



2470 Sandy Plains Rd
Marietta, GA 30066
Phone (770) 321-3936
Fax (770) 321-3935
nadrian@seengineering.com

December 22, 2016

VIA EMAIL

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

Re: Variance and Condition Amendment Application Z#094-16 Public Input Meeting Report

Dear Ms. Leyva

The original meeting scheduled for November 30th, 2016 was not held and was rescheduled. A notice was posted at the door of The Chambers at City Center Building, the original meeting location, as to the change of time and venue. Enclosed is a picture of the posting. New meeting invitations were sent to inform the adjacent property owners of the new meeting time and location with adequate prior notice of the meeting change.

Notices were sent to 113 addresses retrieved from the Woodstock GIS system / Tax parcel records. A list of these names and addresses is also enclosed in this report. The Stonecroft neighborhood HOA was also notified and a Phone conversation with Paul Peterson (HOA President) was conducted on November 28th, 2016 related to this application.

A public input meeting was successfully held on the evening of December 20th, 2016 at 7:00pm at Magnolia Hall in Woodstock, GA.

The following individuals were in attendance at the meeting:

Angela A Linder
Margaret Clark
Elizabeth Dakota
Rhonda Fields
Barbara Chambers
Rebecca Smith
Peggy Higgins

The meeting began with an overview of the project, the sites current zoning, the Highway 92 overlay and how it allows for attached residential units. A mounted full size site plan was referenced during this discussion. Lastly, we discussed all of the variances and condition amendments and the reasoning behind requesting the variances and condition amendments.

Following the presentation the meeting was open to question and answers. Some of the problems and concerns that were addressed included:

There was concern of the traffic increase onto Stonecroft Lane the neighborhood would cause. The revised site plan was shown indicating that the connection across the creek on site will not be built and only the 7 homes located directly on Stonecroft Lane would have access to it. The meeting attendees were satisfied that would address their concern.

There were questions regarding the impacts to the creek. It was explained that the buffers on site would remain intact and that since this creek is listed as an impaired stream additional BMPs would



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be required during construction. All requested impacts to the City Stream Buffer would be limited to grading and site walls and would be replanted post construction with a variety of native vegetation. The meeting attendees were satisfied that proper precautions would be taken and that because of the stream buffers a large portion of the site would be greenspace, especially along the southern property line that abuts the Stonecroft neighborhood.

The requested reduction in the 75' Zoning buffer was discussed. The attendees seemed to agree that since the building setback will remain and the greenspace belonging to the Stonecroft HOA would leave and adequate buffer against the existing neighborhood. In addition, the creek that runs east-west will also provide a buffer from the majority of the proposed units.

The size the townhomes were discusses along with building materials and price range was discussed. There was a question regarding the condition amendment #3 removing the requirement to have the architecture consistent with the commercial building previously proposed. It was explained that since we are building townhomes the architecture could not be the same and that the overlay requirements would still be in effect for the property. The meeting attendees understood that clarification.

In summary, the meeting attendees indicated that they would rather see the property used as a residential site over a commercial use.

There were no issues or concerns that the applicant was unwilling to address.

Please accept this report summary of the Public Input Meeting. If you have any questions or need additional information please let me know.

Sincerely,

Nathan Adrian
Land Planner
Southeastern Engineering, Inc.



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Adjacent Property Owners Notified

FIELDS, RHONDA MAE
109 MANLEY COURT
WOODSTOCK, GA 30188

IH3 PROPERTY GEORGIA, L P C/O INVITATION HOMES- TAX DEPT
1717 MAIN STREET
Dallas, TX 75201

SHEEHAN, ROBERT H JR
113 Manley Court
Woodstock, GA 30188

Milan Sebesta
111 Manley Court
Woodstock, GA 30188

Prieto, Tito M & Romero-Conde, Bertha
209 Manley Court
Woodstock, GA 30188

Henderson, Lisa
402 Towne Valley Dr
Woodstock, GA 30188

Scott, Vicki F
213 Manley Court
Woodstock, GA 30188

Norman, Natalie Marie
211 Manley Court
Woodstock, GA 30188

Barnes, Meredith
233 Manley Court
Woodstock, GA 30188

Tucker, Stephen D SR
3177 Carver Mill Road
Talking Rock, GA 30175

Duque, Juan A
277 Manley Court
Woodstock, GA 30188

Lindner, Angela J
225 Manley Court
Woodstock, GA 30188



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Wood, Jean B & Bradley, John D
1001 Wiley Bridge Road
Woodstock, GA 30188

