITE table, but most often is equal to 1,000 square feet of floor area for the use specified.

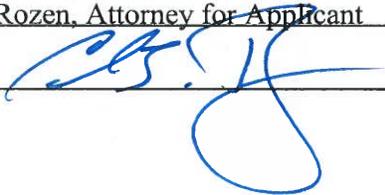
**Authorization:**

Upon receipt of the completed application package, the Community Development Department shall notify the applicant of scheduled date, times, and locations of the public meetings/hearings. The applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

This form is to be executed under oath. I, Adam J. Rozen, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 13<sup>th</sup> day of MAY, 20 16.

Print Name Adam J. Rozen, Attorney for Applicant.

Applicant Signature 

## PUBLIC INPUT PLAN

COMES NOW, REO FUNDING SOLUTIONS III, LLC to file this Public Input Plan as an amendment to its Public Hearing Application for a conditional use permit (“CUP”) related to property located on the northern side of Highway 92, west of Sharon Way. The Applicant will implement the following plan in order to inform the community of the development proposal and to create a dialogue with the surrounding residents and the effected government entities.

1.

The Applicant will mail notices to all property owners within 500 feet and three (3) parcels deep of the subject property, as well as to all Homeowners Associations and respective Board Members within 500 feet, and invite them to the Public Input Meeting. Said letter shall be mailed at least fourteen (14) calendar days prior to the Public Input Meeting and shall be mailed to all property owners based upon the Cherokee County Tax Assessor records.

2.

The notice of the Public Input Meeting will include a summary of the Applicant’s CUP and variance requests and a plat of the proposed development.

3.

The Applicant will submit to the Department of Planning and Economic Development a copy of the notices and a list of the property owners so served.

4.

The Public Input Meeting shall occur prior to the Planning Commission Meeting and a summary of the results of this meeting shall be sent to the Department of Planning and Economic Development.

5.

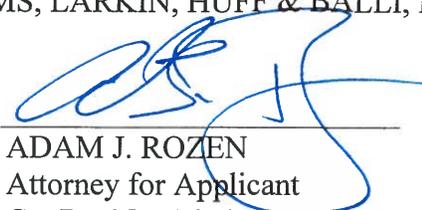
The Applicant will continue a dialogue with the respective City departments regarding transportation and other issues relating to the proposed CUP and variances.

6.

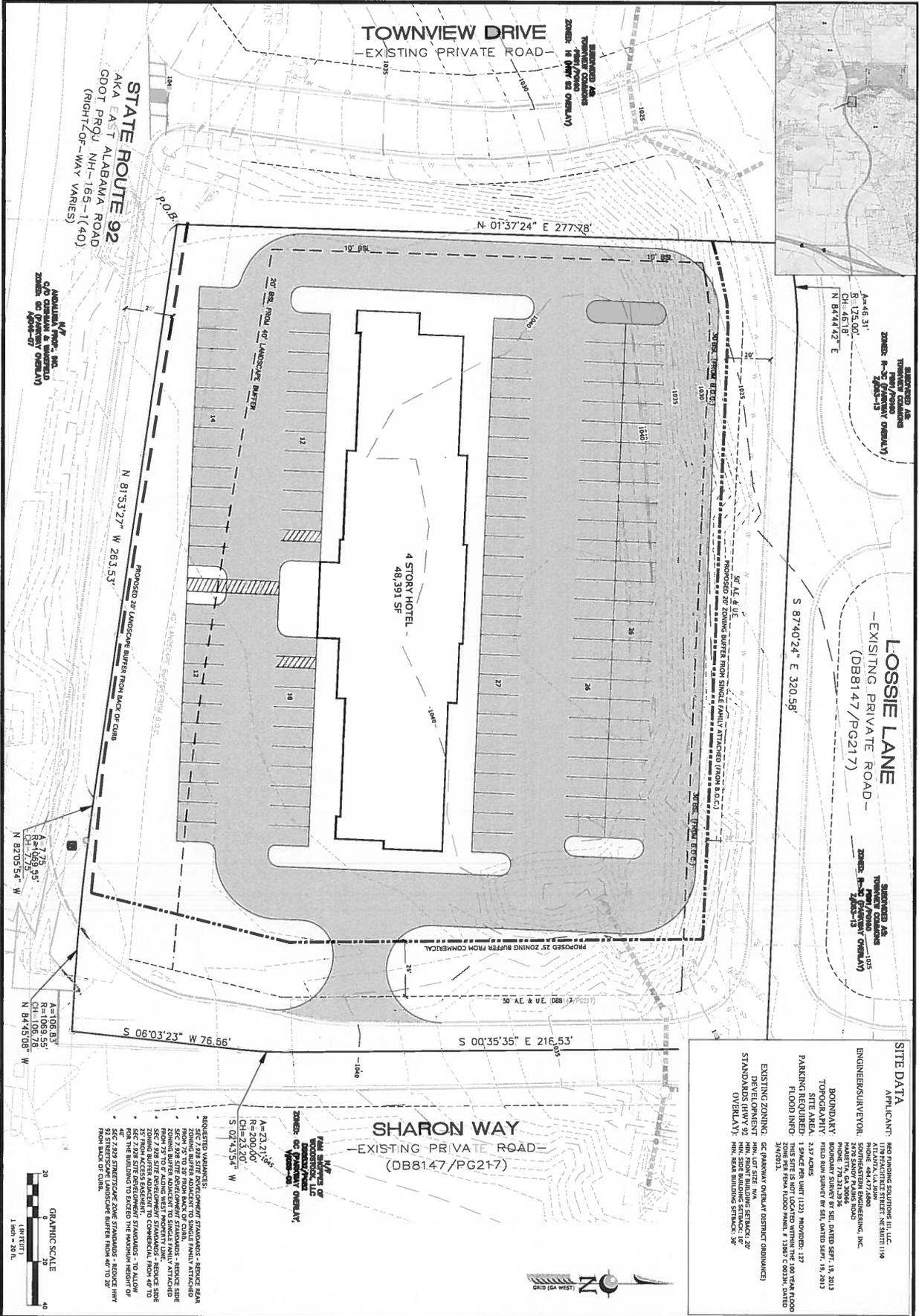
REO Funding Solutions III, LLC proposes development of a hotel consistent with development in the area and will be less intensive than other commercial developments currently permitted; therefore its impact on the surrounding community is minimal. The notice of the Public Input Meeting as described above will adequately notify those parties who are interested in the development. The Applicant will adjust its Public Input Plan consistent with the feedback it receives during the CUP and variance request process.

