

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

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January 9, 2014

**VIA EMAIL: pdhart@woodstockga.gov
AND REGULAR MAIL**

Ms. Patti Hart, Zoning Administrator
City of Woodstock
12453 Hwy 92
Woodstock, GA 30188

Re: Public Hearing Application and Conditional Use Permit Application of RaceTrac Petroleum, Inc. and for variances on an ±2.451 acre tract, Land Lots 804 and 853 of the 15th District, Tax Map 15N10D, Parcels 053A, 054 and 055, and Tax Map 15N10, Parcel 014 City of Woodstock, Georgia (CUP#016-13 and V#117-13).

Dear Ms. Hart:

On January 7, 2014, I conducted a Public Participation Meeting at the City of Woodstock's Magnolia Hall located at 108 Arnold Mill Road, Building C, Woodstock, Georgia 30188. People were notified pursuant to a letter dated December 23, 2013 which has previously been mailed to you. Attached is the list of the surrounding property owners that attended the meeting.

All those in attendance were residents of the Meridian subdivision that is located on the opposite side of North Rope Mill Road from the subject property. Those in attendance were mixed between those that recognized that an intense use is to be expected at a signalized intersection across from the outlet mall and those that were generally opposed. Most in attendance left with the understanding that if RaceTrac was not approved other intensive uses would probably be built at some point. RaceTrac agreed to work with the neighborhood to reach agreements on matters that could lessen the impact of the proposed convenience store. The general issues that were raised include:

- 1) Lighting – RaceTrac lighting will be dark sky compliant and they utilize modern LED lighting for energy efficiency and to limit offsite glare.
- 2) Delivery Hours – RaceTrac placed the dumpster on the opposite side of the building and will limit the hours of fuel deliveries and dumpster pickup.

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- 3) Landscaping – RaceTrac will develop a landscape plan for both sides of Rope Mill Road with plantings that will help buffer the neighborhood. It is recognized that plantings on the east side of Rope Mill Road will be a lot more advantageous to the neighborhood.
- 4) Outdoor Speakers – RaceTrac will agree to no outdoor speakers except for emergency communication to the pumps. There will not be any outdoor music or advertising playing.

RaceTrac has agreed to meet with the neighbors before the Planning Commission meeting to work on these any other issues raised by the neighbors. Updates on the dialogue will be provided to the city. Please contact me if you have any questions or concerns regarding this meeting.

Sincerely,

SAMS, LARKIN & HUFF, LLP



Parks F. Huff
phuff@samslarkinhuff.com

PFH/dvm
Enclosure

cc: RaceTrac Petroleum, Inc.
Katie Coulborn, Long-Range Planner

SIGN-IN SHEET

Applicant: Race Trac Petroleum, Inc.
Public Input Meeting
January 6, 2014 beginning at 7:00 p.m.

NAME	MAILING ADDRESS	PHONE #	E-MAIL
JASON WHITTEN	115 MERIDIAN DR WOODSTOCK GA 30182	678 333 9548	JSWHITTEN@GMAIL.COM
Rick & Liz Charles	304 VALLEJO CT Woodstock, GA 30188	678 388 7843	RICK.CHARLES@CONCRETEALIVE.COM
David Franklin	221 FREELON LANE, Woodstock, Ga 30188	470-377-4392	dfranklin-221@comcast.net
Ron Curtis	105 MERIDIAN DR, Woodstock, GA 30188	404-610-1211	RONCURTIS@AOL.COM
RON CURTIS	CC	CC	CC
Teresa Colbert	207 FREELON LANE WOODSTOCK GA	770 726 9962	TERESA@COLBERTANDSMITH.COM
MARCIA BEUGEL	207 FREELON LN. WOODSTOCK GA 30188	678-727-8517	MLBEUGEL@GMAIL.COM
James Henry	308 Vallejo Ct Woodstock, GA 30188	(770) 846-2009	jhenry14@comcast.com
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