Hayes, Katherine
251 Manley Ct
Woodstock, GA 30188

Williams, Beverly S
253 Manley Court
Woodstock, GA 30188

Stevens, Sandra L
8875 Positano Peak Ct
Las Vegas, NV 89148

Ard, Stephanie Karen
257 Manley Court
Woodstock, GA 30188

King, Gina Michelle
259 Manely Court
Woodstock, GA 30188

Chrenko, Jackie & Steve
261 Manley Court
Woodstock, GA 30188

Colvard, Carol Denise
263 Manley Court
Woodstock, GA 30188

Foley, Michal T
277 Manley Court
Woodstock, GA 30188

Coar, Charles
2620 Exeter Court
Cumming, GA 30040

Greene, Margie H
273 Manley Court
Woodstock, GA 30188

Ukeju O Chi-Ukpai Trust
110 Prominence Pointe Pkwy
#114-112
Canton, GA 30114

Rosenberg, Dannelle C
269 Manley Court
Woodstock, GA 30188



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Russell, Barbara Ann
267 Manley Court
Woodstock, GA 30188

KMG Energy LLC
3101 Crowheart CV
Austin, TX 78746

Bartlett, Jill and Christopher
655 Tabbystone St, NW
Marietta, GA 30064

Paperboy Enterprises, LLC
11765 Highland Colony Drive
Roswell, GA 30075

Brannon, Joyce G
285 Manley Court
Woodstock, GA 30188

Trustee for the 287 Manley Court Land Trust
4211 W. Culbreath Ave
Tampa, FL 33609

Hatch, Natalie M
289 Manley Court
Woodstock, GA 30188

Bersch, Jack & Ruth
291 Manley Court
Woodstock, GA 30188

American Homes 4 Rent Properties Eight, LLC
30601 Agoura Road, Suite 200
Agoura Hills, CA 91301

Moon, Lafaye Gail
295 Manley Court
Woodstock, GA 30188

Ryan, Dolores
297 Manley Court
Woodstock, GA 30188

Sissine-Hess, Teresa M
100 Manley Court
Woodstock, GA 30188

Jordan, Pamela & Charles
895 Santa Rosa BLVD
Ft. Walton Beach, FL 32548



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Harrison, Amanda D
651 Bedford Ct
Woodstock, GA 30188

Eudy Carolyn
649 Bedford Ct.
Woodstock, GA 30188

Knox, Joy
3021 Clove Tree Ln
Woodstock, GA 30189

Kramer, Amy J
104 Manley Court
Woodstock, GA 30188

Rubio, Javier Frias
106 Manley Court
Woodstock, GA 30188

Wilson, Julia
657 Bedford Court
Woodstock, GA 30188

Brown, Jack
655 Bedford Court
Woodstock, GA 30188

AMH 2014-1 BORROWER, LLC
30601 Agoura Road
Suite 200
Agoura Hills, CA 91301

Martin, Benjamin
200 Manley Court
Woodstock, GA 30188

Prince, Roylin E
6466 Friars Road
San Diego, CA 92108

Buckhead Village properties, LLC
23802 Travis Trail
Katy, TX 77494

Nowkah, Afagh
667 Bedford Court
Woodstock, GA 30188



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Idil, Ece
655 Bedford Court
Woodstock, GA 30188

Dasher, Brian
204 Manley Court
Woodstock, GA 30188

Bauman, Angel G
206 Manley Court
Woodstock, GA 30188

Rader, William E
675 Bedford Court
Woodstock, GA 30188

Townsend, Thomas II
673 Bedford Court
Woodstock, GA 30188

Mugnier, Louise
671 Bedford Court
Woodstock, GA 30188

Atkinson, Andrew
2075 Manor View
Cumming, GA 30041

Fall, Richard E & Poist, Kris A
216 Manley Court
Woodstock, GA 30188

Zolun, Candi I
687 Bedford Court
Woodstock, GA 30188

Elliot Angela & Kenneth
685 Bedford Court
Woodstock, GA 30188

Lindberg, Marilyn Angela
683 Bedford Court
Woodstock, GA 30188

Robinson, Ted and Lilia
1753 Millhouse Run
Marietta, GA 30066

Schimmel Family Ireevocable Trust
220 Manley Court
Woodstock, GA 30188



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Turner, Emily A
693 Bedford Court
Woodstock, GA 30188

