

# SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

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ADAM J. ROZEN

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WWW.SLHB-LAW.COM

December 21, 2016

## VIA REGULAR MAIL

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

Re: Application of Venture Homes, Inc. to Rezone and pursue variances for property located in Tax Map 15N12, Parcel 007 (Partial), City of Woodstock, Georgia.

Dear Ms. O'Conner:

On December 19, 2016, I conducted a public participation meeting at Magnolia Hall. Attached is a list of those who attended the meeting. Most of those in attendance were from the Kingston Square subdivision and specifically from Fitchburg Drive. They were informed that the property is currently zoned GC and the applicant proposes to rezone the property to R3(C) for a townhome type product. They were shown the revised site plan that is prepared by TSW with input from the city staff. The revised site plan which is attached shows plenty of additional parking areas, a central green area and homes that will include rear entry products that will make an attractive streetscape.

Everyone agreed that the GC zoning could include uses that conflict with their neighborhood and that the proposed neighborhood was a good choice for them. However, they all wanted assurances that there would be a vegetative buffer that would be maintained by the homeowners association along the common property line. One attendee wanted to see single family detached homes but we informed him that the property was zoned GC and adjacent to an apartment complex and that the development would not work without the proposed density. A representative from the apartment complex attended and wanted assurances that there would be a buffer between the two communities and we assured them that it was on the site plan.

Please contact me if you have any questions regarding the meeting.

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Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP

A handwritten signature in black ink, appearing to read "Parks F. Huff". The signature is written in a cursive style with a large initial "P".

Parks F. Huff  
Attorney for Applicant  
[phuff@slhb-law.com](mailto:phuff@slhb-law.com)

PFH/sfw

Enclosures

cc: Venture Homes, Inc.

# SIGN-IN SHEET

Applicant: Venture Homes, Inc  
Public Informational Meeting

December 19, 2016 beginning at 7:00 p.m.

NAME	MAILING ADDRESS	PHONE #	E-MAIL
Robert W. Poor	110 Fitchburg Dr	Woodstock GA 30189	404-663-4113 usmcrcw@ Yahoo. com
Keith Jakeman	108 Fitchburg Dr.	Woodstock GA 30189	470-725-4825 KJA@ Comcast.net
Chad Phillips	108 Fitchburg Dr	Woodstock GA 30189	470-309-8871 Flannel151@proton mail.com
Terry Winters	1038 Boston Ridge	Woodstock GA 30189	678-478-6789 tdw1962@comcast.net
Julia Yeargin	1052 Boston Ridge	Woodstock GA	678-525-3875 Shop4dog@ bellsouth.net
Kathina Barrett	1810 Yorkshire Dr.	Woodstock, GA	tdoddandk@ comcast.net
Stacy Griffin	1604 Chesterfield Ct	Woodstock, GA	sgshelby@comcast.net
Kesia Morgan-Hiler	50 Downsby lane	Woodstock, GA	KMorgan@grayceprop.com
Norman R. Hunt	123 Fitchburg DR	770-591-5735	NORMAN.HUNT@hpbennellhospital.com
Marshall Green	1550 Lake Koinonia DR	770-547-9371	Capitalracecars@gmail.com
Chris Tan	Sharon way	678-551-2168	chris@emailed@gmail.com

**Revised Sit Plan by TSW Design (89+/- Attached Townhome Units 20' & 24' Wide):**



**Concept Sketch for:  
DOWNSBY LANE**

for: Venture Homes