Respectfully submitted this 15<sup>th</sup> day of May, 2016.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 

ADAM J. ROZEN  
Attorney for Applicant  
Ga. Bar No. 161610



**SITE DATA**

**APPLICANT:** REO FUNDING SOLUTIONS III, LLC  
1175 PEARLSTONE STREET, SUITE 101  
PHOENIX, AZ 85016  
PHONE: 484.477.6800

**ENGINEER/SURVEYOR:** SOUTHEASTERN ENGINEERING, INC.  
1175 PEARLSTONE STREET, SUITE 101  
PHOENIX, AZ 85016  
PHONE: 484.477.6800

**BOUNDARY:** FIELD RUN SURVEY BY S.E.I., DATED SEPT. 15, 2013

**TOPOGRAHY:** FIELD RUN SURVEY BY S.E.I., DATED SEPT. 15, 2013

**SITE AREA:** 3.57 ACRES

**PARKING REQUIRED:** 1 SPACE PER UNIT (221) PROVIDED: 27 FLOOD INFO: 3/4/2013.

**EXISTING ZONING:** GC (PARKWAY OVERLAY DISTRICT ORDINANCE)

**DEVELOPMENT STANDARDS:** MIN. SIDE BUILDING SETBACK: 20' (OVERLAY); MIN. FRONT BUILDING SETBACK: 20' (OVERLAY); MIN. REAR BUILDING SETBACK: 20' (OVERLAY).

© COPYRIGHT 2016 | SOUTHEASTERN ENGINEERING, INC. THIS DRAWING AND ITS REPRODUCTION ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

<p><b>SOUTHEASTERN ENGINEERING, INC.</b> 4150 W. HIGHLAND AVE., SUITE 100 PHOENIX, AZ 85034 TEL: 480-477-6800 WWW.SEIENGINEERING.COM</p>	<p><b>REO FUNDING SOLUTIONS III, LLC</b> 1170 PEACHTREE STREET, NE SUITE 1150 ATLANTA, GA 30309 PH. 404-477-6800</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>ISSUED DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	ISSUED DESCRIPTION	DATE												
	No.	ISSUED DESCRIPTION	DATE														
<p><b>ZONING SITE PLAN</b> WOODSPRING SUITES WOODSTOCK PROJECT LOCATED IN: LL 1219 OF THE 15TH DISTRICT CITY OF WOODSTOCK GEORGIA</p>	<p>Project No.: 001-16-043 Designed By: NAD Date: 5/20/2016</p>	<p>APPLICANT: REO FUNDING SOLUTIONS III, LLC PROJECT: WOODSPRING SUITES WOODSTOCK</p>															