Dame, James A
691 Bedford Court
Woodstock, GA 30188

Higgins, Peggy
689 Bedford Court
Woodstock, GA 30188

Robinson, Elizabeth M
228 Manley Court
Woodstock, GA 30188

Mayday, Luther S & Dinapoli, Monica M
230 Manley Court
Woodstock, GA 30188
Wood, Mary P
705 Bedford Court
Woodstock, GA 30188

Huges, Wendell & Lena M
P.O. Box 922
Woodstock, GA 30188

Alley, Judith S
701 Bedford Court
Woodstock, GA 30188

Crabtree, Marcus
915 Andover Court
Woodstock, GA 30188

Bartlett, Christopher W
655 Tabbystone Street
Marietta, GA 30064

Thompson, Katrina
120 Eastridge Circle
Odenton, MD 21113

Dobson Properties, Inc
P.O. Box 836
Holly Springs, GA 30142

Porter, Suzanne M
232 Manley Court
Woodstock, GA 30188



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Cokley, Rayna
P.O. Box 1845
Woodstock, GA 30188

Fredo Georgia, LLC
1090 Northchase Pkwy, Suite 300
Marietta, GA 30067

Omen, Atalie R
723 Bedford Court
Woodstock, GA 30188

Cochran, Jane
425 Dockside Cove
Woodstock, GA 30189
Southard, Robert S
719 Bedford Court
Woodstock, GA 30188

Latsis, Aporn
725 Bedford Court
Woodstock, GA 30188

Thompson, Katrina
120 Eastridge Circle
Odenton, MD 21113

Schroeder, Jon R Jr
1513 Canfield Lane
Marietta, GA 30066

Stonecroft Homeowners Assoc / % Carter Communities, Inc
711 Cedar Creek Way
Woodstock, GA 30189

Martin, Lauren & Matthew
1000 Stonecroft Lane
Woodstock, GA 30188

Najor, Victoria Kathryn
1002 Stonecroft Lane
Woodstock, GA 30188

Schmig, David G
1004 Stonecroft Lane
Woodstock, GA 30188

Saye, Gwendolyn B
1006 Stonecroft Lane
Woodstock, GA 30188



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Myra, Parker
1008 Stonecroft Lane
Woodstock, GA 30188

Wood, Jean B & Bradley, John D
1001 Wiley Bridge Road
Woodstock, GA 30188

Peterson, Paul G
1007 Stonecroft Lane
Woodstock, GA 30188

Scott, Nesa
1005 Stonecroft Lane
Woodstock, GA 30188

Williams, Regina
1003 Stonecroft Lane
Woodstock, GA 30188

Smith, Rebecca
1001 Stonecroft Lane
Woodstock, GA 30188

Barnes, Annette E
639 Bedford Court
Woodstock, GA 30188

Henck, Donna
631 Bedford Court
Woodstock, GA 30188

Black, Jennifer
617 Bedford Court
Woodstock, GA 30188

EPIC CXXVI DLM LLC
620 Glen Iris Drive, NE
Suite 103
Atlanta, GA 30308

Brooks Family LTD Partnership
420 Stowers Drive
Canton, GA 30114

Georgia Transmission Corp
ATTN: Debbie Atkins
2100 East Exchange Place
P.O. Box 2088
Tucker, GA 30084



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Yoder, Sarinna S
2955 Summitop Ct
Marietta, GA 30066

Cobblestone Business Park Assoc., Inc.
110 Village Trail, Suite 218
Woodstock, GA 30188

Maybrook Realty, Inc.
762 Brooks Ave
Rochester, NY 14619

BFP Holdings, LLC
110 Village Trail, Suite 218
Woodstock, GA 30188

Anne Jackson Cooper Trust
2496 Ballantrae Circle
Cumming, GA 30041

Expert Car Wash Management, LLC
3755 Meadow Crest
Cumming, GA 30040

Cambridge Facility Group, Inc
4483 park Place Terrace
Marietta, GA 30066

Public Storage, Inc.
Attn: Karen Lore
P.O. Box 25025
Glendale, CA 91201

Wills, Joseph L.
2148 White Kirk Street
Kennesaw, GA 30152

JBB Cherokee Holdings, LLC
110 Village Trail, Suite 218
Woodstock, GA 30188

Burns, Robert & Nancy
10173 Gulfshore Drive
Naples, FL 34108

